

For and on behalf of
W Redmile and Sons Ltd

PLANNING STATEMENT

Land at Goldthorpe Road, Goldthorpe

**Prepared by
DLP Planning Ltd
Sheffield**

March 2022

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Date:	March 2022

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by DLP Planning on behalf of W Redmile & Sons Ltd in support of an application for full planning permission for residential development on land at Goldthorpe Road, Goldthorpe.
- 1.2 The proposals seek permission for the development of 109 dwellings, access, public open space and landscaping. It will contribute to much needed housing in a sustainable location adjacent to existing residential properties within the Principal Town of Goldthorpe.
- 1.3 The application site comprises land allocated in the Local Plan under Policy HS47 allocated for an indicative total of 88 dwellings, as well as land to the east which falls within the urban fabric of Goldthorpe and is without specific allocation. The proposals would bring forward the development of the allocation and a wider, sustainable, area of land which is appropriate for residential development.
- 1.4 This Statement provides a review of the planning history of the site, identifies the relevant planning policy context and undertakes an assessment of the development proposals. It demonstrates how the development proposals accord with the revised National Planning Policy Framework (the 'Framework') (2021) and local planning policies within the recently adopted Barnsley Local Plan (2019).
- 1.5 This Statement should be read in conjunction with the following supporting documents submitted with this application:
- Planning Drawings (location plan, site layout, elevations, cross-sections, landscape plan, street scenes, boundary treatments);
 - Design and Access Statement;
 - Transport Assessment and Travel Plan;
 - Tree Survey;
 - Flood Risk Assessment;
 - Drainage Strategy;

- Ecological Assessment;
- Site Investigation Report; and
- Archaeological Assessment.

2.0 SITE DESCRIPTION

Surrounding Context

- 2.1 The application site is located within the town of Goldthorpe, a Principal Town within the district of Barnsley.
- 2.2 Goldthorpe is recognised as benefitting from a train station with park and ride facilities which are some 700m north west of the application site. The town centre benefits from services and amenities and is located 500m north of the site around the High Street and includes an Asda Supermarket, local markets, library, public houses and pharmacy. The Dearne Valley Group Practice is located to the west of the application site, across Goldthorpe Road.
- 2.3 In terms of wider connectivity, the Dearne Valley Parkway links Junction 36 of the M1 to Doncaster and the junction to the Parkway is 950m to the north of the application site. This location then is considered to benefit from good connectivity by road and public transport as well as local services and amenities which demonstrate it is a sustainable location.

Application Site

- 2.4 The application site is located on the eastern edge of the urban area of Goldthorpe with both the Dearnside Leisure Centre and The Dearne Advanced Learning Centre to the south of the site as illustrated in Figure 1. The site extends to approximately 3.39ha.



Figure 1. Aerial view of application site

- 2.5 The site is bound by residential built form to the north, the Dearne Advanced Learning Centre to the south, Goldthorpe Road to the west and open fields to the east. The topography of the site is relatively flat but has a prevailing fall from north to south.
- 2.6 The southern section of the site is primarily formed of scrubland on the site of the former Dearneside Comprehensive School, which was demolished prior to 2014. A gas governor is located within the site to the south. The northern part of the site is made up of taller vegetation and scrub. The entire site is currently secured by fencing.
- 2.7 There are two points of vehicular access to the site along the Goldthorpe Road highway frontage. Further details of local services and transport links serving the site are provided in Section 5 of this Statement

Planning History

- 2.8 The Council's online planning records confirm the following planning history on the application site, which are most pertinent to the consideration of the current proposals.

Application reference	Description	Decision
B/03/1503/DE	Outline for demolition of existing public house and residential development	N/A
B/05/1049/DE	Siting of temporary single-storey mobile classroom unit (retrospective)	Approve with conditions

Table 1. Planning History

- 2.9 In addition to the above, there are a number of historic planning application associated with the use of the site as a school. These are not considered significant to the determination of the current proposals, other than being demonstrative of the previously developed nature of the site.

3.0 DEVELOPMENT PROPOSAL

- 3.1 The development proposals comprise a residential scheme of 109 dwellings with associated access, public open space, landscaping and drainage mitigation measures.
- 3.2 In support of the application, a series of plans and elevations have been provided by Architectural Innovation. The accommodation schedule for the development is summarised below:

Reference	House Type	Type	Beds	No.'s	% of mix
Ab	Abney	Semi/Town	2	13	12%
DB	Bungalow	Bungalow	3	8	7%
Cu	Curbar	Semi/Town	3	16	15%
Ho	Hopton	Semi/Town	3	13	12%
Ha	Hathersage	Semi/Town	3	10	9%
Wa	Wardlow	Semi/Town	3	17	16%
Ti	Tideswell	Semi/Town	3	17	16%
Cr	Cromford	Detached	3	8	7%
Do	Doveridge	Detached	4	5	5%
Bi	Birchover	Detached	4	1	1%
Ts	Tissington	Detached	4	1	1%
Total				109	

Table 2. Accommodation Schedule

- 3.3 The total area of the site is 3.39ha. Provision is made for an area of public open space encompassing semi-improved grassland on the eastern boundary totalling 0.43ha. An area of open space providing a balancing feature on the southern boundary totals 0.24ha. This totals 0.67ha of the site or 19.8% which meets the policy requirement for the provision of 15% of open space.
- 3.4 This gives a net developable area of 2.72ha, and with 109 units proposed, the density of the development equates to 40 dwellings per hectare.
- 3.5 The mix of units will comprise 2, 3 and 4 bedroom dwellings of 2 to 2.5 storey properties, including semi-detached and detached dwellings.

