

PLANNING STATEMENT

**Land at 28 Southview Road, Hoyland,
Barnsley.**

**DEMOLITION OF EXISTING DWELLING AND
CONSTRUCTION OF FIVE DETACHED DWELLINGS**

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1.0 Introduction

1.1 This Planning Statement has been prepared by Northern Town Planning (NT Planning Ltd) on behalf of Mr Taylor (the applicant) to accompany this Planning Application for the demolition of the existing dwelling house and erection of five dwellings with associated infrastructure.

1.2 This statement considers the merits of the proposed development through the relevant planning policies, and site-specific characteristics. It should be read in conjunction with the wider technical submissions. This statement adopts the following structure:

- The Site and its Surroundings;
- Background;
- The Proposed Development;
- Planning Policy Context;
- Planning Considerations;
- Conclusion

1.3 The proposals are supported by the following information:

- Existing and Proposed Drawings – Design Space Architects
- Tree Survey – Jon Coe Tree Consultancy Ltd
- Coal Mining Report – Geo Investigate
- Application Forms – Design Space Architects
- This Planning Statement – Northern Town Planning

2.0 Site Description and Surroundings

- 2.1 The site is located within the Principal Town of Hoyland, which is earmarked in the Barnsley Local Plan to facilitate considerable growth in both housing and employment generation due to its close proximity to the M1 motorway.
- 2.2 The existing bungalow occupies a large plot with a site area of 0.31 hectares and is situated to the southern end of the cul de sac which is accessed off West Street which forms the primary route through the town centre and as such means the site has good access to services and facilities which are within walking distance.
- 2.3 Southview Road is located within a residential area with properties to either side of a mixture of styles, ages and designs, as well as a variety of sizes with bungalows and two storey dwellings present. Brick is the common building material however there are some examples of render also on the street.
- 2.4 Southview Road falls to the south in terms of gradient and additionally properties to the western side are elevated relative to those on the eastern side. No 28 however is accessed to the south from a long private drive and as such bears little relationship to the main dwellings either side of the street scene.
- 2.5 The bungalow presents spacious sprawling accommodation, but is somewhat dated and the design presents little in terms of contribution to the street scene.



Fig 1: Site location plan (Aerial)

3.0 Background

3.1 The National Planning Practice Guidance (NPPG) puts great emphasis on early engagement with the Local Planning Authority whereby it states,

Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success. This can be achieved by:

- *providing an understanding of the relevant planning policies and other material considerations associated with a proposed development*
- *working collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with a proposed development, including, where relevant, the need to deliver improvements in infrastructure and affordable housing*
- *discussing the possible mitigation of the impact of a proposed development, including any planning conditions*
- *identifying the information required to accompany a formal planning application, thus reducing the likelihood of delays at the validation stage. The information requested must be reasonable (more information can be found in Making an application).*
- *putting in place a Planning Performance Agreement where this would help with managing the process and agreeing any dedicated resources for progressing the application*

The approach to pre-application engagement needs to be tailored to the nature of the proposed development and the issues to be addressed.

Paragraph: 001 Reference ID: 20-001-20190315

Revision date: 15 03 2019

3.2 A pre application discussion with Barnsley Metropolitan Borough Council for the redevelopment of the site for 7 detached dwellings where concern was raised in term sof achieving an access to adoptable standards and was later revised to 5 dwellings off a private access under pre application reference 2019/ENQ/00885. The response received from the proposal for 5 dwellings didn't raise any material matters of concern other than a comment regarding the Designing New Housing Development document which supports the protection of existing larger dwellings and their gardens, this is addressed within this statement. The tree officer raised some concern over the loss of trees in the northern portion of the site and these have been addressed through the submission of the technical tree report and additional proposed planting.

3.3 Later comments from highways were forwarded which raised no objections subject to appropriate tracking for a fire appliance being demonstrated.

4.0 The Proposed Development

4.1 The proposals seek to demolish the existing property and redevelop the site with 5 detached dwellings off a private drive. The proposals build on the existing building lines of the existing properties with 3 detached dwellings located to the south of No 22 Southview Road orientated with front and rear elevations in the same direction as No 22. The access turning head then separates these properties from 2 additional detached dwellings which run in a similar pattern to Nos 31, 33 and 35 which are modern additions to the end of the existing cul de sac.



