

For and on behalf of
Avant Homes

PLANNING, DESIGN, ACCESS AND AFFORDABLE HOUSING STATEMENT

Land at Lidgett Lane, Pilley, Barnsley, S75 3AG

**Prepared by
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1.0 INTRODUCTION

- 1.1 This Planning, Design, Access and Affordable Housing Statement has been prepared by DLP Planning Ltd on behalf of Avant Homes (the “Applicant”) in support of a Section 73 application to vary / remove a number of conditions attached to planning permission reference 2016/1308 (*“Proposed development of 49 dwellings and associated roads and infrastructure (Amended Plans)”*) at land at Lidgett Lane, Pilley, Barnsley, S75 3AG.
- 1.2 The conditions to be varied are 2 (approved plans), 20 (highway improvement works), and 27 (revoking Permitted Development Rights). The condition to be removed is 13 (affordable housing). The requested variations are detailed in this Statement and in the covering letter submitted with the application. In addition to varying conditions, there will also be a deed of variation to the S106 legal agreement.
- 1.3 This Statement sets out the site context and details of the proposed development, and it assesses the proposal against national and local planning policies and objectives. It also reviews other material planning considerations as relevant.
- 1.4 This Statement should be read alongside the following submitted documents:
- Architectural drawings;
 - Energy Statement; and
 - Coal Mining Risk Statement.
- 1.5 The structure of this Statement is as follows:
- Description of the site, its location and other relevant background information in Section 2;
 - Review of the planning history and pre-application engagement in Section 3;
 - Description of the proposed development and affordable housing statement in Section 4;
 - Review of relevant national and local planning policies in Section 5;
 - Design, access and building for life 12 statements in Section 6; and
 - Conclusion in Section 7.

2.0 SITE DESCRIPTION

- 2.1 The application site comprises of land at Lidgett Lane, Pilley, Barnsley, S75 3AG as shown in the map extract below (Figure 1).



Figure 1. Aerial view of the site (Source: Google Maps)

- 2.2 The gross site area is approximately 2.5ha in size. Approximately 0.2ha of the site is considered to be non-developable by the Applicant. Therefore, the net site area is approximately 2.3ha.
- 2.3 The site comprises of greenfield land. The site is bound by Lidgett Lane and Pilley Green (and hedging to both roads) to the north and west respectively, and by hedging to the south and east. The site is surrounded by residential development on three sides. The site can be accessed by a footpath into the site from Pilley Green (adjacent to St Paul's Church). There are no formal existing vehicular access points into the site.
- 2.4 The site is located entirely within Flood Zone 1 on the Environment Agency's flood maps which means that the site has a less than 1 in 1,000 annual probability of flooding from river or sea. The site is also located in an area at very low / low risk of surface water flooding on the Environment Agency's flood maps which means that each year this area has a less than 0.1% / 0.1 – 1% chance of surface water flooding. It is of note that the National Planning

Practice Guidance sets out that residential development is an appropriate land use in Flood Zone 1 areas (Paragraph 066, reference ID: 7-066-20140306).

- 2.5 The site is not located within or adjacent to the boundary of a Conservation Area, and there are no listed buildings or scheduled monuments on the site or in close proximity to the site.

Location Sustainability

- 2.6 The site is located in a relatively sustainable location, in proximity to a number of public transport links and local facilities and services.

- 2.7 There are two bus stops (one per direction) located on Pilley Green in close proximity to the proposed site access point. The stops provide access to the following service:

- 67a: Barnsley Interchange – Worsbrough – Birdwell – Pilley – Tankersley – Hoyland – Jump – Hemingfield - Wombwell

- 2.8 The local facilities and services in proximity to the site include, but are not limited to, the following:

- St Paul's Church - Located to the west (At the site boundary)
- Tankersley Post Office - Located to the north (< 300 metres)
- Tankersley Parish Council - Located to the north west (< 400 metres)
- Pilley Methodist Church - Located to the north west (< 400 metres)
- St Peter's Primary School - Located to the east (< 1 kilometre)
- Aldi - Located to the east (< 1.1 kilometres)
- Birdwell Pharmacy – Located to the north east (< 1.2 kilometres)
- Birdwell Community Centre - Located to the north east (< 1.2 kilometres)
- Birdwell Recreation Ground - Located to the north east (< 1.2 kilometres)