- 3.6 Within the site a clear road hierarchy is established through the scale of highway routes and materials used in order to ensure legibility.
- 3.7 The parking provision within the site provides 1 space for some of the 2 bed properties, 2 spaces for most of the 3-4 beds with a few having the benefits of an additional space meaning some have 3 spaces. There is a total of 209 spaces across the site.
- 3.8 The design of the proposals is detailed further within the submitted Design and Access Statement. A high-quality scheme will be delivered which clearly defines private spaces and public spaces. Private driveways will be defined by a change in surface materials. The private back gardens of the houses will be bordered by high quality fencing and shrubbery in order to enhance privacy and form strong, effective boundaries.

4.0 PRE-APPLICATION ENGAGEMENT

- 4.1 A pre-application enquiry was submitted to the Council for development of the site for 128 dwellings under reference 2018/ENQ/00326. A response from the Barnsley Planning Policy Officers was received in July 2018.
- 4.2 Further discussions took place via email in respect of the density, which was being provided within the residential layout, taking account of the land additional to the specific housing allocation HS47, further details of which are provided within the Design and Access Statement. Based on the current proposal, a density of 40 units per hectare is achieved which meets the Policy CSP 14 requirement for minimum density of at least 40 dwellings per hectare.
- 4.3 The site layout was also amended to take account of the comments from the Council Ecologist (Trevor Mayne, 30th November 2018) who noted the importance of the semi-improved grassland which are now retained in a revised layout within the planning application.
- 4.4 A public consultation exercise also took place in February 2019. This demonstrated elements of the local community supported the proposed development for residential use. Comments and queries made have been responded to and details of this are provided in the Statement of Community Involvement which accompanies the application submission. Amendments to the layout have been made in response to comments, including changes to Plots 39-43 to improve the separation of those properties to neighbouring dwellings.

5.0 PLANNING POLICY CONTEXT

5.1 The following section provides an assessment of the national and local planning policy context of the application. The following policy framework is relevant to this application:

- National Planning Policy Framework (2021)
- Barnsley Local Plan (2019)
- Supplementary Planning Documents

5.2 Barnsley's Local Plan was adopted by Full Council on 3rd January 2019. This plan replaces the Core Strategy and Unitary Development Plan.

National Planning Policy Framework

5.3 The National Planning Policy Framework (hereafter the 'Framework') was updated and published on 20th July 2021. The Framework provides guidance for local planning authorities and decision takers both in drawing up plans and as a material consideration in determining applications.

5.4 Paragraph 11 of the Framework sets out that plans and decisions should apply a presumption in favour of sustainable development, and for decision-taking this means:

- *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:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

Section 5: Delivering a Sufficient Supply of Homes

5.5 Paragraph 68 of the Framework sets out that planning policies should identify a supply of:

- a) *specific, deliverable sites for years one to five of the plan period; and*
- b) *specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*

5.6 In regard to maintaining supply and delivery of housing, paragraph 74 of the Framework sets out that:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.”

5.7 A substantial part of the application site is allocated in the Local Plan for housing under reference HS47 for 86 dwellings. The remainder of the land is an example of a sustainable location within the urban fabric off Goldthorpe on which residential development should be approved without delay. The site clearly forms part of the five year land supply.

Section 8: Promoting Healthy and Safe Communities

5.8 Paragraph 92 emphasises that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) *promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other...*
- b) *are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...*
- c) *enable and support healthy lifestyles, especially where this would address identified local health and well-being needs...*

5.9 The sustainable location and ease of access to the Dearnside Leisure centre and other local amenities identifies this as a healthy and safe living environment.

Section 9: Promoting Sustainable Transport

- 5.10 When considering development proposals, Paragraph 110 of the Framework states that in assessing development applications it should be insured that:
- a) *appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
 - b) *safe and suitable access to the site can be achieved for all users;*
 - c) *the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and*
 - d) *any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.*
- 5.11 Paragraph 113 requires that all developments that will generate significant amounts of movement should be required to provide a travel plan. The application is supported by a Transport Statement and draft Travel Plan.

Section 11: Making Effective use of Land

- 5.12 Paragraph 119 identifies that 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. Development of an allocated housing site as outlined in these proposals is in support of those strategic policies and helps to deliver accommodating objectively assessed needs.

