Planning & Heritage Statement

Residential Development of 4 Detached Dwellings:- Red House Farm Brierley



1.0 Introduction

This Planning has been prepared on behalf of Geoff Hilton. It is intended to assist Barnsley Metropolitan Borough Council (BMBC) in their determination of a full planning application for the residential development of 4 detached dwellings at Red House Farm, Cross Hill, Brierley. S72 9LE

In addition to this Statement, the planning application should be considered in recognition of the following supporting documents:

Plans

- Site Location Plan 1/1250
- Site Plan Proposed dwg no. P02
- House Type A dwg no. P03
- House Type B dwg no. P04

Reports

- Arboricultural Report Ref AWA2016
- Preliminary Ecological Appraisal Ref 18322
- HM Design Drainage Report dated 18/05/2018

This Planning/ Design and Heritage Statement will describe the application site and the surrounding area, the proposed development, and assess the proposals against the relevant planning policy framework.

The Statement shall also outline the sustainability credentials of the development and clearly demonstrate that the benefits of the scheme outweigh any potential adverse impacts.

2.0 Site & Surroundings

The application concerns the Red House Farm complex which is located the Junction of A628 Barnsley Road/ Cross Hill to Church Street the principal road through Brierley Village. The property lies just within the northern most boundary of the Brierley Conservation Area and is located approximately 6 miles north east of Barnsley Town centre.

The site comprises of a former farm complex which includes a two storey brick built farmhouse, several outbuildings and two detached barns, these buildings are set within landscaped grounds which extend to the north. Access to the site is taken via private driveway on Cross Hill approximately 25m from the junction with Church Street. The frontage comprises of stone walls and established mature trees which screen public views. Levels fall from Barnsley Road by approximately 5m to the northwest of the site.

The Village centre of Brierley is located to the south of the site on Church Street. A number of amenities including a post office, village club, convenience store, hairdressers are immediately on hand. Brierley primary school is located approximately 0.5m away. Both Cross Hill and Church are served with regular bus services with the nearest stop being immediately adjacent to the site entrance. these provide links to Barnsley town Centre, nearby towns and employments areas.

Barnsley Road / Cross Hill support a mix of semi-detached and small terraced housing fronting the northern side of the road. There is no particular prevailing style/age to the properties, the older stone built stock sits against early to mid 20th Century brick built housing. East of the Church Street junction the properties are characterised by mid density 1970's properties. To the north of Barnsley Road and the site is open countryside which is allocated as Green Belt within the Saved Barnsley Unitary Development Plan (UDP).









Top Left: Ariel View

Top Right: Farm House

Far Left; Entrance Barn

Left : Grounds

Local Streetscape



West of Site Barnsley Road (Above) East (Below)



Site Frontage (Above) Church Street junction Below





3.0 Proposal

The application seeks full planning permission for the erection of 4 detached dwellings within the grounds of Red House Farm. The properties would set around private cul-de-sac accessed from the existing site entrance.

Type A:

Ground Floor:
Central entrance serving hallway and downstairs WC. Kitchen Diner, living space with French doors onto private enclosed rear garden. Plot A to have rear detached garage.

First Floor:
Three bedrooms and family bathroom.

Attic: Master bedroom with ensuite

Type B:

Ground Floor:
Central entrance serving hallway and downstairs WC. Kitchen Diner, living space with French doors onto private enclosed rear garden. Attached garage to Side

First Floor:
Three bedrooms and family bathroom.

Attic: Master bedroom with ensuite

Construction :
Traditional pitched roof construction. Exacts materials to be agreed, walls to be stone with a slate roof. Windows to be UPVC sash set within a 75mm reveal with arstone heads and sills. Black UPVC gutters and fall pipes..