3.0 PLANNING HISTORY AND PRE-APPLICATION ENGAGEMENT

Planning History

3.1 The planning history available for the site is set out in Table 1.

Application reference	Proposal	Decision
2018/1039 <i>Note – On the same site area as the two below applications</i>	Erection of 72 new residential units and associated works	Withdrawn
2016/1308	Proposed development of 49 dwellings and associated roads and infrastructure (Amended plans)	Approved subject to legal agreement – 10 th January 2018
2013/1006	Residential development for up to 35 dwellings and public open space, including means of access (Outline)	Approved subject to legal agreement – 2 nd December 2014

Table 1. Planning History

3.2 The extant permission is reference 2016/1308. The application was submitted by Self Architects on behalf of the Wortley Group (one of the landowners) in October 2016, and it was approved subject to legal agreement on 10th January 2018.

Pre-Application Engagement

3.3 A formal pre-application enquiry (2019/ENQ/00759) was submitted to Barnsley Metropolitan Borough Council in September 2019 to discuss the limited amendments that the Applicant proposes to make to the approved scheme under Section 73 of the Town and Country Planning Act 1990 (as amended). The proposed amendments and the justification for seeking the changes were as follows:

- Amendment: Relocation of the approved affordable housing provision (3 units) to an alternative location within the Lidgett Lane frontage.

Justification: Improves the siting and outlook of the units and enables 71sqft of additional floorspace to be provided per unit. Note – the quantum of affordable housing provision will continue to be in accordance with the S106A agreement.

- Amendment: Substitution of 4 approved apartments (plots 1 – 4) for 3 proposed mews houses (plots 33 – 35 on the same footprint) and 1 proposed detached dwelling (plot 39).

Justification: To address the lack of market demand for apartments in the area. Note – this will ensure that the scheme better addresses the local housing need.

- Amendment: Realignment of internal access road and adjustment of associated plots.

Justification: Required due to engineering constraints relating to levels and drainage within the site which result in the approved scheme being complex and costly to deliver. Note – the amendments support shallower road gradients and reduced retaining structures, to the benefit of the scheme.

- Amendment: House type substitutions.

Justification: To enable the Applicant to deliver their own high quality product within the site.

3.4 The proposed amendments seek to ensure the successful delivery of the extant permission. They will not change the scale and nature of the proposed development from the approved scheme, the proposed use and the extent of site boundaries, and the scale and height of dwellings will remain unchanged.

3.5 A meeting was held with the Planning Officer in October 2019 to discuss the enquiry further before a formal written response was issued. A summary of the key points raised in the response is as follows:

- It is considered to be appropriate for the application to be submitted as a Minor Material Amendment under Section 73 of the Town and Country Planning Act 1990 (as amended).
- The application cannot be used to extend the time limit of the approved application (permission 2016/1308) and a material start on site is therefore required before 10th January 2021.
- The rear boundary fences serving plots 33 – 35 are a concern because of the impact

on visual amenity and on the adjacent church building.

- The parking to the front of plots 33 – 35 is very prominent and leaves little space for soft landscaping to the front of the properties.
- A hedge needs to be included along Lidgett Lane.
- Parking spaces should not be opposite the private drive in the north western corner.
- Vehicle tracking is required.
- Garages must meet the Council's size requirements to be defined as parking spaces.
- It is considered to be acceptable to maintain the same provision of affordable housing as previously agreed under planning permission 2016/1308.
- The S106 agreement will need to be updated accordingly.

3.6 In regard to the S106 agreement, the required contributions (as confirmed by the Local Planning Authority during the pre-application process) are as follows:

- Education – It has previously been agreed that only contributions for secondary school places will be required. Notwithstanding the adoption of the new education SPD which increases the price per pupil, the percentage of secondary school places generated by a development has reduced. Therefore, the previously requirement of £112,816 is still relevant to this application.
- Open space – The required contribution has increased from £84,504.05 to £95,767.10. This is for two reasons. Firstly, whilst the proposal does not alter the number of dwellings, it increases the proposed number of bedrooms which is what open space contribution calculations are based on. Secondly, a new open space SPD which increases the contribution amounts has been adopted since the 2016/1308 application was approved.