Section 12: Achieving Well-Designed Places

- 5.13 Paragraph 126 sets out that the creation of high quality, beautiful and sustainable 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.
- 5.14 Paragraph 131 of the Framework states that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. The proposed layout has taken the opportunities to incorporate trees in the development including in open space as set out in Design and Access Statement the housing

types and approach to scale and layout is appropriate to the form and layout of the surroundings and the landscaping proposed will also improve the site.

Section 14: Meeting the Challenges of Climate Change, Flooding and Coastal Change

- 5.15 Section 14 identifies that planning plays a key role in mitigating and adapting to climate change.
- 5.16 Paragraph 152 of the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure. The support for renewable and low carbon energy is set out in more detail under paragraph 5.62 of this Statement.

Section 15: Conserving and Enhancing the Natural Environment

- 5.17 Paragraph 174 highlights that planning decisions should contribute to and enhance the natural and local environment by:
- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils*
 - b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services...*
 - c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate*
 - d) *minimising impacts on and providing net gains for biodiversity...*
 - e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.*
 - f) *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

- 5.18 Section 6 of this Statement sets out how the development proposal will comply with this element of guidance within the Framework.

Barnsley Local Plan

- 5.19 The Barnsley Local Plan was adopted in 2019 and the following policies are considered relevant to the application.
- 5.20 The site is allocated under reference HS47 within the Local Plan Policies Map as a housing allocation as shown in the figure below.

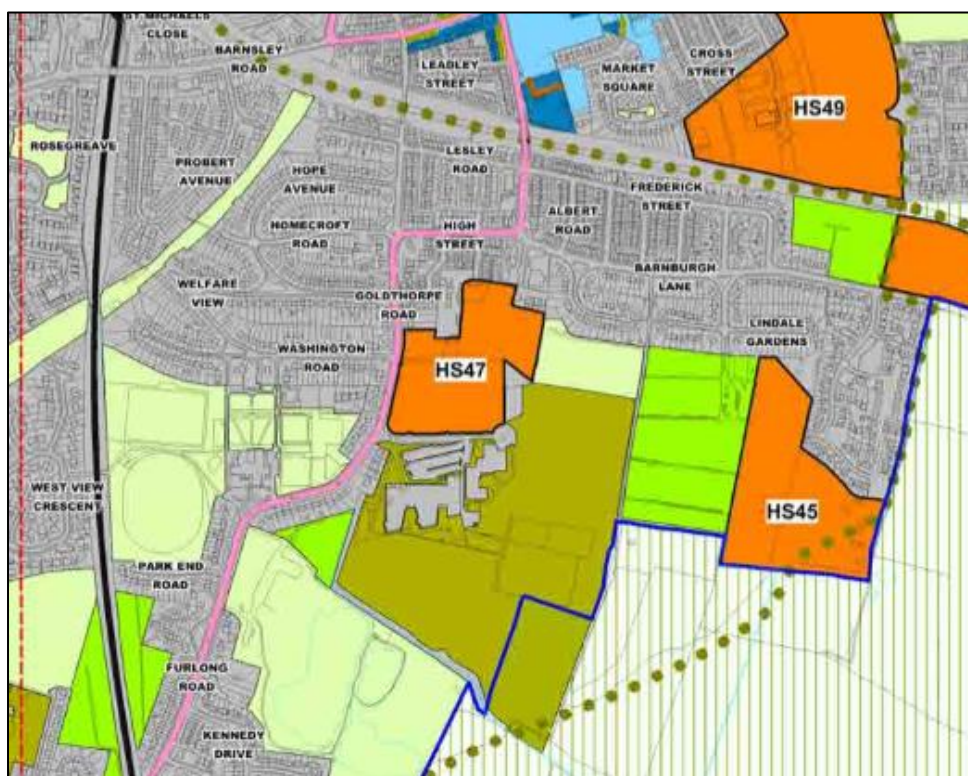


Figure 2. Policy Map Extract

- 5.21 Site HS47 'Land to the north of the Dearne Advanced Learning Centre, Goldthorpe' is allocated for an indicative number of 86 dwellings. The policy indicates that the development of this site will be expected to retain, enhance and manage the higher value ecological areas detailed in the ecological assessment for BMBC. Archaeological remains are also expected to be present on site, and the application is accompanied by an appropriate archaeological assessment.

Policy SD1: Presumption in favour of Sustainable Development

- 5.22 Policy SD1 states that a positive approach will be taken when considering development proposals that reflects the presumption in favour of sustainable development set out in the Framework. The Council will work proactively, to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy GD1: General Development

- 5.23 In accordance with Policy GD1, developments will be approved if:
- *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*

5.24 Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing. The high quality of design is set out in more detail in the Design and Access Statement and paragraph 5.42 of this Statement.

Policy LG2: The Location of Growth

5.25 Goldthorpe is identified as a Principle Town where development will be prioritised, with Principle Towns being expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

Policy H2: The Distribution of New Homes

5.26 Policy H2 states that 2891 dwellings will be delivered in the Dearne between 2014 and 2033, equating to 14% of the overall supply of the district. The delivery of housing in Goldthorpe will help to meet this objective.