Fig 2 : Proposed Site Plan

- 4.2 A turning facility is provided which as demonstrated allows a fire appliance to turn within the private drive.
- 4.3 The trees to the rear of plots 4 and 5 are retained and suitable boundary treatment can be accommodated around the periphery of the site.
- 4.4 The proposals utilise the existing access position and parking is achieved within garages and to the front of properties with visitor parking spaces also provided. Frontage lawns and landscaping is also accommodated to soften the development.
- 4.5 The accommodation provides four 4- 5 bedroom two storey dwellings and a 3-4 bedroom dormer bungalow at plot 1. The floorspace and level of accommodation is provided in Table 1 below.

Plot	Size (Sq metres)	Garden Size (back) (Sq. m)	Bedrooms
1	205	268	3/4
2	188	203	5
3	188	160	5
4	188	330	5
5	188	400	5
Total	957		23/24

Table 1: Accommodation Schedule

- 4.6 The proposals create 5 dwellings all over 180 sq. metres in floor space which makes the properties functional and internally spacious enough for adaption for persons with elderly or disabled needs.
- 4.7 Each dwelling has a good level of amenity with lawned gardens and patios provided. Soakaways are also indicated to the rear to facilitate surface water runoff.

Elevations

- 4.8 The proposals have been designed to create a modern interpretation of dwellings using traditional pitched roofs, brick and stone detailing with grey windows. Mixed brick walling is used to blend with the variations of red brick already in the street scene.
- 4.9 The street scene elevation below demonstrates how the proposals utilise on site ground levels with plot 1 a bungalow at the higher level and a reduction in ridge height with ground level between plot 2 and 3 and also from plot 3 to plot 4 which retains the stepped form of the street scene.



Fig 3: West Elevation

5.0 Planning Policy Context

5.1 This section sets out the relevant planning policy framework which will be applied upon the proposal. This consists of the National Planning Policy Framework (NPPF) 2019, and the Local planning policy considerations

National Planning policy Framework (NPPF)

5.2 National Planning Policy is provided by the National Planning Policy Framework (NPPF). This document sets out the Government's planning policies for England and how these are expected to be applied.

5.3 The NPPF reaffirms Section 38 (6) of the Planning and Compulsory Purchase Act 2004 by stating that 'applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise'. In terms of the role of the NPPF within the wider planning system, it 'must be taken into account in preparing the development plan, and is a material consideration in planning decisions'.

5.4 The National Planning Policy Framework (NPPF3) was published in February 2019 to underpin the Governments approach to planning. Section 2 sets out in paragraph 7 that:

"The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs".

5.5 In terms of implementation of the NPPF, the advice of the material weight to be attached to its policies is clearly set out in Annex 1: 'Implementation'. Paragraph 213 states that 'existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight they may be given).

5.6 As outlined above, at the heart of the NPPF is a presumption in favour of sustainable development which has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). Paragraph 8 of the NPPF sets out the different objectives;

"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;

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

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.”

5.7 Paragraph 9 sets out that these objectives should be delivered through the **“Preparation and implementation of plans and the application of 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”**.

5.8 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.

5.9 The NPPF reaffirms Section 38 (6) of the Planning and Compulsory Purchase Act 2004 by stating in paragraph 11c that for decision-taking this means;

“Approving development proposals that accord with an up-to-date development plan without delay”; and

5.10 In the NPPF paragraph 11 (d) it is set out:

“Where there are no relevant development plan policies or the policies which are most important for determining the applications 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.”

5.11 The proposed development does not engage any of the specific policies set out in footnote 6 to paragraph 11di (e.g. Green Belt, AONB, National Park or Designated Heritage Assets) which indicates development should be restricted.

5.12 Section 6 of the Framework relates to Building a strong, competitive economy. Paragraph 80 states that **“planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.”**

5.13 Paragraph 117 encourages the effective use of land in way that makes as much use as possible of previously developed or ‘brownfield’ land.

5.14 Section 12: Achieving well-designed places’ states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 124 of the NPPF sets out 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.”

