BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Assets
Planning, Policy, and Building Control

AUTHORITY UNDER LOCAL GOVERNMENT ACT 2000
DELEGATED POWERS

Application Reference	2026/0829
Site address	Land south of Bloomhouse Lane, Darton, Barnsley
Description of Development	Residential development up to 9 dwellings (Permission in Principle).
Case Officer	**Laura Bennett**
RECOMMENDATION	**Refuse PIP**
Date of Recommendation	**23/11/2026**

Senior Officer/Group Leader Declaration

I certify that in my opinion, the determination of the application is in accordance with the National Scheme of Delegation.

This is a Schedule 1 Application. By virtue of Regulation 4 Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026, it must be dealt with under delegated powers.

Delegation and Recommendation Authorised by:

Name: **xxxxxx** **Date: xxxxxx**

National Scheme of Delegation – Schedule 1

	Please tick Schedule 1 category and/or Council Interest Application.	√
1	An application for certificates of appropriate alternative development S17(1) of the Land Compensation Act 1961	
2	Certificate of lawfulness of proposed work S 26H(1) of the Listed Buildings Act	
3	A householder application.	
4	A minor commercial application (*application for development of an existing building or part of a building currently in use for any of the purposes falling within Part A of the Schedule to the Town and Country Planning (Use Classes) Order 1987.* *PART A* ***Class A1**. Shops. Use for all or any of the following purposes—* ***(a)** for the retail sale of goods other than hot food,* ***(b)** as a post office,* ***(c)** for the sale of tickets or as a travel agency,* ***(d)** for the sale of sandwiches or other cold food for consumption off the premises,* ***(e)** for hairdressing,* ***(f)** for the direction of funerals,* ***(g)** for the display of goods for sale,* ***(h)** for the hiring out of domestic or personal goods or articles,* *(**I**)for the reception of goods to be washed, cleaned or repaired, where the sale, display or service is to visiting members of the public.* ***Class A2**. Financial and professional services. Use for the provision of* ***(a)** financial services, or* ***(b)** professional services (other than health or medical services), or* ***(c)** any other services (including use as betting office) which it is appropriate to provide in a shopping area, where services are provided principally to visiting members of public.* ***Class A3**. Food and drink* *Use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises.* ***Does not include applications that involve a change of use, a change to the number of units in a building, or development that is not wholly at ground floor level or that would increase the gross internal area of a building)***	
5	A minor residential application (*application for planning permission for development that* ***(I)**includes only dwellings and development for purposes incidental to the enjoyment of dwellings,* ***(ii)** comprises at least one but not more than nine dwellings, and* ***(iii)** is to be carried out on a site having an area smaller than 0.5 hectares)*	
6	An application for permission in principle	X
7	An application under section 73(1) of TCPA 1990 where the original planning permission was a Schedule 1 planning permission.	
8	An application made under section 96A(4) of TCPA 1990 (non-material changes to planning permission or permission in principle)	
9	In respect of a planning obligation that the authority concerned considers is connected with a Schedule 1 approval **(a)** a request to agree to modify or discharge that obligation under section 106A(1)(a) of TCPA 1990 (modification and discharge of planning obligations) **(b)** an application to modify or discharge that obligation under section 106A(3) of TCPA1990 (modification and discharge of planning obligations	
10	An application made under section 191(1) of TCPA 1990 (certificate of lawfulness of existing use or development)	
11	An application made under section 192(1) of TCPA 1990 (certificate of lawfulness of proposed use or development	
12	Submission of a biodiversity gain plan under para 13(2)(a) of Schedule 7A to TCPA 1990	
13	A reserved matters approval application in respect of an outline planning permission other than a large outline permission (*a 'large outline planning permission' means an outline planning permission which permits development involving either or both of-* ***(a)**the provision of 500 or more dwellings;* ***(b)**the provision of a building or buildings where the floorspace to be created by the development is 50,000 square metres or more)*	
14	An application made under article 27(1) of DMPO (discharge of condition).	
15	An application pursuant to provision in Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (**j**) for **(a)** prior approval, or	

	(b) determination as to whether prior approval is required.	
16	Council Interest application i.e. submitted by the Council, Councillor or Council officer	

Application Reference Number:	2026/0829

Application Type:	Permission in Principle

Proposal Description:	Residential development up to 9 dwellings (Permission in Principle).
Location:	Land south of Bloomhouse Lane, Darton, Barnsley

Applicant:	Mr David Rock

Third-party representations:	4	**Parish:**	None.
		Ward:	Darton West.