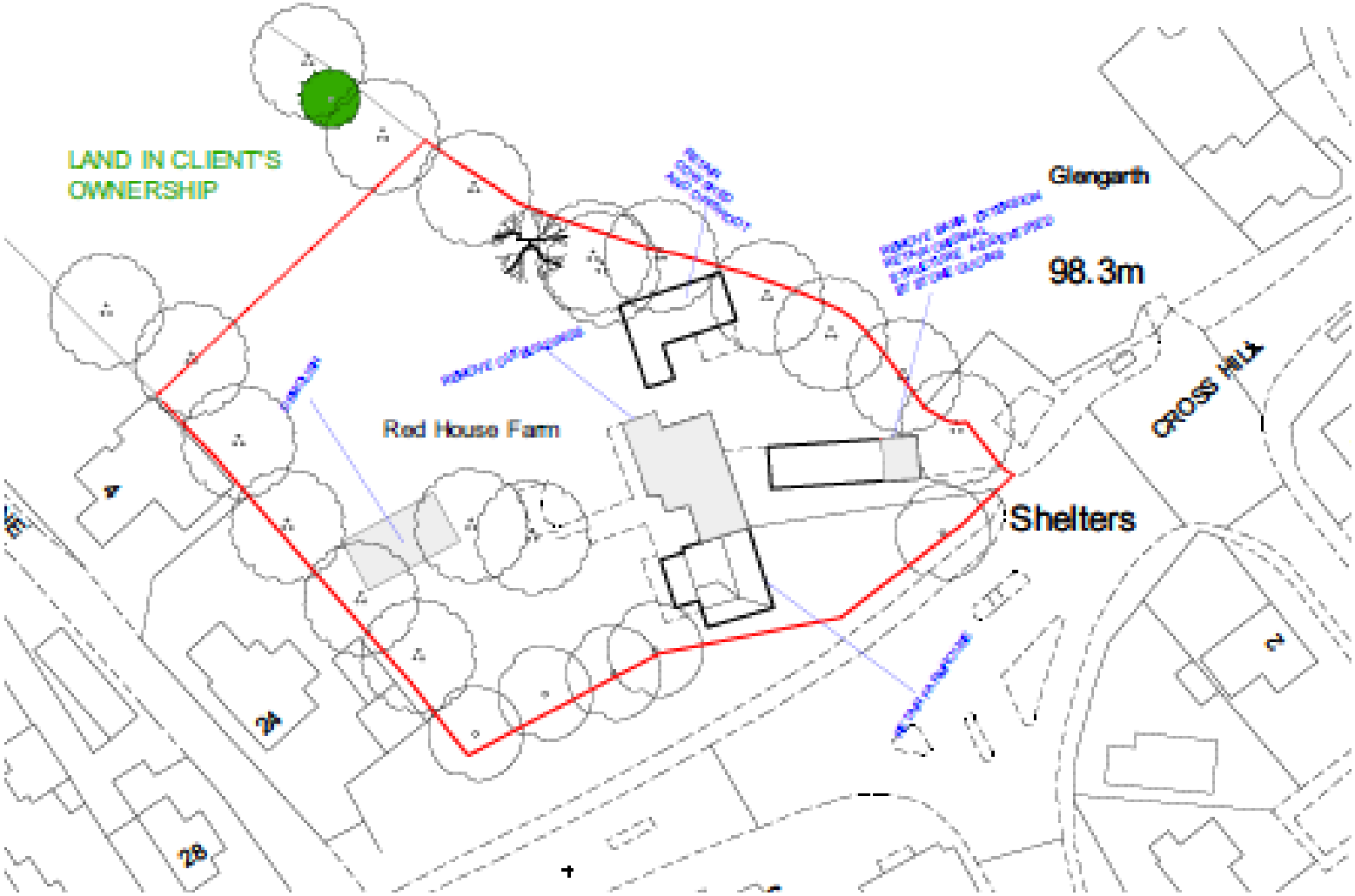
External:
Front garden and enclosed rear garden landscaped with replacement tree and hedgerow planting. External surface to be constructed from porous material

Parking:
Three dedicated parking spaces to plots 1 & 5 plots 2-4 to have private double drive.

Demolition:
To facilitate improvements to the sites access the a 4m section of Barn 1 as identified on the site plan would have to be removed. This demolition would expose the original facade and quoins of the barn. The Principle of these works ahs been agreed with the Conservation Officer. Additional demolition works include the removal single storey outbuildings of low historic value.

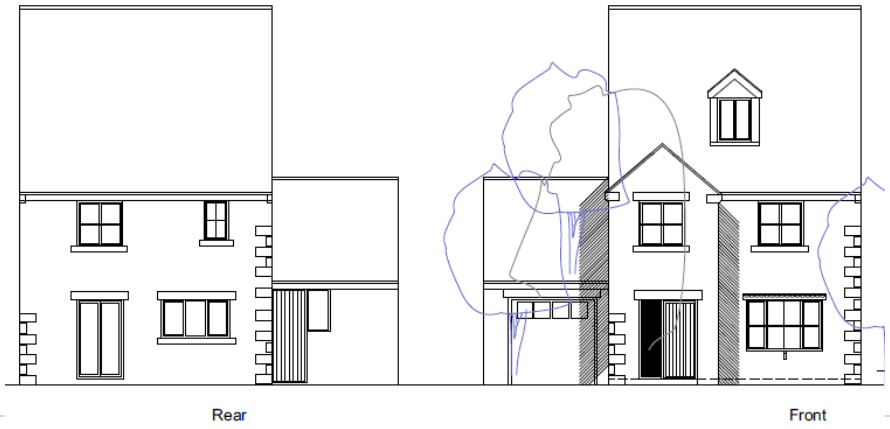
Tree Removal:
This is covered within the accompanying tree report. A total of 29 low value trees and 2 tree groups will require removal as they are situated in the footprint of the proposed dwellings. All the site's high value trees are to be retained and protected as part of the development proposals.