3.7 The contributions are to be secured through Deed of Variation to the existing S106 Agreement.

3.8 The above points have all been addressed within this submission.

4.0 PROPOSED DEVELOPMENT

- 4.1 The proposed development comprises of 49 residential dwellings, associated roads and infrastructure. The quantum of development is unchanged from the development approved under permission 2016/1308. The Local Planning Authority has therefore agreed that the limited changes to the approved plans can be dealt with under a Section 73 application.
- 4.2 There are 10 different house types proposed, 1 of which is affordable. The proposed dwellings are 2 storeys in height, with the exception of the bungalows which are 1 storey in height. A full breakdown of the proposed accommodation schedule is set out in Table 2.

House type (code)	Number of beds	Number of units proposed	Size of dwelling (sqm)
<i>Affordable housing</i>			
Nithsdale (BFD)	2	3	83.920
<i>Market housing</i>			
Bungalow (H)	2	3	59.010
Bungalow (G)	2	6	60.500
Bampton (BTN)	2	2	80.200
Melton (MTN)	3	5	95.350
Bibury (BBY)	4	5	107.810
Lathbury (LBY)	4	6	125.930
Modbury (MBY)	4	8	131.510
Overbury (OBY)	4	5	137.550
Eversham (EHM)	5	6	166.730

Table 2. Accommodation Schedule

- 4.3 The proposed scheme remains largely unchanged from that approved under the extant permission (2016/1308). As referenced previously in Section 3 of this Statement, the approved affordable housing provision is to be relocated, the four approved apartments are to be substituted with three mews houses and one detached dwelling, realignment of internal access and adjustment of associated plots is proposed, and the house types are to be

substituted with the Applicant's own product. The justification for these amendments is as referenced in Section 3 of this Statement.

4.4 The landscaping scheme has also been updated to reflect the requests made in the pre-application response.

4.5 Matters such as access into the site and drainage principles remain unchanged.

Affordable Housing Statement

4.6 It was previously agreed under the 2016/1308 permission that three affordable housing units will be provided on site. This remains the case.

4.7 The size of these units, which is larger than the approved scheme, are provided in the accommodation schedule. The layout and appearance details are provided on the proposed plans submitted as part of the application.

Conditions to be varied / removed

4.8 The proposed conditions to vary, the proposed variation and the justification for seeking the variations are as follows:

Condition number: 2

"The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission. The plans are outlined below; ..."

- Proposed variation: Substitution of approved plans listed in the condition with the plans submitted as part of this application.
- Justification: The Applicant is in dialogue to purchase the site from the landowners, and the minor amendments to the proposals will ensure that the scheme is deliverable for them. Also, the house type substitutions will enable the Applicant to deliver their own high quality product within the site.

Condition number: 20

Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway improvement works:

- *Widening of Lidgett Lane to provide a 5.5m carriageway and a 2m wide*

parking layby;

- *Provision of 2m wide footway along entire site frontage;*
 - *Measures to prevent parking at the junction of Lidgett Lane / Pilley Green;*
 - *Provision of roundabout at the junction of Pilley Green / New Road / Carr Lane;*
 - *Provision of / any necessary alterations to street lighting;*
 - *Provision of / any necessary alterations to highway drainage;*
 - *Reconstruction / resurfacing as necessary.*
- Proposed variation: Removal of bullet point four *“provision of roundabout at the junction of Pilley Green / New Road / Carr Lane”*.
 - Justification: The Planning Officer has confirmed that such a significant requirement [the roundabout] being attributed to a scheme of this size is not considered to be proportionate, and the requirement for the roundabout would not be conditioned on future approvals.

4.9 Condition number: 27

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of plots 6-14, 20-26, 31-36 & 45-46 which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.”

- Proposed variation: Extend the restriction to all 49 plots within the development.
- Justification: In the interest of ensuring satisfactory residential amenity for residents.

4.10 The proposed condition for removal and the justification for seeking its removal is as follows:

Condition number: 13

The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the NPPF or any future guidance that replaces it. The scheme shall include:

- i. *The numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of housing units / bed spaces;*
- ii. *The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;*
- iii. *The arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no RSL involved);*

- iv. *The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
 - v. *The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*
- Justification: The matter of affordable housing has previously been addressed under the S106 legal agreement for the extant permission (2016/1308). Also, as referenced previously in Section 3 of this Statement, the Local Planning Authority consider it to be acceptable to maintain the same provision of affordable housing as previously agreed.