Summary:

This application seeks permission in principle for the erection of up to 9 dwellings on an existing paddock/field which fronts onto Bloomhouse Lane. The site is part of a larger Housing Allocation HS11 within the Local Plan Proposals Maps.

4 objections from local residents have been received.

In the opinion of the Local Planning Authority, the proposal would constitute piecemeal development. The site forms part of a wider housing allocation which is subject to site specific policies, therefore the development this site would have a potential impact on the comprehensive development of the wider site, contrary to policies GD1 and D1 of the Local Plan and the Supplementary Planning Document Design of Housing Development.

In the opinion of the Local Planning Authority, Bloomhouse Lane is a rural lane of substandard width, providing a number of direct field accesses, closely bordered by significant hedgerow, trees and other vegetation. The lane does not benefit from street lighting and is devoid of satisfactory footway provision along its entire length and as a result, the Local Planning Authority would not support any size of development that would be accessed via Bloomhouse Lane. In addition, intensifying vehicular use of the lane, given the significant constraints, travel to and from the site is unlikely to be carried out on foot or by bike. Given the aforementioned issues, access to local facilities, services, shopping and work is almost certainly to be by private car which is not in accordance with the sustainable transport objectives in NPPF to promote walking, cycling and public transport use, contrary to the NPPF and Local Plan Policies GD1, T3 and T4.

Recommendation: **Permission in Principle REFUSED**

Introduction

The permission in principle consent route is an alternative way of obtaining planning permission for (minor) housing-led development which separates the consideration of matters of principle for proposed development from the technical details of the development.

The permission in principle consent route has 2 stages:

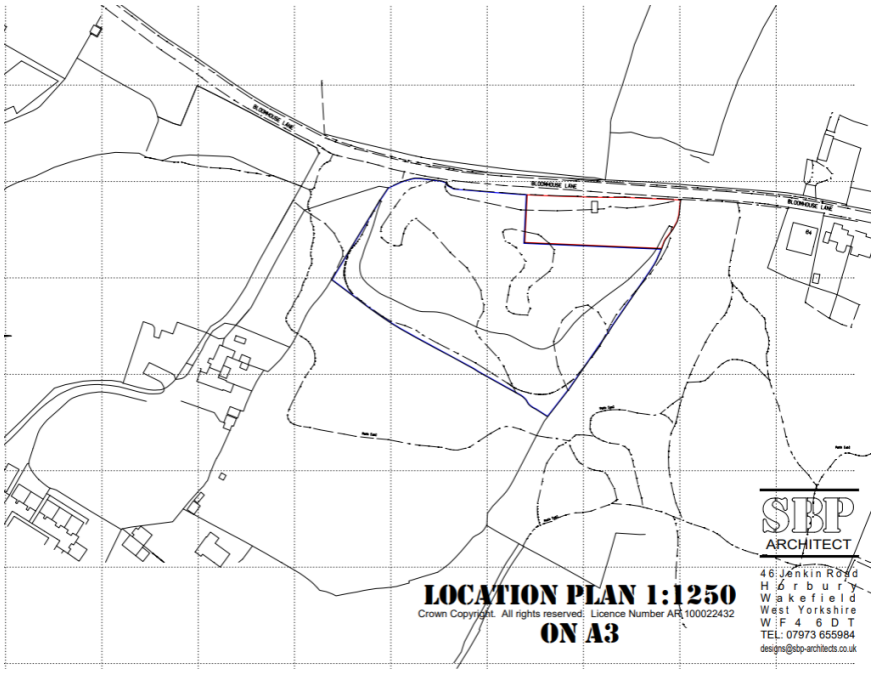
- the first stage (permission in principle stage) establishes whether a site is suitable in-principle;
- the second (technical details consent) stage is when the detailed development proposals are assessed.

Permission in principle, as the initial stage, is limited to the consideration of location, land use and the amount of development which, in the event of an approval, would leave the remaining matters to be considered at the technical details application.

Site Location & Description

The application site comprises part of a larger field/paddock which and runs to the south of Bloomhouse Lane. The northern boundary of the site consists of trees/hedges. The application site is currently accessed via Bloomhouse Lane.