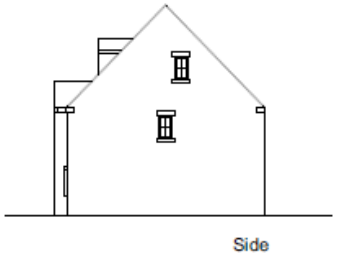
4.0 Red Line Boundary

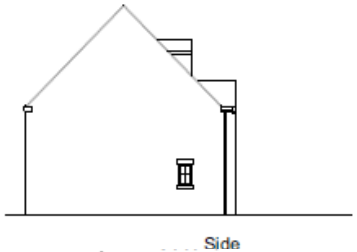


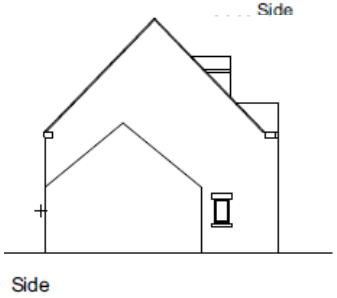
5.0 Elevations

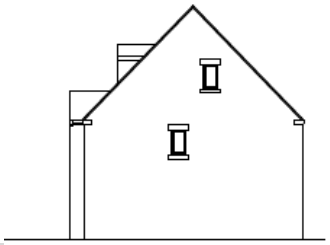








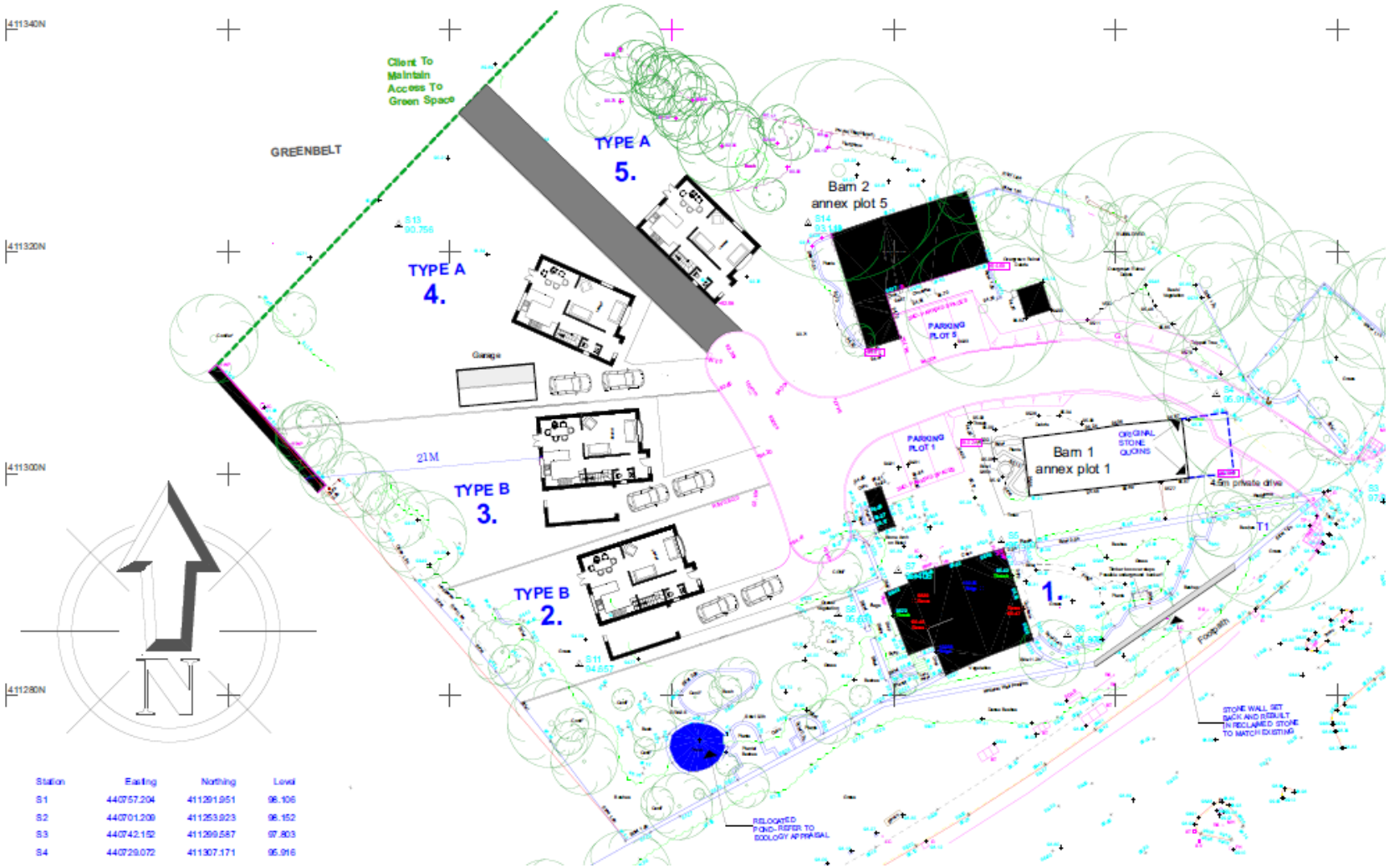




Type A: Above

Type B: Below

6.0 Site Layout



Station	Easting	Northing	Level
S1	440757.204	411291.951	98.106
S2	440701.209	411253.923	98.152
S3	440742.152	411299.587	97.803
S4	440729.072	411307.171	95.916

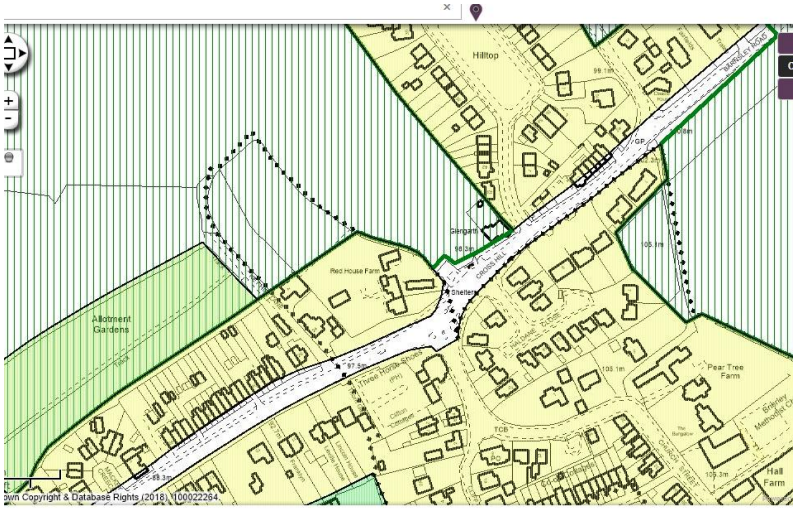
7.0 Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications/appeals to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan includes:-

- Saved policies set out in the Barnsley Unitary Development Plan Review (SUDP) adopted 2000
- Core Strategy adopted 2011 May 2006 which have been saved by direction under paragraph 1(3)

The UDP Proposals Map designates the site as being within a Housing Policy Area. It is located within the Northern Boundary of Brierley Conservation Area and also borders the Green Belt.