Policy H6: Housing Mix and Efficient Use of Land

5.27 In accordance with Policy H6, housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns.

5.28 The proposed development comprises a mix of 2, 3 and 4 bedroom dwellings of varying styles, which is considered to contribute to the mix of dwellings already present within Goldthorpe. The density provided is 40dph.

Policy H7: Affordable Housing

5.29 Housing developments of 15 or more dwellings will be expected to provide affordable housing. A contribution of 10% affordable housing is expected in Goldthorpe.

5.30 A total of 10% of units will be provided as affordable housing across the site and as such the proposals accord with Policy H7.

Policy H8: Housing Regeneration Areas

5.31 The settlement of Goldthorpe is identified by Policy H8 as a lower value housing sub market in which a range of housing market regeneration programmes will be supported in order to revitalise neighbourhoods and communities.

Policy T3: New Development and Sustainable Travel

5.32 Policy T3 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 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.*

5.33 The application site is considered a suitable location for development due to its proximity to nearby services and facilities. The application site is located within walking distance of the town centre (approximately 700m away on Doncaster Road), which benefits from a wide range of shops and services.

5.34 A sample of services and facilities within walking and cycling distance to the site are set out in Table 3, illustrating the sustainability of the site. All measurements are taken from the proposed access point at Goldthorpe Road.

Facilities	Location
Local Shops	• Asda, High Street (500m)
Education	• The Dearne Advanced Learning College (100m) • Dearne Goldthorpe Primary School (1km)
Health Care	• Dearne Valley Group Practice, Goldthorpe Green (300m)
Post Office	• Goldthorpe Post Office, Market Street (950m)
Recreational facilities	• Goldthorpe Library, Barnsley Road (700m)
Places of Worship	• St John & St Mary Magdalene Goldthorpe

Table 3. Proximity of site to local services and facilities

- 5.35 In addition to the site's proximity to local facilities and services, the site has good access to the bus transportation network with the nearest bus stop being located directly outside of the site on Goldthorpe Road. This provides links to Barnsley and Rotherham Town Centre amongst other destinations as set out in more detail in Table 4.

Service	Destination	Frequency
218	Barnsley – Goldthorpe – Rotherham	Every 30 minutes
226	Barnsley – Goldthorpe - Thurnscoe	Every 30 minutes

Table 4. Local Public Transport Network

- 5.36 In accordance with this policy, the proposed development will ensure that parking provision and access arrangements throughout the site will be designed to ensure suitable and safe access for pedestrians, cyclists and vehicles (including service vehicles).
- 5.37 The Transport Statement which accompanies the planning application confirms that the proposals are considered to be in accordance with national and local planning policy from a transport perspective.
- 5.38 It was considered that the development site is located in an area with very good existing public transport links, walking and cycling infrastructure, which will support sustainable travel and reduce the reliance on private vehicular modes.

Policy T4: New development and Transport Safety

- 5.39 New development is expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.
- 5.40 The proposed development has been designed to ensure that vehicle circulation is safe and convenient within the site and the supporting Transport Statement sets out that the proposal will not harm a harmful impact on the local highways surrounding the site.

Policy D1: High Quality Design and Place Making

- 5.41 Any proposed development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- *Landscape character, topography, green infrastructure assets, important habitats,*

woodlands and other natural features;

- *Views and vistas to key buildings, landmarks, skylines and gateways; and*
- *Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.*

5.42 Through its layout and design development should:

- *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.*

5.43 The development proposals incorporate high quality design that will complement existing properties within the neighbourhood and will provide appropriate levels of privacy and amenity for new residents.

5.44 A high-quality scheme will be delivered which successfully defines private spaces and public spaces. Private driveways will be defined by a change in surface materials. The private back gardens of the houses will be bordered by high quality fencing and shrubbery in order to enhance privacy and form strong, effective boundaries.

5.45 More detail on the design of the proposal can be found within the accompanying Design and Access Statement and planning drawings.

Policy HE6: Archaeology

5.46 Where archaeological remains are expected to be present development proposal must be accompanied by an appropriate archaeological assessment that must include the following:

- *Information identifying the likely location and extent of the remains, and the nature of the remains,*
- *An assessment of the significance of the remains; and*
- *Consideration of how the remains would be affected by the proposed development.*

5.47 An Archaeological Assessment of the site has been produced by Archaeological Research Services (ARS Ltd). As concluded in that statement, development is unlikely to impact on buried archaeological remains with the majority of the site comprising the former Dearneside Comprehensive School as was demolished prior to 2014. Similarly, limited remains are anticipated in the area around the former Buxton Arms Hotel public house.

5.48 It is recommended that a phase of archaeological evaluation trenching be carried out and an assessment made of the survival of World War II air raid shelters that are known to have existed immediately to the north of the footprint of the school.