The development site is located within a Mining Remediation Authority High Risk Planning Referral area. The site is set within Flood Zone 1.



Planning History

2017/0990 - Residential development of up to 214 dwellings and associated access, landscaping, public open space, drainage and infrastructure including link road to Woolley Colliery Road – Under consideration

2004/2058 - Erection of two stables (retrospective) – Approved with conditions

1990/0582 - Erection of dwelling (outline) – Refused for the following reasons:-

1. The proposed development is contrary to the provisions of the Darton Local Plan in that the site is allocated as land to remain undeveloped. In the opinion of the Local Planning Authority, the proposal represents piecemeal development and an unacceptable intrusion into open countryside by virtue of its location well beyond the limits of existing development.

2. The Local Planning Authority consider that there is adequate land available for residential development within the local housing market area and the borough in general to meet local housing requirements for the foreseeable future without the need to release this site.

Proposed Development

This application seeks permission in principle for the erection of up 9 detached dwellings at the application site, which fronts onto Bloomhouse Lane. The application has been supported by a site location plan, however no indicative layout has been submitted. No further supporting information is required for this type of application.

Policy Context

Allocation/Designations

The site is allocated for residential development, site HS11 as defined in the adopted Local Plan. The development site is located within a Mining Remediation Authority High Risk Planning Referral area. The site is set within Flood Zone 1.

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- Policy GD1: General Development
- Policy LG2: The Location for Growth
- Policy D1: High Quality Design and Place Making
- Policy SD1: Presumption in favour of Sustainable Development
- Policy T3: New Development and Sustainable Travel

- Policy T4: New Development and Transport Safety
- Policy POLL1: Pollution Control and Protection
- Policy H1: The Number of New Houses to be Built
- Policy BIO1: Biodiversity & Geodiversity
- Policy CL1: Contaminated and Unstable Land
- Policy CC3: Flood Risk

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The most relevant sections of the NPPF are:

Section 6 – Delivering a Sufficient Supply of Homes
Section 15 - Promoting Sustainable Travel
Section 12 - Making Effective Use of Land
Section 14- Achieving Well-designed Places
Section 17 – Pollution, Public Protection and Security
Section 18 – Managing Flood Risk and Coastal Change
Section 19 – Conserving and Enhancing the Natural Environment

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- Parking, November 2019
- Sustainable Travel, July 2022
- Design of Housing Development, July 2023
- Biodiversity & Geodiversity, March 2024
- Trees and Hedgerows, May 2019
- South Yorkshire Residential Design Guide, 2011

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

Biodiversity Officer – No objection. Provides the following comments in relation to biodiversity and what would be required to support Stage 2 of the application (Technical Details Consent) as follows:

- The proposals site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone of surrounding SSSIs; however, the development type at this distance is not anticipated as having an adverse impact upon the SSSI. Consultation with Natural England should not be required as part of a future planning application.
- Biodiversity & Geodiversity policy BIO1 and the SPDs Biodiversity & Geodiversity and Trees & Hedgerows should be complied with.

- The proposals site is located within the HS11 housing allocation of the Local Plan. Site specific policy requires the retention, buffering and management of all the hedges plus retention and management of a significant proportion of the existing scrub as part of the greenspace provision. A hedgerow occurs to the northern boundary of the proposals site. Proposals should incorporate the existing hedgerow outside the curtilages of proposed dwellings to avoid the potential loss of this feature and ensure its long-term management.

- A Preliminary Ecological Appraisal (PEA) undertaken to the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines (2017) should be carried out on site. This would involve the mapping of habitats and consideration of their value, the use of the site by protected and priority species and the potential impact of the proposals upon ecological features. As part of the PEA, a data search with the Barnsley Biological Record Centre, South Yorkshire Bat Group and South Yorkshire Badger Group should be carried out.

- The proposals site appears to comprise a built structure/s and a number of trees. Any buildings or trees to be affected by works should be subject to a bat assessment by an appropriately qualified ecologist to the Bat Conservation Trust survey guidance (2023). If buildings/trees are assessed as having potential for bats, further specialist survey may be required to further consider the presence/absence of roosting bats and the potential impact of the proposals. If considered necessary, the results of such further surveys would be required as part of the Stage 2 application.