5.0 PLANNING POLICY CONTEXT

5.1 The policy framework relevant to this application consists of the following:

- National Planning Policy Framework (Adopted February 2019)
- Barnsley Local Plan (Adopted January 2019)

National Planning Policy Framework (2019)

5.2 The National Planning Policy Framework (the “Framework”), which was updated in February 2019, sets out the Government’s planning policies for England.

5.3 Paragraph 10 of the Framework states *“so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”*.

5.4 Paragraph 11 of the Framework then states that the presumption in favour of sustainable development means the following for decision-taking:

- *Approving development proposals that accord with an up-to-date development plan without delay; or*
- *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:*
 - *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*
 - *Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

5.5 Sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs (paragraph 7). Sustainable development is made up of three overarching objectives which are interdependent – economic (to help build a strong, responsive and competitive economy), social (to support strong, vibrant and healthy communities) and environmental (to contribute to protecting and enhancing our natural, built and historic environment (paragraph 8). These objectives should be delivered through the application of the policies in the Framework (paragraph 9).

5.6 Paragraph 47 of the Framework sets out that planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.7 Section 4 of this Statement will assess the development proposals against the relevant Development Plan documents and Section 5 will review other material considerations.

5.8 Paragraph 117 of the Framework states the following:

“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.”

5.9 Paragraph 118 of the Framework then states that, amongst other things, planning policies and decisions should:

- *Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups or railway infrastructure)*

5.10 The development of 49 residential dwellings on the site has already been approved under permission 2016/1308. The amendments to the scheme that are proposed in this application will ensure that the scheme is deliverable for the Applicant, and the approval of this application will enable the immediate delivery of the development. The delivery of the site will support the Local Planning Authority in meeting their housing delivery target and will ensure the continued supply of affordable and market housing within the local area.

5.11 Paragraph 124 of the Framework states the following:

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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.”

5.12 Paragraph 127 of the Framework then sets out that planning policies and decisions should ensure that developments meet a range of design criteria. The criteria that are considered to be of particular relevance to the application are as follows:

- *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *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;

- *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*

5.13 The proposed dwellings are of a high architectural quality, and the Applicant proposes to use high quality build materials, which when combined with the proposed landscaping will create a visually attractive and distinct street scene. The different house types proposed throughout the site will also further enhance the street scene.

5.14 As demonstrated in the accommodation schedule in Section 4, the proposed dwellings will have ample living and amenity space, and the orientation of the dwellings creates an active frontage which provides natural surveillance for residents.

5.15 Paragraph 128 of the Framework states the following regarding design quality:

“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.”

5.16 As referenced previously in Section 3 of this Statement, the Applicant engaged in formal pre-application discussions with the Local Planning Authority prior to the submission of this application and the Planning Officer’s comments regarding the design have been incorporated into the as submitted scheme.

Barnsley Local Plan (2019)

5.17 The application site is located within an “Urban Fabric” area on the Local Plan policies maps, as shown in the map extract in Figure 2. This designation means that the land is within a settlement with no specific allocation.