- 5.15 Paragraph 127 states planning policies and decisions should ensure that developments will function well, add to the overall quality of the area, visually attractive, sympathetic to the local character and history, establish a strong sense of space and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.

Development Plan

- 5.16 The Barnsley Local Plan was adopted on the 3rd January 2019 following public consultation and examination by an Independent Planning Inspector. The Local Plan replaced the previous Core Strategy and the saved policies in the Unitary Development Plan as the statutory Development for the Borough covering the period 2014 up to 2033.

Barnsley Local Plan

- 5.17 The Plan sets out the vision and objectives for delivering development over the plan period and seeks to deliver a minimum of 21,546 homes. Paragraph 5.3 sets out the spatial strategy and sets to deliver the majority of development within Urban Barnsley and the Principal Towns. The settlement hierarchy at paragraph 5.9 classifies Hoyland as a Principal Town.
- 5.18 In terms of the Local Plan the following policies are considered of relevance in terms of the site and the proposals put forward.
- 5.19 **Policy SD1** sets out the presumption in favour of sustainable development. The policy stipulates that the Council will seek to work proactively and positively to resolve matters where practically possible, and seek to secure development that improves the economic, social and environmental conditions.
- 5.20 **Comment:** The proposals make greater and more efficient use of the site providing 4 extra larger homes with walking distance to services and facilities. The proposals provide more family homes in a location which is sustainable and within the settlement of a Principal Town.
- 5.21 **Policy GD1** is a general good design (GD) principles policy. Not all bullet points apply to every site.
- 5.22 **Policy LG2** sets out the location of growth in the district.
- 5.23 **Comment:** The settlement of Hoyland being a Principal Town is a Council priority for development and sits within tier 2 of the hierarchy.
- 5.23 **Policy H1** sets out that the Plan will seek to achieve the completion of at least 21,536 net additional homes between 2014 and 2033. This equates to a target of 1,134 dwellings per annum over the plan period.
- 5.24 **Policy H2** sets out the Hierarchy of development and also states a further 200 dwellings within villages and 566 dwellings across the Borough (4%) will be achieved through windfall development.

- 5.25 **Policy H6** relates to the efficient use of land and housing mix. The policy seeks an appropriate mix of house type, size and tenure, together with a target density of 40 dwellings per hectare in Urban Barnsley and Principal Towns. However, the policy does facilitate lower densities where they are necessary for character and appearance of the area, need, viability or sustainable design considerations.
- 5.26 **Comment:** The proposals seek to provide 5 dwellings on the site which equates to a density of 16 dwellings per hectare. However, it should be noted that this is a 5-fold increase on the existing density, and additionally the scheme has been designed to fit in with the existing character of the area, existing street pattern, the need for vehicular turning and that the proposals deliver 5 much needed larger homes. Regard also needs to be had to the fact that smaller sites do not have the capacity to facilitate high densities that are achievable within larger sites that do not have the same constraints. It is therefore considered that a lower density can be facilitated and supported in this instance.
- 5.27 **Policy H7** relates to affordable housing and sets out that developments of 15 or more dwellings will be expected to provide affordable housing.
- 5.28 **Comment:** As the proposals are under 15 dwellings affordable housing is not applicable
- 5.29 **Policy H9** seeks the protection of larger homes and their gardens. The policy states development within the curtilage of larger homes will be resisted where it will adversely impact on the setting of the original dwelling and the size of the remaining garden area.
- 5.30 **Comment:** Paragraph 9.34 expands on the above and makes it clear that a number of conversion schemes have resulted in the loss of larger homes, resulting in an imbalance of housing stock weighted towards smaller homes. It is noted that reference is made to this being a particular problem in Urban Barnsley (Tier 1) around the Town Centre.
- 5.31 It is quite clear that the policy is intended to prevent the conversion of large homes into smaller residential units. "*Larger Home*" is defined in the SPD "*Designing New Housing Development Supplementary Planning Document*" as those that have four or five bedrooms, or are capable of accommodating four or five bedrooms without significant adaptation. It is also stated the development within gardens will also be resisted where it impacts on the functionality of the property.
- 5.32 The proposals put forward do not relate to a site in Urban Barnsley where the policy states there is a main problem with larger properties broken down into smaller units.
- 5.33 The proposals are seeking to redevelop the site as a whole and as such are not considered to impact on the function of the original property. Additionally, the existing larger home is being redeveloped with 5 larger homes, not smaller homes, hence the proposals actually make a substantial benefit and contribute to the number of larger homes within the Borough.
- 5.34 Reference is also made to loss of gardens when the original property is retained obviously that element doesn't apply as the whole site is sought to be redeveloped to provide 5 larger homes.