- It is noted that the application form states that the site is 0.19ha in area and on this basis, the proposals may meet the 0.2ha area-based exemption from Biodiversity Net Gain (BNG); however, a hedgerow occurs to the north of the site and it is currently unknown whether the proposals will result in the loss or impact to this habitat. Developments of 0.2ha or below, subject to the 'de minimis' rule, or temporary developments cannot claim the relevant exemption where there is an impact on priority habitats on-site. The government guidance goes on to say a development 'impacts' a habitat if it decreases its biodiversity value (https://www.gov.uk/guidance/biodiversity-net-gain-exemptdevelopments#developments-of02-hectares-or-below). The webpage gives a link to the list of priority habitats, one of which is native hedgerow. When hedgerows occur to the boundaries of a proposed residential site and these are to be retained forming the curtilages of private gardens, the metric user guide sets out that when the condition of a retained habitat cannot be maintained or enhanced over a project timeframe (i.e. retained hedgerows forming the boundary of a private garden) these should then be recorded in the metric as lost and then re-created at a lower condition. This results in a lower value of hedgerow units. This would result in an impact on this habitat as their biodiversity value will be decreased. On this basis, the area-based exemption may not apply, and BNG information should be submitted. The ecology survey should assess whether the hedgerow on site meets the definition of a priority native hedgerow and then submit relevant information, such as a BNG assessment and biodiversity metric, if considered necessary,

or evidence that the hedgerow doesn't meet the definition/will not be impacted.

- If subject to BNG, the stage 2 application should be supported by the level of information as set out within Biodiversity Appendix of the BMBC Local Validation Requirements: https://www.barnsley.gov.uk/media/yyhmuadm/biodiversity-appendix.pdf

- Regardless of the BNG requirements, proposal plans submitted should set out biodiversity enhancements to be incorporated on site. Consideration should be given to the installation of integral bat and bird boxes on the proposed dwellings and the provision of hedgehog access points within proposed fencing, as per the Biodiversity and Geodiversity Supplementary Planning Document and section 15 of the National Planning Policy Framework.

Local Ward Cllrs – Formal comments not received however Cllr Denton queried the process for Permission in Principle applications.

Drainage – There are no proposed drainage details shown on the plans submitted, with the application also having no drainage information. Existing drainage system is in place but we will wait for a full planning application to decide any condition's required.

Highways DC – Objects - Highways note that there have been previous pre-application discussions which sought views on developments for 32 properties and separately for a reduced scheme of 10 dwellings. They have therefore commented as follows:

"Whilst the density of the proposal under this application is suggested for up to 9 dwellings, our views remain the same as previously expressed in terms of accessibility and we could not support any intensifying vehicular use of Bloomhouse Lane. As such I would reiterate the comments passed during the previous pre-applications;

The proposed development takes direct access from Bloomhouse Lane which provides a connection from Sackup Lane in the East to Woolley Colliery Road in the West.

With the exception of the initial 200m or so from Sackup Lane (which provides access to a number of residential properties), Bloomhouse Lane can best be described as a rural lane of substandard width providing a number of direct field accesses, closely bordered by significant hedgerow, trees and other vegetation. The lane does not benefit from street lighting and is devoid of satisfactory footway provision along its entire length.

We would not support intensifying vehicular use of the lane and given the significant constraints, travel to and from the site is unlikely to be carried out on foot or by bike. Whilst bus stops are available within a (circa) 400 metre walk of the main site entrance, given the aforementioned issues, access to local facilities, services, shopping and work is almost certainly to be by private car which is not in accordance with the sustainable transport objectives in NPPF to promote walking, cycling and public transport use.

Further to the previously submitted comments, I must reiterate that due to the nature of Bloomhouse Lane, particularly with the lack of footway provision and street lighting on a narrow rural road, we would not support any size of development."

Yorkshire Water – Yorkshire Water has reviewed the information submitted in support of this Permission in Principle application and raises no objection in principle to the proposed development.

We appreciate that a detailed drainage design and connection arrangements will be considered as part of any subsequent Technical Details Consent application.

Groundwater Protection The development site has not been identified within a Source Protection Zone (SPZ). A groundwater SPZ is an area around a groundwater abstraction point defined by the flow of water in underground aquifers. Yorkshire Water abstracts groundwater for use in the public drinking water supply.