The Council has submitted its emerging Local Plan to the Secretary of State but is still at an early stage in the examination process. It will establish policies and proposals for the development and use of land across the Borough up to the year 2033. The document is a material consideration and increasing weight can be given to the policies contained within the document. The site is provisionally allocated within the Local Plan as Urban Fabric.

In recognition of the sites allocation the following local planning policies are considered to be of most relevance to the determination of the proposals:

<u>Core Strategy policies</u>

CSP1 'Climate Change' Development will be expected to reduce and mitigate the impact of growth on the environment and carbon. Preference to development of previously developed land in sustainable.

CSP2 'Sustainable Construction' All new dwellings shall be expected to achieve at least a level 3 rating under the Code for Sustainable Homes'.

CSP3 'Sustainable Drainage Systems' – Expects all developments to use SUDS.

CSP4 'Flood Risk' sets out that the extent and risk of flooding shall be reduced by requiring Flood Risk Assessments for developments over 1ha that shall set out measures including reducing surface water run off by at least 30% on brownfield sites.

CSP8 'Location of Growth' Priority will be given to locating new development within the Town Centre and Principal Towns. Urban Barnsley will be expected to accommodate significantly more growth

than any individual Principal Town to accord with its place in the settlement hierarchy.

CSP9 'The Number of New Homes' Seeks to achieve the completion of at least 21500 net additional homes during the period 2008 to 2026. A minimum five year supply of deliverable sites will be maintained.

CSP10 'The Distribution of New Homes' – (46% of the 21,500 new homes planned for Barnsley) are proposed to be built in Urban Barnsley up until the year 2026.

CSP14 'Housing Mix and Efficient Use of Land' states that proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and sustainable communities. It also states that a minimum development density of 40 dwellings per hectare will be expected. In addition priority shall be given to the development of previously developed land with a target of 55% and 60% of the overall amount of new housing.

CSP17 ' Housing Regeneration Areas' Recognises Urban Barnsley as an areas of low housing demand we will support a range of housing market regeneration programmes aimed at the renewal of poor housing and the revitalisation of the neighbourhoods and communities.

CSP25 'New Development and Sustainable Travel' Expects new development to 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, and should not provide more than the maximum number of car parking spaces.
CSP26 'New Development and Highway Improvement' new development shall be expected to be design and built to provide safe, secure and convenient access for all road users.

CSP29 'Design' sets out that high quality design shall be expected. New housing developments of 10 or more dwellings should achieve a rating of 'good' as a minimum under an assessment against the CABE Building for Life scheme.

CSP30 'The Historic Environment' states that the Council intends to positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.

CSP31 'Town Centres' Strives to maintain and enhance the vitality and viability of the Boroughs Centres.

CSP36 'Biodiversity and Geodiversity' states that the development will be expected to conserve and enhance biodiversity features by protecting and enhancing habitats and maximising biodiversity opportunities.

CSP40 'Pollution Control and Protection' The Council shall not allow development of new housing where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that they can be mitigated against.

<u>UDP 'saved' policies</u>

H8 & H8A 'Existing Residential Areas' The scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements

<u>Supplementary Planning Guidance</u>

The following LDF Supplementary Planning Documents have now been adopted which are relevant to the proposal:-

'Designing New Residential Development' sets out the standards that will apply to the consideration of planning applications for new housing development.

'Parking' states that the parking standards for new housing development shall be 1 space for dwellings under 3 bedrooms in size and 2 spaces for 3 bed dwellings and above.

The South Yorkshire Residential Design Guide has been adopted as a best practice guide by the Council and covers issues relating to sustainability, local distinctiveness and quality in design and is underpinned by the principles in the CABE 'Building for Life' scheme.

NPPF

The National Planning Policy Framework (NPPF), came into force on 27 March 2012 and is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development, and the policies in Paragraphs 18 to 219 of the NPPF, taken as a whole, constitute the Government's view on what sustainable development in England means in practice for the planning system.

There are three dimensions to sustainable development, which include an economic role (contributing to building a strong, responsive and competitive economy), a social role (providing the supply of housing required to meet the needs of present and future generations) and an environmental role (which includes minimising waste and pollution).

Permission should therefore be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.
Sections & Paragraphs of particular note:

Promoting Sustainable travel (Paragraph 29) recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion (paragraph 30). Local Planning Authorities should support a pattern of development that facilitates sustainable modes of transport.

Paragraph 47 states: "To boost significantly the supply of housing, local planning authorities should: Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land";

Paragraph 49 states: "Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites".

Paragraph 129 of the National Planning Policy Framework states that when determining applications affecting heritage assets, local planning authorities should identify and assess the particular significance of the

asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

'*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

8.0 Planning History

Historic
B/80/0715/HR**:**Change of use of agricultural building to one no. dwelling Planning permission refused 19th June, 1980

Nearby Former Three Horseshoes Public House:
2016/1381: Conversion of former public house into 7 apartments and erection of 2 detached dwelling Approved 22/02/2017

9.0 Principle

The site is located within an established residential area this is reflected in the UDP allocation as a Housing Policy Area. This allocation is also set to be carried within the emerging Barnsley Local Plan.

