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PLANNING STATEMENT

TWO DETACHED DWELLINGS ON LAND AT PARK HOLLOW WOMBWELL, BARNSELY

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Commercial, Retail, Industrial and Residential Planning • Planning Applications, Appeals and Enforcement • Renewable Energy Planning • Local Development Frameworks
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1. INTRODUCTION

- 1.1 This planning statement is produced in support of a planning application for the erection of two detached dwellings on land at Park Hollow, Wombwell, Barnsley ("the site").
- 1.2 The purpose of this statement is to provide an evaluation of the site, together with a review of relevant local and national planning policies before compiling a case in support of the application taking into account all material planning considerations.

2. THE SITE

- 2.1 The site is located on the north side of Park Hollow which is a relatively short cul-de-sac of residential properties, linear in terms of layout, situated in between Park Street and Valley Way, *although the latter is shielded from any views by mature trees on the roadside boundary.*
- 2.2 The site is approximately 500m from the town centre area and currently accommodates a number of trees with residential properties to either side and in front of the site.

3. THE APPLICATION

- 3.1 The proposal is for the erection of two 4 bedroom properties which would be three storey in height and of a traditional design and appearance.
- 3.2 Each property would contain an integral garage with driveways served by a single access from Park Hollow.
- 3.3 The application is accompanied by detailed drawings, this planning assessment, a tree survey and arboricultural assessment.

4. PLANNING POLICY FRAMEWORK

- 4.1 The statutory development plan consists of Barnsley's Unitary Development Plan which was adopted in 2000 and which has been subject to a Direction saving certain policies ("UDP"), together with the Core Strategy, which was adopted in September 2011. At the national level, policy is now found in the National Planning Policy Framework ("NPPF").

Local Policy

- 4.2 The site is allocated as a Housing Policy Area in the UDP and policy H8 advises that such areas will remain predominantly in such use.
- 4.3 Policy CSP8 advises that priority will be given to development in a settlement hierarchy which puts Urban Barnsley as the primary location with the principal towns next, which includes Wombwell.
- 4.4 Policy CSP9 seeks to achieve the completion of at least 21500 net additional homes during the period 2008 to 2026, and advises that a minimum five year supply of deliverable sites will be maintained.
- 4.5 Policy CSP26 expects new development to be designed and built to provide safe, secure and convenient access for all road users.
- 4.6 Policy CSP27 advises of an intention to develop a parking strategy that will help to influence people's travel choices and that this will include maximum car parking standards.
- 4.7 In terms of design Policy CSP29 advises that high quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including: topography, green Infrastructure assets, important habitats, woodlands and other natural features; heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form.

- 4.8 Policy CSP36 advises that development will be expected to conserve and enhance the biodiversity and geological features of the borough by protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites.

National Policy

- 4.9 In relation to housing considerations, paragraph 9 of the NPPF refers to sustainable development. It states that this involves *"...seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including widening the choice of high quality homes"*. It also states that decisions need to take into account local circumstances.
- 4.10 Paragraph 14 refers to a presumption in favour of sustainable development and it is advised that this *"should be seen as a golden thread running through both plan-making and decision-taking."* It advises that local planning authorities should positively seek opportunities to meet the development needs of their area. In addition, where relevant policies are out of date, planning permission should be granted unless the impacts would be so significantly adverse as to outweigh the benefits.
- 4.11 Paragraph 40 states that *"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"*.
- 4.12 Paragraph 49 states that *"Housing applications should be considered in the context of the presumption in favour of sustainable development"*.
- 4.13 It is stated at paragraph 58 of the NPPF that planning policies and decisions should aim to ensure that developments;

- i. *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and*
- ii. *be visually attractive as a result of good architecture and appropriate landscaping.*

4.14 Paragraph 61 states that *"Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment"*.

5. CASE IN SUPPORT OF APPLICATION

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 Given the site is allocated as a Housing Policy Area in the UDP, the principle of developing the site for residential purposes is acceptable in principle and it would constitute appropriate infill development within the mix of houses on Park Hollow. There is a clear defensible boundary on the north side with the row of mature trees adjacent to Valley Way.
- 5.3 The NPPF carries a presumption in favour of sustainable development and the site is within an urban settlement. It is in close proximity to local shops and services in the town centre, together with public transport facilities, and would represent an appropriate form of sustainable development having regard to the NPPF. It is also to be noted that the Council's most recent assessment of housing land supply concluded that there was not a five year supply, and therefore having regard to the NPPF and policy CSP9, this is a factor which weighs in favour of the development.
- 5.4 Although the design of existing buildings on Park Hollow are two storey, the proposed houses would be seen in their own context rather than read in a manner

which requires replication of existing house styles. A three storey design with materials to blend in with the existing area would be in accordance with both local and national policies as set out in Section 4 above.

- 5.5 There are no highway safety issues. An adequate means of access with suitable sight lines would be provided and can be safely accommodated onto Park Hollow. There is sufficient room for off-street parking of two spaces per unit.
- 5.6 The remaining key issue is that of impact on existing trees, an matter raised in pre-application discussions with the LPA and an issue which resulted in rejection of an application some years ago (circa 2000).
- 5.7 This application is accompanied by both a tree survey and arboricultural implications assessment. The survey identifies 9 trees within the site, two of which are recommended for removal due to their condition. A further 2 are highlighted as being of low amenity value, with the remainder of medium value, except one specimen (G9) which is of a high amenity value.
- 5.8 The original scheme proposals have been amended in light of the survey and assessment, to develop the land at the western end where the tree quality is significantly lower. This will enable the better trees to be retained at the eastern end of the site and on the northern boundary.
- 5.9 Based on the independent tree assessment, the development can satisfactorily take place without compromising the local landscape or visual amenity of the area.

6. CONCLUSION

- 6.1 The proposals as put forward are considered to comply with the key areas of policy advice in the NPPF and in local policy. There is no adverse impact on the character of the area, nor are there any issues with regard to visual amenity or highway safety.
- 6.2 We would therefore request, on behalf of the applicant, that planning permission is granted.