Existing Infrastructure
Our statutory mapping records identify a public 4-inch UPVC water main adjacent to the development site. It may not be acceptable to raise or lower ground levels over the main, nor to restrict access to Yorkshire Water apparatus. Currently, given the limited information submitted, it has not been possible to assess the stand-off distance of the main that would be required.

Foul Water
As Yorkshire Water's powers under the Water Industry Act are limited, it is important that the method of foul water disposal is explicitly considered through the planning process. Should the site gain consent, the development must be served by separate systems for foul and surface water drainage. Yorkshire Water anticipates receiving further details regarding foul water drainage at Technical Details Consent stage and welcomes the opportunity to review those proposals.

Surface Water
Yorkshire Water supports the use of sustainable drainage systems (SuDS) and encourages surface water disposal in accordance with the drainage hierarchy established by the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and the Non-Statutory Technical Standards for Sustainable Drainage Systems.

The drainage hierarchy prioritises:
Rainwater harvesting and reuse
Infiltration to ground
Discharge to a surface water body
Discharge to a surface water sewer
Discharge to a combined sewer

The applicant should seek to maximise the use of sustainable drainage measures and minimise the discharge of surface water to the public sewer network wherever practicable.
Yorkshire Water anticipates receiving further surface water drainage details at Technical Details Consent stage and welcomes the opportunity to review those proposals.
Yorkshire Water should be consulted on any subsequent Technical Details Consent application to allow detailed foul and surface water drainage proposals to be reviewed.

Mining Remediation Authority – Records indicate that the application site is in an area of coal mine workings at shallow depth. It is a requirement of the National Planning Policy Framework that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development. We would therefore expect the potential risks posed to surface stability by past coal mining activity to be properly considered, and any necessary remedial works carried out in order to ensure the safety and stability of the development proposed.

On the basis of the above the Mining Remediation Authority wish to be consulted on any future technical details consent submitted, should Planning in Principle be granted.

Any application for approval of technical details consent should be supported by a Coal Mining Risk Assessment, or equivalent report, which should make an assessment of the coal mining legacy risks present on the site and inform any remedial works necessary to address any identified land instability issues.

Pollution Control – No comments received

South Yorkshire Mining Remediation Authority - The development is located within a Mining Remediation Authority High Risk Planning Referral area. A search of SYMAS mining and geological records indicates the potential presence of shallow coal and the probability of shallow coal mine workings which could present coal mining legacy risks and hazards such as ground instability and fugitive gas migration.

The applicant has not submitted a coal mining risk assessment. It is the opinion of SYMAS that the site could be developed as suggested by the applicant subject to the submission of a coal mining risk assessment. The assessment would most likely recommend the need for intrusive site investigations to determine ground conditions and evaluate mining legacy risks. Subject to findings a mitigation/remediation strategy could be developed (possibly at significant financial cost) which could enable the safe and sustainable development of the site. SYMAS therefore does not object to permission in principle and would welcome further consultation at the technical stage if permission is granted.

Representations

This application has been advertised in accordance with Article 15 of the Development Management Procedure Order (DMPO) 2015 and the Permission in Principle legislation, as follows:

- Neighbour notification letters sent to adjacent properties
- Site Notice (Public Interest) displayed adjacent to the site

Four representations have been received as a result of the consultation:-

- Highway safety concerns due to the proposed access onto Bloomhouse Lane, which is narrow, unlit, has only one footpath, and limited visibility because it is located on the brow of a hill.
- Concerns that vehicles frequently speed along Bloomhouse Lane, particularly after passing the existing bungalows and descending the hill, creating a potential hazard for vehicles entering and leaving the development.
- Concerns regarding the capacity of the existing drainage and sewerage infrastructure
- Concerns that the application site appears to form part of a larger parcel of land and requests for clarification on whether there are any future plans to develop the surrounding land.
- Concerns that the site was historically used as a former tip/landfill site, and contamination and associated health risks.