The complex is no longer a working farm and the size of the associated curtilage far exceeds that required for the inhabitants of the farm house. The subdivision of the site into independent plots presents a viable and efficient use of land within an established residential environment.

Core Strategy Policy CSP8 'The Location of Growth' permits development within villages which is consistent with Green Belt Policy or is necessary for the viability of the settlement to meet local needs. The Housing Policy Area allocation demonstrates full compliance with this policy objective. More generally Local and National policies are aligned to encourage the delivery of new housing and the efficient use of land is actively encouraged as a sustainable form of development as advocated by Core Strategy Policy CSP1 and CSP14 which push for increased densities. In terms of housing distribution the proposals comply with the principles of CSP10 and CSP17 which includes Brierley as a Housing Regeneration Area.

Housing Land Supply:

Barnsley Core Strategy policy CSP9 states that 'a minimum five year supply of deliverable sites will be maintained' for residential development. Additionally since the adoption of the Core Strategy the National Planning Policy Framework (NPPF) has been published. The NPPF is clear that Local Planning Authorities should 'identify and update annually a supply of specific, deliverable sites to provide five years worth of housing against their housing requirements' (Paragraph 47).

At present the Council is not able to demonstrate a five year supply of deliverable sites, it as present approximately 3.5yrs, as such the requirements of policy CSP9 are not being met. In such circumstances the NPPF is clear that the Presumption in favour of Sustainable Development should apply. For the purposes of the decision making process this means:-

- approving development proposals that accord with the development plan without delay
- where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:-

i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or

ii) specific policies in the Framework indicate development should be restricted.

The proposal would meet sustainability criteria insofar as it:

- Represents efficient redevelopment of otherwise underutilised site.
- Is a sustainable location which is served with immediate access to Village services and public transport
- Would contribute to the supply of housing within a dedicated housing Regeneration Areas (policy CSP 17)
- Would contribute to the character and setting of the Conservation Area

In considering matter of housing supply it is clear that the development would contribute towards housing growth targets being met within an accepted settlement (Core Strategy polices CSP8, 9, 10 & 17).

Policy CSP14 'Housing Mix and Efficient Use of Land' aims to use land efficiently as possible, this is particularly pertinent given Barnsley is currently reviewing the release of Green Belt land through the Local Plan process. The proposals would utilise an existing asset and contribute to the range and choice of housing within the locality.

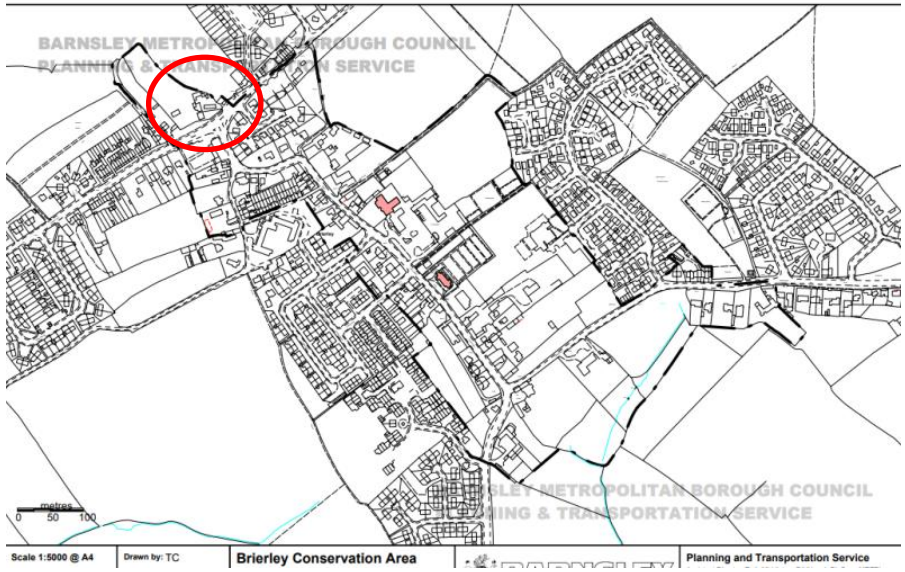
Notwithstanding the contribution the development would make towards the current deficiency in the 5 year housing supply, and choice of housing stock within Brierley, a recognised weak housing market. The proposals represents a form of good quality aspirational family accommodation which would also achieve regeneration benefits inline with objectives of policy CSP17 'Housing Regeneration Areas'.

In accordance with policy CSP9, CSP14 the proposals would add units to the overall housing supply and to that to be delivered in the Brierley . The increase in density of an established site within a well connected Housing Policy Area accords with CSP14 which seeks to improve the efficiency of the release and use of land. This will also relieve pressure on the release of Green Field / Green belt locations.

The development now proposed represents a viable opportunity to maximise the potential of a largely underutilised plot. Its location within the Brierley Village means that it is well served with access to local amenities. Development was approved for the conversion and development of the nearby (former) Three Horseshoes pub which demonstrated that sustainable credentials are met. The proposals should be considered in a similar and consistent context. The principle of the residential development should be viewed as acceptable in that the proposals are consistent with the objectives of the Polices of the Saved UDP, adopted Core Strategy and provisions of the NPPF.

10. Heritage

The property sits just within the Brierley Conservation Area. It is located on the North Western boundary with the Conservation Area following that of its northern boundary of the sites curtilage.