Policy GS1: Green Space

- 5.49 In order to improve the quantity, quality and value of green space provision BMBC require that new residential developments to provide or contribute towards the green space in line with the standards set out in the Green Space Strategy.
- 5.50 The Supplementary Planning Document ‘*Open Space Provision on New Housing Developments*’ offers guidance to developers on what will be expected in terms of open space provision in order to achieve those standards. This has been incorporated into the design of the development while also covering the ecologically most valuable biodiversity site.

Policy BIO1: Biodiversity and Geodiversity

- 5.51 Policy BIO1 sets out 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 of international, national and local significance, ancient woodland and species and habitats of principal importance.*
 - *Maximising biodiversity and geodiversity opportunities in and around new developments.*
 - *Conserving and enhancing the form, local character and distinctiveness of the boroughs natural assets.*
 - *Proposals will be expected to have followed the national mitigation hierarchy.*
 - *Protecting ancient and veteran trees where identified.*
 - *Encouraging provision of biodiversity enhancements.*
- 5.52 An Ecological Impact Assessment has been prepared by Witcher Wildlife which accompanies the planning application and assesses the current position on site. The Assessment confirms there are no records of designated sites within or surrounding the survey area, with the nearest record being at Bolton upon Dearne Wetlands Local Wildlife Site, which lies 675m to the south of the site. The proposed development will have no impact on this site.

- 5.53 The main habitats on the site are scrub, tall ruderal and trees on the northern half of the site and heavily grazed and poor semi-improved grassland with a few scattered trees on the southern half of the site. Overall, the northern half of the site is of moderate ecological value and the southern half of the site is on low ecological value.
- 5.54 Biodiversity calculations were carried out using the Biodiversity Metric 3.0. The habitats baseline on the site was calculated at 14.20 Habitat Units and the hedgerow baseline on the site was calculated at 0.15 Hedgerow Units.
- 5.55 The area to the northeast corner of the site will be retained as public open space and the semi-improved neutral grassland will be improved to enhance this habitat. Areas of scrub and scattered trees will also be retained and improved where necessary. This area will be managed, and enhancements incorporated into it in the form of wildflower planting, locally sourced native fruit and berry bearing trees and shrubs and native species hedgerows around the edge of this area. A maintenance plan will also be put in place to enhance and retain the grassland habitat. As a result, this will deliver 4.10 Habitat Units.
- 5.56 A balancing feature is proposed to the southern end of the site which will be dry except in a very few instances and therefore, this will be planted out with good quality grassland and wildflowers to further enhance the biodiversity.
- 5.57 Post development biodiversity calculations were carried out which show an overall loss of 5.84 Habitat Units and an overall gain of 2.64 Hedgerow Units, therefore the residual impact of the development on habitats will be a '*Moderate Negative Residual Impact at Site Level*'. This will be compensated for by providing off site Biodiversity.
- 5.58 Further biodiversity mitigation measures will include a sensitive lighting plan, integrated bat and bird boxes will be installed in at least 10% of the houses constructed on the site and general bird boxes put up on trees around the site.

Policy CC1: Climate Change

- 5.59 Policy CC1 sets out that the Borough will seek to reduce the causes of and adapt to the future impacts of climate change by:
- *Giving preference to development of previously developed land in sustainable locations;*

- *Promoting the reduction of greenhouse gas emissions through sustainable design and construction techniques;*
- *Locating and designing development to reduce the risk of flooding;*
- *Promoting the use of Sustainable Drainage Systems (SuDS)*
- *Promoting and supporting the delivery of renewable and low carbon energy; and*
- *Promoting investment in Green Infrastructure to promote and encourage biodiversity gain.*

Policy CC2: Sustainable Design and Construction

- 5.60 Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable. As set out under the assessment of the proposals against Policy RE1, a fabric first approach will be adopted to ensure sustainable design and construction advice is followed.

Policy CS3: Flood Risk

- 5.61 The site is located in Flood Zone 1 of the Environment Agency's online mapping records which is land deemed as having a less than 1 in 1000 chance of flooding in any one year (<0.1%) from a fluvial source. However as the site is over 1ha in size a Flood Risk Assessment has been prepared and accompanies the planning application. It confirms that the site is at a low risk of surface water flooding, groundwater flooding and sewer flooding.

Policy CC4: Sustainable Drainage Systems (SuDS)

- 5.62 As set out in the accompanying Drainage Report, a drainage strategy has been prepared as part of the proposed development to deal with foul and surface water drainage.
- 5.63 Surface water disposal will be to the 375 mm public surface water sewer located on the site. This discharge rate will be attenuated to the brownfield and greenfield runoff rate calculated at 15.3 l/s. Attenuation storage for the 1 in 100 year plus 30% climate change rainfall event will be provided under ground in cellular storage units under open space.

Policy RE1: Low Carbon and Renewable Energy

- 5.64 All developments will be expected to incorporate appropriate design measures, in order to

reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations. The proposed development will achieve this through provision of photovoltaic solar panels alongside a fabric first approach to achieve reduction between 24/30% across different house types.