Assessment

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

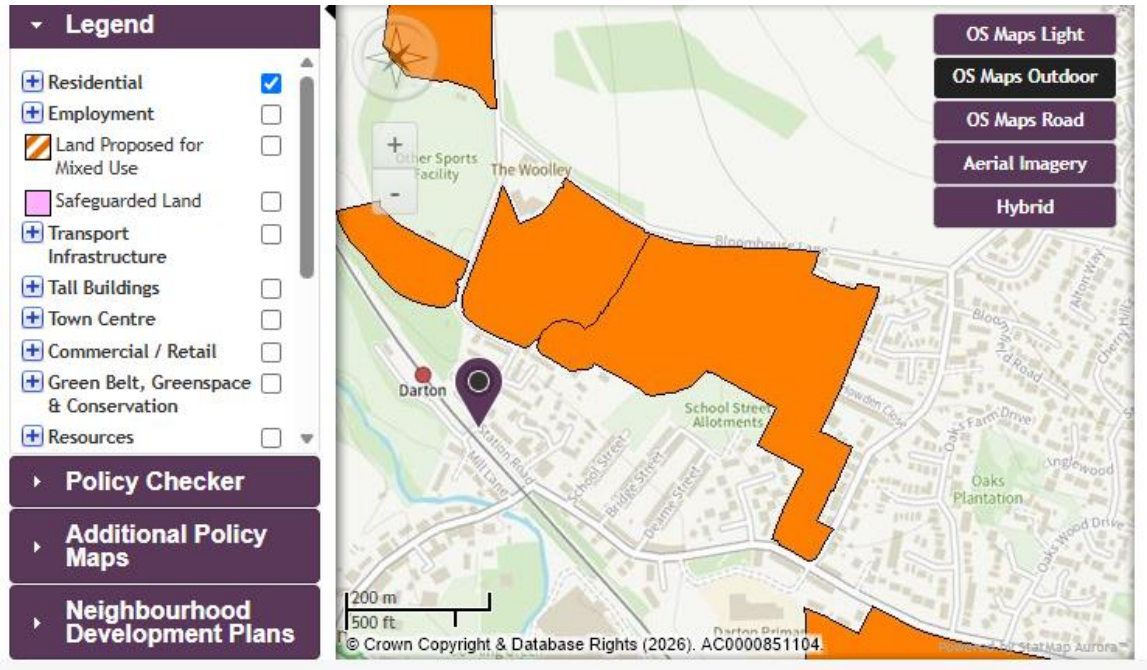
- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

The National Planning Policy Guidance explains that permission in principle is an alternative way of obtaining planning consent for housing led development as part of a two stage procedure.

Permission in principle, as the initial stage, is limited to the consideration of location, land use and the amount of development which, in the event of an approval, would leave the remaining matters to be considered in a technical details application. The PPG further advises that conditions cannot be attached to the grant of permission in principle and expressly states that planning obligations cannot be secured at the permission in principle stage. Therefore, with regard to any consultation responses received which recommend additional work or conditions, these would be required at the technical consent stage if permission in principle was to be granted.

Location and Land Use

The proposed site is part of a wider allocation HS11 for housing as shown on the Local Plan Proposals Map below and links to the adjacent HS25 to the west of the HS11.



Site specific Policy HS11 sets out the approach to be taken for the site including securing the following:

- Provide a new roundabout and access from the B6131 Station Road adequate to accommodate the development of the entire site;
- Ensure that the internal road layout will allow access to housing allocation HS25 and provide a spine road through the site linking Station Road with Woolley Colliery Road that is capable of taking through traffic; and
- Retain, buffer and manage all the hedges plus retain and manage a significant proportion of the existing scrub as part of the greenspace provision.

In isolation a key issue in reviewing any scheme would be understanding the impact and relationship with the wider sites development. The relevant Local Plan Policy and SPD's are as follows:-

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials, as well as display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangements of materials, colours and details.

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land.

The Supplementary Planning Document, Design of Housing Development, states that in terms of infill development that, infill development should not be piecemeal so as to prejudice potential comprehensive development of a larger area of land.

The Council's view is that allocated sites should be brought forward as a single development so that the aims of the Local Plan can be achieved and to avoid piecemeal approach to development and housing design. This is to ensure accordance with the site-specific policy (HS11) which includes a new roundabout and spine road, and the retention/buffer of hedges and greenspace. At this stage, the proposal in isolation would be premature and it is unclear how this proposed development would impact the wider site allocation and the above aims. The proposal is also contrary to other policies in the wider plan, including but not limited to: D1 (Design) and GD1 (General Development) and the SPD (Design of Housing Development).

Whilst the development of the site for residential purposes would be acceptable in principle, the proposed development would constitute piecemeal development, comprising part of a wider housing site, which raises concerns as to the potential impact on the comprehensive development of the wider site, contrary to policy GD1 and D1 of the Local Plan and the SPD Design of Housing Development. The proposed potential impact to wider housing allocation is considered to be substantial.