Paragraph 128 of Section 12 (*Conserving and Enhancing the Historic Environment*) of the National Planning Policy Framework states local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The scope and purpose of this section of the statement is therefore to identify the significance of the former Red House Farm complex and its contribution and impact upon the character of the Brierley Conservation Area.

The Brierley Conservation Area was formally designated in 1993, it has however, not been subject to a formal appraisal by the LPA. Beginning at the junction of Barnsley Road /Cross Hill with Church Street the Conservation Area encompasses the full length of Church Street and extends along Common Road as far as Park Avenue to the east and Brierley Road to the West . Within this area most of the dwellings are two storey except in the vicinity of Brierley Hall where there are several three storey buildings. Whist the Historic core contains many stone built properties there are also many examples of brick and rendered finishes.

The core of the was originally a historic rural hamlet, the Conservation area is characterised by a number of high quality historic building including Brierley Hall and St Pauls Church. The layout of the village is that of a typical Medieval linear settlement with the main road (Church Street) running through the centre with strip fields radiating therefrom. In some parts of the village houses have retained the long thin garden plots which reflect the historic form. Many of the houses that lie along the Church Street are therefore believed to be on former Medieval CIofts.

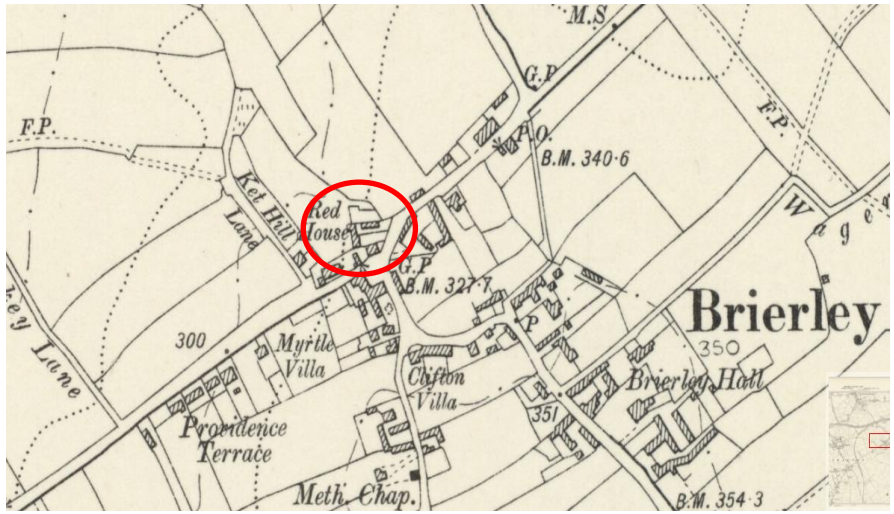
As the settlement has grown the inclusion of modern dwellings has undoubtedly changed the character, the encroachment of 20th Century housing to the northern and southern tips of the Conservation Area give these areas of the Village a more suburban feel.



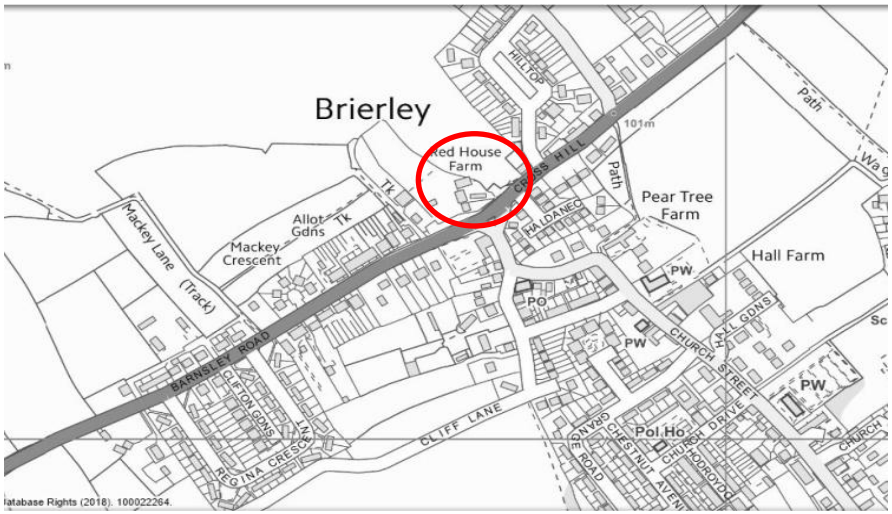
Map from: 1854



Map from: 1946



Map from: 1907



Present Day

A review of the historical maps identifies that the farm predates 1850 and is therefore likely to be amongst the older groups of buildings within the Conservation Area. The Church Street / Cross Hill Junction was a focus of development and the farm complex has group value that reflects the former rural character . It appears that this area of the Conservation Area remained largely unchanged until the mid 20th Century which saw the encroachment of phased residential development.

Successive residential developments with the locality of the farm have eroded its original rural character. The development of the 1970's properties at Hilltop and Haldane Close have a more suburban feel owing to their design and arrangement.

Building within the complex are not listed nor are they within the vicinity or setting of a designated heritage asset. For the purposes of Core Strategy policy CSP30 and NPPF the main consideration of the proposals is limited to the impact and influence it may have upon the character of the Brierley Road Conservation Area.