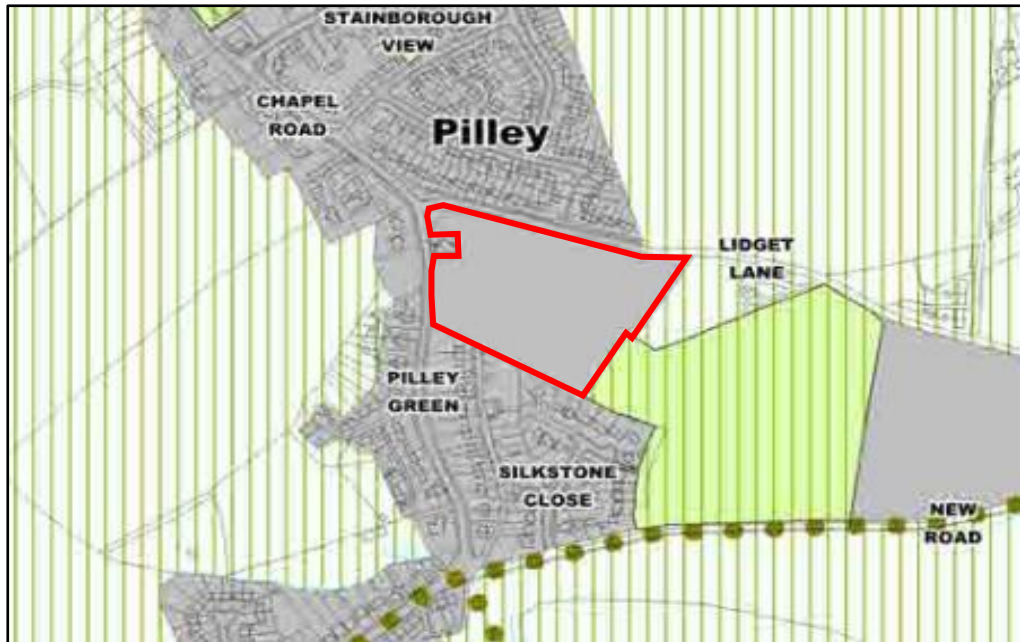


Figure 2. Local Plan Policies Maps Extract

5.18 The following policies are considered to be of particular relevance to the application.

Policy GD1 General Development

5.19 Policy GD1 sets out a range of general development criteria for development proposals to achieve. The criteria are as follows:

- *There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;*
- *They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;*
- *They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;*
- *They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;*
- *Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;*
- *Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;*
- *Any drains, culverts and other surface water bodies that may cross the site are considered;*

- *Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;*
- *Any pylons are considered in the layout; and*
- *Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.*

5.20 As demonstrated in the proposed accommodation schedule in Section 4 of this Statement, and on the proposed site layout plan, residents will have ample living (space, light and outlook) and amenity space. Residential development is also compatible with the neighbouring land uses, and the development will not adversely affect the potential development of a wider area of land. Further to this, landscaping is proposed to the front of all properties and throughout the development to create an attractive street scene and to soften the appearance of parking.

5.21 The proposed access points and internal road layout allow for the complete development of the site for residential development, and there are adequate vehicular and pedestrian links throughout the site and into adjacent areas.

5.22 The existing trees that are to remain on site have been considered when designing the layout of the scheme. The position of the existing trees in relation to the proposed site layout is demonstrated on the proposed landscaping plan submitted as part of the application.

5.23 Drainage easements have also been considered when designing the layout of the scheme, as demonstrated by the proposed site layout plan and the drainage easements plan submitted as part of the application.

Policy LG2 The Location of Growth

5.24 Policy LG2 sets out that priority will be given to development in Urban Barnsley, the principal towns and villages. The policy also sets out that, in accordance with the settlement hierarchy, Urban Barnsley will be expected to accommodate significantly more growth than any individual principal town, and the principal towns will be expected to accommodate significantly more growth than the villages.

5.25 The site is located in Pilley which is categorised as a village in the Local Plan settlement hierarchy, and the Plan states that *“development in villages will be encouraged where it meets local needs and supports vitality, the local village economy and viability of the local community”*. This application does not vary the quantum of development that has previously been approved under permission 2016/1308. On this basis, it is considered that the previous

approval indicates that the level of development proposed is acceptable in Pilley.

Policy H5 Residential Development on Large Non-allocated Sites

5.26 Policy H5 states the following:

Proposals for residential development on sites above 0.4 hectares which are not shown as housing sites on the Policies Map will be supported where they:

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

5.27 As referenced previously, the site is located in Pilley which is categorised as a village in the Local Plan settlement hierarchy. The site is also located in proximity to some public transport links and local facilities and services (this is discussed in further detail in Section 2 of this Statement). Whilst the site is greenfield land, this application is to vary conditions of the 2016/1308 permission only and does not propose any additional development that is not already permitted. As such, the development proposals are considered to be acceptable.

Policy H6 Housing Mix and Efficient Use of Land

5.28 Policy H6 states that:

“Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.”

5.29 The policy also sets out that a density of 30 dwellings per hectare net will be expected in the villages, although lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.

5.30 A mix of house size, type and tenure has been provided.

5.31 As referenced previously in Section 2 of this Statement, the gross site area is approximately 2.5ha in size. Notwithstanding this, approximately 0.2ha of the site is considered to be non-developable which means that the net site area is approximately 2.3ha.

5.32 Based on the gross site area, the proposed density equates to approximately 20 dwellings per hectare. Based on the net site area, the proposed density equates to approximately 21 dwellings per hectare.