Affordable Housing SPD (May 2019)

5.65 The guidance reiterates that for housing developments of 15 or more dwellings affordable housing will be expected to be provided. The Council will seek to negotiate the type of housing preferred which will vary from site to site according to local circumstances. This will be determined, in discussion with the applicant at pre-application and planning application stage, by consideration of a combination of information including:

- *Local housing needs studies*
- *Waiting list/Choice Based Lettings data*
- *Availability and type of existing stock*
- *Local housing market data*

5.66 As stated, the proposal will provide a total of 10% affordable housing to be delivered on site which is compliant the requirement in Policy H7. The type of units to be provided in accordance with the current needs and will be agreed with the Council following submission of the application.

Planning Obligations SPD (Nov 2019)

5.67 The guidance sets out that planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. It goes on to outline that planning contributions will be sought for:

- Financial contributions for School Places;
- Sustainable Travel;
- Affordable Housing;
- Open Space Provision on New Housing Developments.

- 5.68 Where contributions are required for school places or sustainable travel, these will take precedent. The provision of open space and affordable housing is being provided on site.

Open Space Provision on New Housing Developments SPD (May 2019)

- 5.69 The guidance states that a minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.
- 5.70 The proposal includes 0.67ha of public open space which meets this requirement. It equates to circa 19.76% of the site area and incorporates a formal play area, an area of open space covering semi-improve grassland and tree frontage to the application site. More detail is provided in the accompanying Design and Access Statement.

Parking SPD (Nov 2019)

- 5.71 The maximum parking standards for this type of development (C3) are set out in the Council's Parking Supplementary Planning Document which states that for dwellings with 1 or 2 bedrooms a maximum of 1 space should be provided and 2 spaces for dwellings with 3 or more bedrooms.
- 5.72 The proposal meets these criteria thorough the provision of at least 1 parking space per dwelling with larger dwellings benefitting from additional space and garages. This results in a total of 209 car parking spaces across the site which is made up of 1 space for some of the 2 beds, 2 spaces for most of the 3/4 beds with a few having 3 spaces, however the driveway at the side of properties could be extended to give additional spaces.
- 5.73 The use of Travel Plans to promote sustainable travel are supported by the SPD Guidance.

Sustainable Travel SPD (Nov 2019)

- 5.74 The guidance sets out that developer contributions will be sought where it would clearly be inappropriate for the Local Planning Authority to grant planning permission for a development which without appropriate mitigation would either cause an unacceptable impact on the public transport system or exacerbate a situation which is already unsatisfactory.

6.0 ASSESSMENT OF PROPOSALS

- 6.1 This Section assesses the planning merits of the development proposal. The following issues are considered to be relevant to the determination of the planning application.

Principle of Development

- 6.2 The Principle Town of Goldthorpe is intended to be a focus for housing growth. In accordance with Policy H2 of the Local Plan, 2891 dwellings are set to be delivered in the Dearne between 2014 and 2033.
- 6.3 The application site is identified within the Local Plan as a housing allocation (HS47) which is to provide 86 dwellings. As such, the site is required in order for the Council to meet the required supply of land and housing targets. This application confirms the deliverability of the site.
- 6.4 This application proposal seeks permission for the development of 109 residential dwellings. The density (40dph) as a net proportion of development on the site meets the 40dph policy aspiration. The proposal will provide a high-quality development which consists of a mix of housing, and areas of open space. The design approach will avoid any issues such as overlooking between the site and the surrounding residential properties.
- 6.5 The site is situated in a sustainable location with good access to nearby local facilities and services within Goldthorpe. The site also has good access to public transport links which provides means of transport other than the private car to a range of locations such as Barnsley Town Centre.

Affordable Housing

- 6.6 Policy H7 of the Local Plan requires developments of 15 or more dwellings to provide affordable housing with 10% of affordable housing being expected in Goldthorpe. As noted the proposals comply with Policy H7, with the on-site provision of 10% affordable housing.

Design

- 6.7 Paragraph 126 of the Framework emphasises the importance of the creation of high-quality buildings and places with good design being a key aspect of sustainable development.
- 6.8 Additionally, Policy D1 states that any proposed development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive,

local character and features of Barnsley.

- 6.9 This proposal meets this requirement through the design and layout of the scheme taking into account the specific characteristics of the development site, the surrounding area and the wider context of its location and incorporating high quality design that will complement existing properties within the neighbourhood.
- 6.10 The design of the scheme considers the topography of the locality and will provide appropriate levels of amenity, privacy and safety for residents. The site will strive to achieve an efficient and legible site layout in accordance with design policies set out in local and national policy.