Paragraph 132 of the NPPF states that *'great weight'* should be given to the conservation of a designated heritage asset, and the more important the asset, the greater that weight should be; that significance can be lost through development within its setting; and that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Despite the age of the of the complex at the location at a prominent junction the buildings within the complex have an unassuming presence within the Conservation Area. The building are sited at a lower level to the highway and are largely screened by trees and the presence of Highway paraphernalia / furniture detracts from their setting. Only partial views are taken of the farmhouse from the highway, this is largely dominated by the roof which is covered in double Roman tiles.

Albeit for minimal demolition to a single barn and later outbuilding additions the farmhouse and its two main barns would be retained by the development. The collective heritage value would therefore be retained in a manner which would provide a continued interpretation of the historical use and relationship to Brierley Village.

The new build properties would be set to the rear of the farmhouse and associated barns. This arrangement means that the associated encroachment would not detract from the group setting of the farm buildings. The change in site levels dictates that they would assume a subservient appearance, which in addition to the retention of tree groups, would mean their presence would be screened from within and outside of the Conservation Area.

The redevelopment of the site would help secure the long-term stewardship of the farm buildings and their continued preservation which is of benefit to the character of the Conservation Area. By generating this enhancement, the proposal is therefore in accordance with national planning guidance along with the local development plan, and thus it is considered the proposals accord with good Conservation Practice.

11. Design

The NPPF at paragraph 17 requires development to always seek a high quality of design, while paragraph 56 states: "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from a good planning, and should contribute positively to making places better for people."

In addition paragraph 57 states: “It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development scheme.”

Policy CSP29 states new development will be required to respond positively to the character, local distinctiveness and form of its surroundings. New developments should be responsive to their context and be visually attractive as a result of good architecture and appropriate landscaping.

The design of the development has been approached in a rational manner and follows the advice issued by the Planning, Conservation and Highways Officer during pre-application discussions. The need to achieve a suitable relationship that is respectful to the Conservation Area, Ecology of the site and achieves a suitably safe highway access has influenced the overall scale and form of the development.

The properties would be laid out around a simple cul-de-sac which extends by approximately 55m from the sites existing entrance and measure in the main 4.8m (approx) in width. The creation of a 'homezone' environment would conducive to creating a family friendly residential environment.

The properties all have traditional pitched roofs and are of a standard two storey construction. All of the properties are served with private front to rear access which allow for the storage of bins outside of the public domain. Within the development, boundaries would consist of stone walls to the frontages and close boarded timber fences to the rear. This creates private defensible space and also provides a suitable finish to the public areas where applicable.

The palette of materials for the proposed development has been given careful consideration to ensure the delivery of a high quality development that reflects the quality of the Conservation Area. It is proposed to construct the properties from natural materials comprising of traditional stone walls with slate roof and artstone heads and sills.

With regard to parking arrangements the layout dictates that this would not be overly car dominated. The proposals would see parking provided to the side of the individual dwellings, the dominance/impact of hard surfacing would be offset by retained tree planting and additional soft landscaping within front gardens. The layout dictates that appropriate levels of visitor parking can also be provided within the site. All of the properties are served with front to rear access which will allow for the storage of bins outside of the public domain.

The details of specific landscaping planting and materials can be secured by conditions in the event that permission is approved. The development would secure a attractive residential environment which would not detract from the existing area. The scale and density of the development is reflective to that of properties within the locality, and the traditional design would allow the development to integrate successfully. The retention of mature landscaping would help to frame the development and enhance its setting. The proposal therefore adheres to the objectives of Core Strategy policy CSP 29 and CSP30 which stress the importance of residential development being of an appropriate design, scale, density and layout.

As with the existing farm complex views of the properties from public vantage points would be extremely limited. The properties would be sited to the rear of the site, the change in levels from Barnsley Road coupled with the degree of retained tree cover to the site boundary would effectively restrict views of the properties from the nearby highway. The development would therefore take an unassuming form

and appear far less prominent than recent consented schemes such as the development at the (former) Three horseshoes Public House or Brierley Hall.

Key features that aid the assimilation of the development within the locality include:

- Two storey properties are prevalent within the locality;
- The dwellings would be constructed from good quality traditional materials;
- Existing boundary wall to Barnsley Road retained and made good;
- The layout allows for integrated parking;
- The retention of mature trees providing both screening and structured landscaping enhancing the overall setting of the development;
- Private gardens with independent rear access would be achieved to each of the dwellings allowing for suitable bin storage;
- Suitable spacing standards are achieved with mo loss of amenity to neighbouring properties;
- Architectural features, fenestration and materials reflect the positive elements of properties within the Conservation Area;
- The dwellings engage active with the highway providing passive surveillance;
- The proposals allow for the opportunity to secure native landscaping which can raise the ecological value;

In recognition of the above, it is asserted that the proposed development responds positively to the context and landscape character of the local area, in terms of layout, scale and appearance. The design achieves good standards of amenity, privacy, safety/security for both future occupants and existing neighbouring properties alike. The approach is considered to be inherently sustainable, and as such adheres to the provisions of Core Strategy Policy CSP29, CSP30 and the guidance contained within the SYRDG / Councils Residential Design Guide.

10. Amenity

The design of the dwellings has been informed by the need to achieve appropriate levels of amenity for the occupants whilst not adversely affecting that of existing residents.

The relative isolation of the site means that all properties would be sufficiently distanced away such that occupiers of adjacent properties would not be adversely affected in terms of levels of privacy and outlook.

All of the properties would have large enclosed private enclosed rear gardens which are commensurate to meeting the needs of family accommodation.

With regard to proposed accommodation itself, the dwellings would exceed minimum internal spacing standards that are recommended within the South Yorkshire Residential Design Guide. The accommodation is of a good overall size measuring over 143sqm in area with excellent levels of outlook and light.