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5.35 **Policy T3** relates to new development and sustainable travel and seeks to promote use of sustainable methods of transport.

5.36 **Policy T4** seeks to ensure new development has safe and suitable access for all.

5.37 **Policy D1** seeks to promote high quality design and placemaking.

5.38 **Policy CC2** relates to sustainable design and construction. It sets out that development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction.

5.39 **Policy CC4** relates to SUDs.

Supplementary Planning Documents (SPDs)

5.40 The following SPDs are relevant to this application:

- **Design of Housing Development**
- **Parking**

6.0 Planning Considerations

- 6.1 This section of the statement identifies the main planning considerations and provides an assessment of the planning merits of the site in support of the proposed development.

Principle of Development

- 6.2 The site is located in a Housing Area within the Principal Town of Hoyland a tier 2 settlement under the hierarchy. The Plan highlights that the majority of housing across the plan period will be delivered in tier 1 Urban Barnsley and tier 2 Principal Town settlements. As such the principle of residential development in this location is considered acceptable.
- 6.3 The Plan sets out a hierarchy of development, in which it is stated that a further 200 dwellings in villages and 566 dwellings across the borough (4% total) will be achieved through windfall development (Policy H2) as such there is an expectation for the delivery of additional housing through redevelopment to accommodate this extra 4% of supply.

Housing Mix and Density

- 6.4 Policy H6 relates to mix and density and seeks to secure a density of 40 dwellings per hectare within tier one and two settlements. The policy does allow for lower densities however and clearly in this instance there is an increase in density from 1 dwelling to 5 which results in a development that fits better with the existing spacing and grain of development in the area. The existing street scene accommodates larger plots and bungalows which have greater land take up and as such a high density would go against the character of the area. Properties on Southview Road are of a lower density and as such to propose a higher density would go against the existing character of the area, this also needs to be balanced against the much-needed contribution of 5 larger homes into the Borough.
- 6.5 It should also be recognised that smaller redevelopment sites less than 10 houses will struggle to deliver high densities in comparison to larger sites where constraints are less.
- 6.6 In terms of mix the proposals provide 5 larger homes which as per the Local Plan at paragraph 9.34 are highly sought after and will be protected in the future by policy H9. The site as such provides a good opportunity to remove the dated existing dwelling and provide 5 modern larger family homes into a sustainable location.

Larger Homes

- 6.7 The pre application response raised concern with regard to the loss of the existing dwelling considered as it is a 4-5 bedroom property a "larger home" (Policy H9). The proposals put forward do not result in the loss in larger homes they in fact increase the number from one to five and as such we consider the proposals to comply with policy H9. The policy is clear in that it seeks to protect and increase the number of larger homes (4 bedrooms plus) in the Borough to offset an increase in subdivision through conversion schemes which have tipped the balance of supply of home towards smaller units. As such it would go against the principles of policy H9 to oppose a proposal which seeks to generate a 500% increase in the number of "larger homes" on the site.



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- 6.8 The proposals as they do not seek to “*garden grab*” i.e. redevelop the garden area and retain the original property cannot be considered to erode functionality of the original property and as such are entirely policy H9 compliant.

Design and Layout

- 6.9 The Framework and Local Plan outline the importance to design of the built environment. Good design is a key component of sustainable development and should contribute to positively making places better for people.

Layout

- 6.10 The layout maximises the use of the site from 1 larger home to 5 larger homes whilst retaining the plot characteristics of the existing street scene and maintaining the existing street pattern and orientation.
- 6.11 The proposals afford sufficient separation distance to existing dwellings in order to meet the Councils standards, as well as each new property having sufficient garden area and length to accord with the parameters within the Councils Designing New housing SPD.
- 6.12 A number of exiting trees are retained and additional replacement planting and boundary treatments are proposed to formalise the plots and the layout and protect amenity.
- 6.13 Frontage lawns and landscaping is also proposed which breaks up and softens the access and parking providing a more visually appealing street frontage to proposed dwellings.