Amount of Development

The proposed development includes the erection of up to 9 dwellings. The site may have the capability of providing sufficient plot sizes for 9 dwellings, however as mentioned above, the location and site allocation means that the development of this site in isolation would result in a piecemeal development of the wider housing allocation. In addition, the site fronts onto Bloomhouse Lane, which provides the only access to the site, as the remainder of the housing allocation does not have an approved planning application as this stage and the current application 2017/0990 - Residential development of up to 214 dwellings and associated access, landscaping, public open space, drainage and infrastructure including link road to Woolley Colliery Road – is still under consideration.

The proposed development would take direct access from Bloomhouse Lane which provides a connection from Sackup Lane in the East to Woolley Colliery Road in the West. With the exception of the initial 200m or so from Sackup Lane (which provides access to a number of residential properties), Bloomhouse Lane can best be described as a rural lane of substandard width providing a number of direct field accesses, closely bordered by significant hedgerow, trees and other vegetation. The lane does not benefit from street lighting and is devoid of satisfactory footway provision along its entire length.

Policy T3 New Development and Sustainable Travel states that 'new development will be expected to: Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists'

Policy T4 New development and Transport Safety of the Local Plan states that: 'New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement. If a development is not suitably served by the existing highway, or would create or add to problems of safety or the efficiency of the highway or any adjoining rail infrastructure for users, we will expect developers to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition.'

Highways have confirmed that they would not support intensifying vehicular use of the lane and given the significant constraints, travel to and from the site is unlikely to be carried out on foot or by bike. Whilst bus stops are available within a (circa) 400 metre walk of the main site entrance, given the aforementioned issues, access to local facilities, services, shopping and work is almost certainly to be by private car which is not in accordance with the sustainable transport objectives in NPPF to promote walking, cycling and public transport use.

Due to the nature of Bloomhouse Lane, particularly with the lack of footway provision and street lighting on a narrow rural road, Highways would not support any size of development that would be accessed via Bloomhouse Lane. The proposal is therefore contrary to policies GD1, T3 and T4 of the Local plan and the proposed potential impact is considered to be substantial.

Conclusion

The scope of a Permission in Principle is restricted to location, land use and amount of development. Other matters would be considered further at the technical details consent stage.

Whilst it is recognised that there is an unmet need for housing development within the borough, the use of the site for residential purposes is acceptable in principle, this does not outweigh the concerns relating to the impact upon the wider site allocation and piecemeal development of this key housing site contrary to Local Plan Policy GD1, D1 and the SPD Design of Housing Development. Significant concerns relating to highways access have been raised due to the nature of Bloomhouse Lane, particularly with the lack of footway provision and street lighting on a narrow rural road, Highways would not support any size of development that would be accessed via Bloomhouse Lane. Given the aforementioned issues, access to local facilities, services, shopping and work is almost certainly to be by private car which is not in accordance with the sustainable transport objectives in NPPF to promote walking, cycling and public transport use, contrary to the NPPF and Local Plan Policies GD1, T3 and T4.

The Permission in Principle is therefore recommended for refusal.

RECOMMENDATION: REFUSE

In the opinion of the Local Planning Authority, the proposal would constitute piecemeal development. The site forms part of a wider housing allocation which is subject to site specific policies, therefore the development this site would have a potential impact on the comprehensive development of the wider site, contrary to policies GD1 and D1 of the Local Plan and the Supplementary Planning Document Design of Housing Development.

In the opinion of the Local Planning Authority, Bloomhouse Lane is a rural lane of substandard width, providing a number of direct field accesses, closely bordered by significant hedgerow,

trees and other vegetation. The lane does not benefit from street lighting and is devoid of satisfactory footway provision along its entire length and as a result, the council would not support any size of development that would be accessed via Bloomhouse Lane. In addition, intensifying vehicular use of the lane, given the significant constraints, travel to and from the site is unlikely to be carried out on foot or by bike. Given the aforementioned issues, access to local facilities, services, shopping and work is almost certainly to be by private car which is not in accordance with the sustainable transport objectives in NPPF to promote walking, cycling and public transport use, contrary to the NPPF and Local Plan Policies GD1, T3 and T4.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application as this is a PIP application.