Access and Highways

- 6.11 A Transport Statement and Travel Plan has been produced by Sustainable Development and Delivery (SDD) in support of the planning application for the proposed development. The Transport Assessment considers the key highway and transport related matters, including a review of the proposed site access arrangement and potential impact of the development on the surrounding highway network.
- 6.12 The proposed access serving the development will be taken directly from Goldthorpe Road 20 metres to the south of the Goldthorpe Road Washington Road junction. The access will be served by a right/left stagger layout, the principle of this access has already been accepted by the Local Highway Authority as part of a pre-application scoping exercise. Plots 1 – 5 of the development will be provided by direct driveway access onto Goldthorpe Road.
- 6.13 The proposed development will provide 209 car parking spaces.
- 6.14 It should be highlighted that the ability of the existing wider road network to support new development on allocated housing sites has been assessed by the Council as part of the Local Plan process. The resultant highways assessment undertaken has identified that the proposed development would likely generate 54 and 57 two-way trips during both AM and PM peak hours respectively, which is not considered “severe”. The assessment of the proposed site access has shown that the proposed site access would operate well within theoretical capacity.
- 6.15 Overall, the proposed development is considered to be adequately served by sustainable

modes of transport, that a safe and suitable access arrangement can be achieved, and that the development will not lead to a severe impact on the surrounding highway network. The proposal is therefore considered to be in accordance with paragraphs 108 and 109 of the Framework.

- 6.16 It was considered that the development site is located in an area with very good existing public transport links, walking and cycling infrastructure, which will support sustainable travel and reduce the reliance on private vehicular modes.
- 6.17 A Travel Plan has also been produced by SDD in support of the planning application to document the range of available sustainable travel options within the vicinity of the site and sets out how single occupancy vehicle use can be lowered through the promotion of sustainable travel through effective implementation, monitoring and management of the Travel Plan and its measures.

Archaeology

- 6.18 A Desk Based Assessment of the Historic Environment has been undertaken by Archaeological Research Services Ltd in support of the application. The report was commissioned in order to fully understand the potential for below-ground archaeological remains to survive at the site, as well as to rule out any areas with no archaeological potential.
- 6.19 Due to the construction of the Dearnside Comprehensive School in the 1930s, and its recent demolition the assessment has identified that there is little archaeological potential within the southern part of the site.
- 6.20 The assessment recommends that a phase of archaeological evaluation trenching is carried out within the northern area of the site to assess the survival of any below ground archaeological remains associated with the medieval settlement of Goldthorpe, and to assess the state of preservation of buried remains associated with the buildings depicted on the early historic mapping. Evaluation trenching should also be undertaken to assess the survival of the air raid shelters that are known to exist immediately to the north of the footprint of the school.
- 6.21 The site is identified to be located within an area that was densely populated during the Iron Age/Romano British periods, therefore there is potential for buried features associated with the wider landscape enclosures and field boundaries. This is considered to be particularly

likely in the northern part of the site, which has had relatively little disturbance.

- 6.22 On this basis it is recommended that once the dense vegetation within the northern part of the site is removed that it would be appropriate to undertake an archaeological strip, map and sample extraction to further record any significant surviving archaeological remains as part of a mitigation strategy prior to the commencement of any development.

Ecology

- 6.23 The application is supported by an Ecological Impact Assessment prepared by Whitcher Wildlife Ltd.
- 6.24 A Preliminary Ecological Appraisal of the site to establish whether there were any issues that may affect the proposed works was carried out on 21st September 2018 with a further visit with the applicant and the Council on 22nd November 2018. The findings of the survey and appropriate recommendations have been incorporated into the development. The ponds identified on the initial survey were subsequently surveyed in 3rd October 2018 and a Great Crested Newt eDNA test was carried out of the pond to the east of the site on 23rd April 2019. A further survey was carried out of the site at the time due to a fire at the bungalow on site. A Bat dusk emergence survey was carried out on 2nd May 2019. Due to the time that had passed since the initial Preliminary Ecological Appraisal in 2018, a further Preliminary Ecological Appraisal of the site was carried out to update the initial findings and assess whether anything has changed on 6th October 2021.
- 6.25 The main habitats on the site are scrub, tall ruderal and trees on the northern half of the site and heavily grazed and poor semi-improved grassland with a few scattered trees on the southern half of the site. Overall, the northern half of the site is of moderate ecological value and the southern half of the site is on low ecological value.
- 6.26 No badger setts or badger field signs were identified within the survey area.
- 6.27 Within 500 metres of the site there are three ponds. Of these ponds only Pond 1 is considered to possess some suitable habitat for Great Crested Newts despite contamination from cattle waste. It is unlikely that Great Crested Newts will travel between Pond 1 and the application site, if they are present in Pond 1. The eDNA testing of Pond 1 gave negative results for Great Crested Newts.

- 6.28 The area to the northeast corner of the site will be retained as public open space and the semi-improved neutral grassland will be improved to enhance this habitat. Areas of scrub and scattered trees will also be retained and improved where necessary. This area will be managed, and enhancements incorporated into it in the form of wildflower planting, locally sourced native fruit and berry bearing trees and shrubs and native species hedgerows around the edge of this area. A maintenance plan will also be put in place to enhance and retain the grassland habitat. As a result, this will deliver 4.10 Habitat Units.
- 6.29 A balancing feature is proposed to the southern end of the site which will be dry except in a very few instances and therefore, this will be planted out with good quality grassland and wildflowers to further enhance the biodiversity.
- 6.30 Biodiversity calculations were carried out using the Biodiversity Metric 3.0. The habitats baseline on the site was calculated at 14.20 Habitat Units and the hedgerow baseline on the site was calculated at 0.15 Hedgerow Units. Post development biodiversity calculations were carried out which show an overall loss of 5.84 Habitat Units and an overall gain of 2.64 Hedgerow Units, therefore the residual impact of the development on habitats will be a 'Moderate Negative Residual Impact at Site Level'. This will be compensated for by providing off site Biodiversity.
- 6.31 Further biodiversity mitigation measures will include a sensitive lighting plan, integrated bat and bird boxes will be installed in at least 10% of the houses constructed on the site and general bird boxes put up on trees around the site.