Design

- 6.14 In line with planning policy and general good design principles the proposals have been designed to introduce features from the street scene which include traditional pitched roofs, and mixed brick with additional stone detailing. Grey concrete roofing materials are also prevalent in the locality.
- 6.15 The street section demonstrates how the proposals step down with the land levels retaining the on-street character. Additional detail of the design merits is included within the accompanying Design and Access Statement.

Amenity

- 6.16 The properties are considered in excess of internal spacing requirements and considered to meet requirements in terms of separation distances and amenity space and as such are in our view considered to meet the requirements of the Councils SPD Designing Housing Development.
- 6.17 The proposals are sited to be in line with existing properties and step down with the ground level and as such will not result in any significant overlooking or overshadowing impact.
- 6.18 The proposals provide much needed larger homes, which given their spaciousness and open plan form are also considered highly adaptable for long term living.

Trees/ Landscaping

- 6.19 A tree survey is provided within the submission documents which assesses 20 individual trees and a group of 16 additional trees to the south.
- 6.20 Of the trees assessed none fall within Category A (High Quality) and 5 trees fall within category B (Moderate) the rest are characterised as Category C or lower.
- 6.21 The proposals result in the removal of 4 trees none of which contribute value in the context of the street scene. The proposals include replacement planting with additional trees to compensate for the loss of the removed specimens.
- 6.22 The report outlines tree protection measures to ensure retained trees are not damaged during construction.
- 6.23 Overall, it is considered that the proposals do not result in any significant impact to any trees worthy of retention and where trees are removed replanting is proposed and compensates for their loss.

Flood Risk and Drainage

- 6.24 The application site is located within Flood Zone 1 and is therefore considered of low risk from flooding and sequentially preferable in flood risk terms.
- 6.25 As the site is located within Flood Zone 1 and is less than one hectare, no flood risk assessment is required with the application.

Access and Parking

- 6.26 Access is utilised from the existing location and forms a private drive into the site forming a bend after plot 3 to run along the frontage of plots 4 and 5, creating a turning head to the rear of the site. The turning head is suitable for a fire appliance to manoeuvre so it can enter and exit in a forward gear.
- 6.27 Each property has an integral side garage, along with two off street parking spaces, creating 3 per dwelling. Additional visitor parking is also presented in the form of 3 additional spaces off the access.
- 6.28 The proposals as such are considered to provide safe and suitable access, as well as meeting the Councils requirements in terms of parking provision.

Coal Mining

- 6.29 A Coal Mining Risk Assessment (CMRA) has been carried out by Geoinvestgate Limited, the Coal Authority report identified that underground mining has taken place at depths between 82 metres and 407 metres last worked in 1960. In the view of the Engineers this is too deep to result in any ground instability.
- 6.30 The CMRA has demonstrated that coal mining working is not expected beneath the site at shallow depth, and there is not considered to be any land stability concerns arising.



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Presumption in Favour of Sustainable Development

- 6.31 National Planning Policy requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Framework is a material consideration in planning decisions.
- 6.32 Policy SD1 outlines the Local plan presumption in favour of Sustainable Development with Council working proactively to support proposals which improves economic, social and environmental criteria.
- 6.33 The presumption in favour of sustainable development therefore applies. For decision taking the presumption in favour of sustainable development means: approving development proposals that accord with the development plan without delay.
- 6.34 This section will demonstrate that the development offers substantial benefits, not least the contribution it will make to the Council's windfall housing supply, delivery of 5 larger homes, more efficient use of land, and the visual enhancement of the site and high-quality design presented.

Accessibility

- 6.35 The site lies 220 metres south of West Street which is the main street running through Hoyland and has a number of services and facilities within it which are within walking distance.

Bus services

- 6.36 The nearest bus stop is situated on West Street some 250 metres from the site and offers service Nos 2, 66, 72 and 72A with regular services to both Barnsley and Sheffield City Centre.