- 5.33 Whilst the policy sets out that a density of 30 dwellings will be expected in the villages, this application does not vary the quantum of development that has previously been approved under permission 2016/1308. Therefore, it is considered that the proposed density is acceptable on the site.

Policy H7 Affordable Housing

- 5.34 Policy H7 sets out that residential developments of 15 or more dwellings will be expected to provide affordable housing. The policy then sets out the affordable housing percentage requirements for different areas in the Borough.
- 5.35 As referenced previously in Section 3 of this Statement, it was previously agreed under the 2016/1308 permission that three affordable housing units will be provided on site, and the Planning Officer has confirmed in the formal pre-application response that it is considered to be acceptable to maintain the same provision.

Policy T3 New Development and Sustainable Travel

- 5.36 Policy T3 states that new development will be expected to do the following:
- *Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists;*
 - *Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document;*
 - *Provide a transport statement or assessment in line with guidance set out in the National Planning Policy Framework and guidance including where appropriate regard for cross boundary local authority impacts; and*
 - *Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework including where appropriate regard for cross boundary local authority impacts. Travel plans will be secured through a planning obligation or a planning condition.*
- 5.37 The site is located in a relatively sustainable location, in proximity to a number of public transport links and local facilities and services (this is discussed in further detail in Section 5 of this Statement), and the proposed parking provision is considered to be satisfactory for the development. A Transport Statement, prepared by Coda Transportation, was submitted as part of the 2016/1308 application. Condition 24 of the 2016/1308 permission requires a draft Travel Plan to be submitted to and approved in writing by the Local Planning Authority prior to occupation of buildings.

Policy T4 New development and Transport Safety

- 5.38 Policy T4 sets out that new development will be expected to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.
- 5.39 The proposed access points will be clearly defined with adequately sized visibility splays to ensure safe access to the site. Also, the defined footways tie into existing provision which provides convenient access and movement. In addition, the adequate parking provided reduces the likelihood of overspill parking on the surrounding highway network.

Policy D1 High Quality Design and Place Making

- 5.40 Policy D1 firstly sets out that development is expected to be of a high quality design, and that it will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley. The policy then sets out that through its layout and design, development should achieve the following:

- *Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;*
- *Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;*
- *Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;*
- *Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;*
- *Provide clear and obvious connections to the surrounding street and pedestrian network;*
- *Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;*
- *Promote safe, secure environments and access routes with priority for pedestrians and cyclists;*
- *Create clear distinctions between public and private spaces;*
- *Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;*
- *Make the best use of high quality materials;*
- *Include a comprehensive and high quality scheme for hard and soft landscaping; and*
- *Provide high quality public realm.*

- 5.41 The house elevations are of a high architectural quality, and the way that the house types are scattered throughout the site ensures that the street scene is interesting and visually attractive. The Applicant also proposes to use high quality build materials which, along with

the landscaping scheme, will contribute positively to the appearance of the street scene.

- 5.42 The proposed access points and road layout are considered to provide ease of movement for users, and the orientation of the plots ensures that there is an active frontage along the shared drives and the road through the site which creates natural surveillance for residents.

Policy CC4 Sustainable Drainage Systems (SuDS)

- 4.11 Policy CC4 states the following:

“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.”

- 5.43 Condition 16 of the 2016/1308 permission requires a scheme for disposing of surface water by means of a sustainable urban drainage system to be approved by the Local Planning Authority before any development takes place.

Policy RE1 Low Carbon and Renewable Energy

- 5.44 Policy RE1 states 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.”

- 5.45 An Energy Statement, prepared by FES Group, which reviews the Applicant's proposed energy and carbon reduction strategy has been submitted as part of the application.

6.0 DESIGN, ACCESS AND BUILDING FOR LIFE 12 STATEMENTS

Design Statement

- 6.1 The South Yorkshire Residential Design Guide (the “SYRDG”) (2011) states the following minimum internal space standards for the dwellings:

Dwelling size	Overall floor area (sqm)
2 bed, 3 person	62
3 bed, 4 person	77
4 bed, 5 person or more	93