Flood Risk/Drainage

- 6.32 The site is located in Flood Zone 1 of the Environment Agency's online mapping records which is land deemed as having a less than 1 in 1000 chance of flooding in any one year (<0.1%) from a fluvial source.
- 6.33 A Flood Risk Assessment has been prepared by Eastwood & Partners and has been submitted in support of this application found that the site is at a low to high risk of surface water flooding and low risk of groundwater emergence. Surface water disposal should be dealt with via gravity to the 375 mm surface water sewer located on the site and attenuated to a rate of 15.3 l/s.
- 6.34 Attenuation storage for the 1 in 100 year plus 30% climate change rainfall event will be

provided under ground in cellular storage units under open space.

- 6.35 Foul effluent will discharge by gravity to the 600 mm public combined sewer located on Goldthorpe Road.
- 6.36 The report by Eastwood & Partners outlines that pre-application advice was undertaken with Yorkshire Water, the details of which are included within the report.

Ground Investigation Report

- 6.37 A Phase I and 2 Geo-technical and Geo-environmental Site Investigation has been prepared by Eastwood & Partners in support of the application. The purpose of the report is to assess information regarding the current and former land uses, as well as the environmental sensitivity of the site (Phase I) and to detail the results of intrusive works and laboratory analysis to inform a final risk assessment (Phase II).
- 6.38 In respect to the geology of the site the Phase I Investigation identifies that the site is shown to be underlain by the Pennine Middle Coal Measures Formation, comprising mudstone, siltstone and sandstone. The Shafton Coal seam is recorded to outcrop approximately 550 metre to the south-west.
- 6.39 Topsoil encountered within the main body of the site is considered suitable for re-use within gardens and public open space (POS). Elevated concentrations metals and PAH compounds have been identified within the topsoil from the parcel of land where the former pub was located in the north-west. Topsoil located in this location is not considered suitable for reuse at surface within private gardens and POS, therefore the topsoil should be either capped or removed. A 600mm thick clean capping layer is recommended for gardens and soft landscaped areas where granular made ground remains. This should be increased in 1 metre clean capping layer where shallow coal or coal rich spoils are present to prevent any potential combustion. For areas underlain by the cohesive made ground deposits, a 300 mm thick growing medium is proposed.
- 6.40 A Coal Authority Mining report obtained for the site states that the site is located in an area that could be affected by past underground mining in four seams of coal at depths of between 230 metres and 640 metres. There are no known coal mine entries within, or within 20 metres of the boundary of the site. Shallow Coal has been identified to be present in the south-west of the site, in this area the capping thickness should be increased to 1 metre.

- 6.41 The Ground Gas conditions are considered to be classified as characteristic gas situation (CS) and are not considered to require gas protection. However further monitoring is required to confirm this. The results of which will reported upon completion.

Landscaping

- 6.42 Landscaping forms a key aspect of the design of the proposal with the incorporation of public open space and planting in order to soften the appearance of the residential development. This includes the use of street trees and vegetated open space with a mixture of groundcover, shrubs and trees.
- 6.43 The area of Public Open Space (POS) to the north-eastern corner of the site will remain as a habitat area with a focus on enhancing the area of previously identified semi-improved grassland, this area will be managed accordingly with additional planting of wildflowers.

7.0 CONCLUSION

- 7.1 This Planning Statement has been prepared by DLP Planning on behalf of W Redmile & Sons Ltd in support of an application for full planning permission for residential development at Goldthorpe Road, Goldthorpe.
- 7.2 The application proposal seeks permission for the development of 109 residential dwellings together with two newly formed access points, public open space and landscaping.
- 7.3 This Planning Statement provides a review of the planning history of the site, identifies the relevant planning policy context, including policies from the recently adopted Local Plan, and undertakes a planning assessment of the development proposals.
- 7.4 Within this context, the principle of residential development is considered to be acceptable particularly due to the site being allocated as a mixed-use site within Barnsley's Local Plan. The proposed development provides a high quality design, which consists of a mix of housing and large areas of public open space. The proposed density responds to the characteristics of the site and will protect residential amenity preventing issues such as overlooking between the site and the surrounding residential properties.
- 7.5 It has been demonstrated that the development proposal is in accordance with national and local planning policy and that there is the opportunity to provide much needed housing within this sustainable location.
- 7.6 On this basis it is considered that the application should be approved without delay.

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