In addition to this the close proximity of the site to existing transport links, nearby local amenities within Brierley Village creates an attractive residential environment with ready access to services, education establishments, employment opportunities and recreation space.

11. Access

Core Strategy policy CSP26 strives to ensure appropriate levels off street parking are achieved in on new developments. Policy CSP25 states that new developments should; 'be located and designed to reduce the need

to travel, be accessible to public transport and meet the needs of pedestrians and cyclists'.

The site is located close to Brierley Village centre with good connections to both Shafton and Hemsworth. As an established serviced settlement which is served by public transport. The A628 (Barnsley Road / Cross Hill) is a single carriageway subject to a 30mph restriction and includes traffic calming measures on eastern and western approaches.

The sites existing access would be widened and re orientated to create a simple priority junction to Cross Hill. The junction would have a 4m Radii with appropriate provision for Give-Way markings and tactile paving at the entrance. The access would accommodate two way access and the improved approach for vehciles egressing would have an open visibility splay of 2.4 x 82m following the resetting of the front boundary wall. The visibility splay would far exceed guidelines for a 30mph road.

The A628 is a Classified Road linking Cudworth and Shafton to Hemsworth and has significant capacity. The scale of development dictates that traffic movements would be light and infrequent and would therefore not represent a significant intensification of use both in terms of the junction and capacity of the A628. The capacity and visibility of the junction is sufficient to ensure that safe access and egress would be achieved at all times. This would be an improvement on the current scenarios and meet highway safety objectives and the test of policy CSP25 and CSP26.

With regard to servicing and waste management matters the dwellings would be provided with dedicated bin stores within their rear gardens. A dedicated bin collection point can be provided at the site entrance to allow for serving to be undertaken from the adopted highway.

In order to help mitigate any adverse impacts and to help promote sustainable transport modes secure cycle parking spaces could be provided at the property for each of the studio flats. This matter could be appropriately conditioned by the LPA.

Public Transport is also immediately on hand with bus stops located adjacent to the site on Cross Hill and Church Street. Immediate access to local village services and the public transport network equates to a highly sustainable location, access to the accommodation would therefore not necessarily need to be car dependent. The ready availability of public transport highlights the sites sustainable credentials , paragraph 39 of the NPPF promotes such arrangements and this should be looked on and applied favourably in the circumstances of the applicant.

12. Drainage

Core Strategy Polices CSP 3 and CSP4 require that developments should be drained in such a way as to avoid, mitigate or reduce the impacts of climate change, including reducing run-off rates through sustainable drainage systems.

The application site lies within Flood Zone 1, where there is the lowest risk of flooding from fluvial sources and the principle of residential development is satisfactory from a flood risk perspective.

Foul and Surface water will be treated on separate systems within the site. Initial ground investigations have proven that the use of soakaways within the site would be feasible and there is an existing foul drain located to the north which is within the applicants ownership.

The requirements of policy CSP3can therefore be met. All surface water from hardsufaced areas shall be drained via a soakaway system located to the rear of the site, the detail of which should be secured by condition by the LPA.

13. Trees & Ecology

Please refer to the separate reports but in summary;

A full tree survey has been supplied which identified 88 items of vegetation, this comprised of 80 individual trees and 8 groups. A total of 29 tree and 2 groups would require removal to facilitate the development, the majority of these are located to the rear of the site and not within public vistas. The majority of the trees would therefore be retained including significant examples located across the site entrance.

The Arboricultural impact of the development are fully covered within the accompanying report. It is recommended that a full landscaping strategy should be conditioned by the LPA to mitigate the existing tree loss and provide biodiversity enhancement.

The biodiversity value of the site could be enhanced as part of the landscaping proposals to be approved by condition. To meet the requirements of policy CSP36 this should include locally native species to benefit and maintain wildlife connectivity.

Further mitigation measures can include recommendations for the timing of works, the methods of working, and the retention, maintenance and enhancement of existing habitats/habitat creation measures. Collectively, as a result of the intervention of the mitigation measures, any perceived negative ecological impacts predicted can be appropriately addressed to achieve a positive outcome .

14. Conclusion

Paragraph 47 of the NPPF requires that as part of the objective of boosting significantly the supply of housing, this a material consideration of great significance and weight when considering applications for new development.

This statement has identified that the proposed Development would be consistent with guidance provided at a national level in the NPPF as well as local Development Plan polices in relation to land use compatibility, residential amenity, conservation/heritage impacts, highway safety, drainage and ecology matters.

The site is located within a sustainable location as demonstrated by its accessibility and relationship to services. There is established precedence for new residential development within the area as demonstrated through development nearby at the Three Horse Shoes Public House and Brierley Hall. The proposals are compatible with the land use allocation and would represent a more efficient use of an oversized curtilage.

High quality accommodation would be redelivered within a design that has been approached in a sympathetic manner that would meet recommended guidelines and not detract from the character of the Brierley Conservation Area. The proposals clearly demonstrate that the site can be sensitively developed to accommodate 4 detached dwellings comparable to the general layout and character of the nearby housing stock without resulting in a loss of amenity.

The design and choice of materials would ensure that the properties would be of a scale and appearance that reflects the character of Conservation Area.

The accommodation would add to the supply of family housing within the locality adding to the mix and balance of housing stock.

Therefore in accordance with the NPPF, in the absence of any adverse impacts which would significantly and demonstrably outweigh the

benefits of the use it is hoped that the Local Planning authority support this application.