Table 3. SYRDG Minimum Internal Space Standards

- 6.2 The Local Planning Authority’s “*Design of Housing Development*” Supplementary Planning Document (the “SPD”) (Adopted May 2019) sets out that all developments should adhere to the internal space standards set out in the SYRDG.
- 6.3 As demonstrated in the accommodation schedule, the proposed dwellings exceed the SYRDG minimum space standards, with the exception of the bungalows which are marginally under the standard. Notwithstanding this, some of the bungalows in the 2016/1308 permission approved plans that could be implemented now were the same size as the proposed bungalows. Therefore, this is not considered to be an issue.
- 6.4 The SPD sets out that the layout and design of new housing developments must ensure that high standards of privacy, light and outlook are provided for existing and proposed residents.
- 6.5 As demonstrated in the accommodation schedule and on the proposed site layout plan, high standards of privacy, light and outlook are provided for residents through ample living and amenity space and ample separation distances between dwellings.
- 6.6 The proposed house types have been scattered throughout the site and they have visually attractive elevations. This will create an attractive and interesting street scene. The orientation of the plots also ensures an active frontage to parking spaces, access points, shared drives and roads which increases natural surveillance.
- 6.7 It is noted from the planning committee report for permission 2016/1308 expresses the

importance of high quality design within the development. It is considered that the development proposals retain the original principles of the approved scheme whilst also enhancing the quality of the scheme, particularly when viewed from within the site.

- 6.8 Landscaping to the front of properties is proposed for all plots and throughout the development to create an attractive street scene and to soften the appearance of parking. The proposed landscaping comprises of a mixture of grass, hedging (including native hedge mix) and trees.

National Design Guide

- 6.9 The National Design Guide, which sets out the characteristics of well-designed places and demonstrates what good design means in practice, was published on 1st October 2019. The Guide forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. The Guide is also capable of being a material consideration in planning applications and appeals, meaning that where relevant local planning authorities should take it into account when decision-taking.
- 6.10 In regard to identity, the Guide states that well designed places, buildings and spaces will have the following:
- *A positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion; and*
 - *A character that suits the context, its history, how we live today and how we are likely to live in the future*
- 6.11 The Guide also states that well designed places, buildings and spaces “are visually attractive to delight their occupants and other users”.
- 6.12 As referenced previously in this Statement, the proposed development is of a high architectural quality and the Applicant proposes to use high quality build materials, which when combined with the proposed landscaping will create a visually attractive and distinct street scene. The different house types being scattered throughout the site will also further enhance the street scene.

Access Statement

- 6.13 The site will be served by four access points in total. Three access points will be from Lidgett

Lane and one access point will be from Pilley Green. The three access points from Lidgett Lane each serve shared drives, and the access point from Pilley Green serves a road through part of the site which then forms a shared drive. The approved scheme (permission 2016/1308) had the same number of access points from the same locations, although the layout of the road through part of the site has been amended.

6.14 Vehicle tracking plans have been submitted as part of the application to demonstrate that the proposed access arrangement and the proposed road layout are satisfactory.

6.15 In regard to movement and accessibility, the Guide states that a well designed movement network defines a clear pattern of streets that achieves the following:

- *Is safe and accessible for all;*
- *Functions efficiently to get everyone around, takes account of the diverse needs of all its potential users and provides a genuine choice of sustainable transport modes;*
- *Limits the impacts of car use by prioritising and encouraging walking, cycling and public transport, mitigating impacts and identifying opportunities to improve air quality;*
- *Promotes activity and social interaction, contributing to health, well-being, accessibility and inclusion; and*
- *Incorporates green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity.*

6.16 As referenced previously in this Statement, the access points will be clearly defined and they will have adequately sized visibility splays for the safety of residents when entering and leaving the site. Also, the defined footways tie into existing provision which provides convenient access and movement.

6.17 The draft Travel Plan which is required to discharge condition 24 of the 2016/1308 permission will provide measures to encourage residents to use sustainable travel modes as opposed to the private car.

6.18 Dwellings fronting each other and the shared drive areas will promote interaction between residents, and landscaping is proposed to the front of all properties and throughout the development to create an attractive street scene and to soften the appearance of parking.