Train

- 6.37 The site lies 1.45 Km from Elsecar train station where regular services run to Leeds, Sheffield and Huddersfield.

Schools

- 6.38 Hoyland Springwood Primary School, West Meadows Primary School and Kirk Balk Academy are all within 500 metres of the site.

Doctors

- 6.39 Hoyland Medical Centre on High Croft is located 800 metres from the site.

Convenience store/ Supermarkets

- 6.40 The nearest store is a one stop store on West Street approximately 220 metres from the site. More facilities and shops are located on West Street and within the Town Centre such as pubs, restaurants, banks etc within 850 metres.



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Recreation/ Sport

- 6.41 To the immediate north west of the site lies Hoyland Leisure Centre which forms part of Kirk Balk Academy.

Summary

- 6.42 The location is as such highly sustainable and residents could live within the proposals without the need to use private vehicles.
- 6.43 Other benefits include the development using modern building methods to improve energy efficiency significantly above the existing dated and run-down property, as well as the creation of 4 additional larger homes to the Borough.
- 6.44 The above illustrates that the development is highly accessible by non-car modes of transport for visitors to, and residents of, the development by virtue of the close proximity to public transport routes and the Town centre itself. The accessibility of the site and the lack of reliance on private vehicles significantly improves the Economic, Social and Environmental merits of the proposals in line with Policy SD1 of the Local Plan.

7.0 Conclusion

- 7.1 This Statement has been prepared by Northern Town Planning Ltd on behalf of our client Mr Taylor (the applicant) to support the proposals for demolition of the existing dwelling and construction of 5 “*larger dwellings*” at No 28 Southview Road.
- 7.2 This Statement has provided an analysis of the site context including its location and physical characteristics, as well as the relevant national and local planning policy, and assesses the compliance of the proposal within this context. The key driver behind the proposals is to make more efficient use of a previously developed site and create a development with a strong sense of place and design that reflects the local identity.
- 7.3 The proposals present a development which contributes 4 additional “*larger homes*” to the Borough which given the local plan at paragraph 9.34 outlines a present trend of “*larger homes*” being lost through conversion and subdivision which is resulting in an over imbalance of smaller homes within the Borough, should be welcomed as a contribution to reinstating more “*larger homes*” as policy H9 of the plan seeks to protect.
- 7.5 Within the above statement we have outlined the sustainability of the site’s location close to the centre of the Principal Town of Hoyland which provides very good facilities and services within walking distance. The proposals also seek to make more efficient use of the exiting site and remove a dilapidated dwelling in favour of 5 new homes built to more modern construction standards. As such there should be a presumption in favour of the development which contributes additional housing stock to the Barnsley housing supply.
- 7.6 It is concluded that the development proposal represents a sustainable form of development that will contribute to the demand for housing in Barnsley. In particular, it will benefit from the following merits;
- Sustainable within settlement location, close to services/ facilities
 - Design, materials and landscaping are reflective of the areas character
 - Job creation from the construction phase and additional benefit from the spending from additional families in the locality.
 - Visual enhancement to the street scene.
 - 4 additional larger homes
 - The design is of a traditional and contemporary nature whilst utilising natural materials which take account of the character of the surrounding built form.
- 7.7 It is our opinion there is no conflict with the adopted Local Plan when read as a whole. Support for the proposals can be found in a raft of Plan polices including,
- SD1 – the development represents sustainable development.
 - LG2 – the development is located in a location for growth.
 - H1 and H2 – the development delivers on time to meet the Plans housing delivery aims.
 - H6 – The proposals make more efficient use of the site
 - H8 – the development helps repair the deficiencies in this market area with an appropriate delivery of “*larger homes*”.



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- H9 The proposals create 4 additional “Larger homes”.
- 7.8 The proposals redevelop the plot creating 4 additional “*larger homes*” which are, as stated in the Local Plan, in need due to the loss of many larger homes through subdivision to smaller units. The proposals improve the density of the plot and make for a more efficient use of land. The proposals meet all relevant spacing and separation standards and present a design which is compatible with the existing locality and of high quality. As such we consider the proposals both local and national planning policy compliant.
- 7.9 In light of the above, it is requested that planning permission be granted for the proposed development



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