Building for Life 12 Assessment Statement

6.19 Based on a simple 'traffic light' system (red, amber and green), the Building for Life 12 document (2018 Edition) recommends that new developments aim to:

- Secure as many 'greens' as possible (at least 9 is recommended);
- Minimise the number of 'ambers'; and,
- Avoids 'reds'

6.20 The 'traffic light' system as follows:

Indicator	Meaning
Red	One or more aspects of the design need to be considered
Amber	A need for further discussion or refinement
Green	One or more aspects of a scheme have been well considered and resolved

Table 4. Building for Life 12 'Traffic Light' System

6.21 Further to the above, the Building for Life 12 document also states the following:

"whilst we encourage local authorities to adopt BfL12, we strongly recommend that they avoid explicitly setting a requirement for every proposed development to achieve 12 'greens'. Such an approach is not consistent with the creative and collaborative ethos at the heart of BfL12 within a time where we are facing a major under supply of new homes. ... Rather than local policies requiring all schemes to achieve 12 'greens', local policies should require all proposed developments to perform positively against BfL12 with the maximum number of 'greens' secured, with 'reds' avoided and 'ambers' well justified."

6.22 An assessment of the proposed development against the Building for Life 12 requirements is provided in Table 5.

Categories and questions	Assessment
Integrating into the neighbourhood	
1 Connections Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?	The scheme has been carefully designed to incorporate well with the existing built form in the surrounding area. For example, the scheme comprises of one and two storey dwellings only which matches the scale of the existing dwellings in the surrounding area.

2 Facilities and services Does the development provide (or it is close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafés?	The site is located in a relatively sustainable location, in proximity to a range of local facilities and services.
3 Public transport Does the scheme have good access to public transport to help reduce car dependency?	The site is located in a relatively sustainable location, in close proximity to two bus stops (one per direction) that provide access to a Barnsley Interchange – Wombwell service.
4 Meeting local housing requirements Does the development have a mix of housing types and tenures that suit local requirements?	Market housing comprising of a mix of 2, 3, 4 and 5 bedroom dwellings is proposed. Affordable housing provision comprising of 2 bedroom dwellings is also proposed.
Creating a place	
5 Character Does the scheme create a place with a locally inspired or otherwise distinctive character?	The proposed dwellings are of a high architectural quality, and the Applicant proposes to use high quality build materials, which when combined with the proposed landscaping will create a visually attractive and distinct street scene. The different house types being scattered throughout the site will also further enhance the street scene.
6 Working with the site and its context Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?	The proposals have been amended in part to address the site's topography and reduce retaining structures needed. The proposals also incorporate existing landscape features.
7 Creating well defined streets and spaces Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?	As referenced above, the proposed dwellings are of a high architectural quality, and the Applicant proposes to use high quality build materials, which when combined with the proposed landscaping will create a visually attractive and distinct street scene. The different house types being scattered throughout the site will also further enhance the street scene. The orientation of the dwellings also creates an active frontage which provides natural

	surveillance for residents.
8 Easy to find your way around Is the scheme designed to make it easy to find your way around?	Three separate access points along Lidgett Lane could cause some confusion in the short term until residents and visitors become familiar with the layout.
Street and home	
9 Streets for all Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?	The length of the internal road is kept to a minimum and several shared private drives have been incorporated into the design to encourage social interaction between residents.
10 Car parking Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?	The proposed vehicle parking provision, a portion of which is garages as opposed to driveways, is considered to be adequate for the development. This reduces the likelihood of overspill parking on the surrounding highway network.
11 Public and private spaces Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?	The shared private drives will be a different colour to the road to clearly define where the space changes. Boundary treatments will be utilised to ensure that private amenity areas are private for residents.
12 External storage and amenity space Is there adequate external storage space for bins and recycling as well as vehicles and cycles?	There is ample space within plots and throughout the development for bins, recycling, vehicles and cycles.

Table 5. Building for Life 12 Assessment

7.0 CONCLUSION

- 7.1 This Planning, Design, Access and Affordable Housing Statement has been prepared by DLP Planning Ltd on behalf of Avant Homes (the “Applicant”) in support of a Section 73 application to vary a number of conditions currently attached to planning permission reference 2016/1308 (*“Proposed development of 49 dwellings and associated roads and infrastructure (Amended Plans)”*) at land at Lidgett Lane, Pilley, Barnsley, S75 3AG.
- 7.2 The Statement has provided details of the site context and the proposed development, and it has assessed the proposed amendments to the extant permission against national and local planning policies and objectives. It has also reviewed other material planning considerations as relevant.
- 7.3 The approval of this application will facilitate the immediate delivery of the development. This will support the Local Planning Authority in meeting their housing delivery target and will ensure the continued supply of affordable and market housing within the local area.
- 7.4 In light of the case presented in this Statement, it is considered that the application should be approved without delay.

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