Planning & Building Control Service
Development Management
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Head of Service: Joe Jenkinson

My Ref: 2017/ENQ/00162
Your Ref:
Date:
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Paul Butler
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Paul,

Proposed Detached New Dwelling, Greenland Cottages, High Hoyland Lane, High Hoyland

Following our recent meeting on site, this letter provides my updated advice and an assessment of the material planning considerations that would influence the outcome of any subsequent application.

Planning Policy Considerations

The Development Plan for the Borough currently consists of the saved Unitary Development Plan policies and the Local Development Framework Core Strategy. In addition the Council has submitted the Publication Draft of the Local Plan which shows possible allocations up to 2033 and associated policies. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:
The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF,

The National Planning Policy Framework (NPPF) is also an important consideration. The NPPF states that a presumption in favour of sustainable development should be at the heart of every application decision. For planning application decision taking this means:-
• approving development proposals that accord with the development plan without delay
• where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:-

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–any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
-specific policies in the Framework indicate development should be restricted.

In addition, the Council has adopted a number of Supplementary Planning Documents (SPDs) which are relevant. In particular: Designing New Housing Development SPD and Parking SPD.

Principle of Development

The proposed is located in the Belt as allocated on the UDP where Green inappropriate development is, by harmful to the Green Belt and should not be approved except in very special circumstances (para 87 of the NPPF).

Paragraph 89 of the NPPF allows for the *"limited infilling...which would not have a greater impact on the openness of the green belt and the purpose of including land within it than the existing development"*.

The site is located on a plot of land between a row of terraces known as Greenland and The Mount. There are houses to the rear, albeit these are located some distance from the proposed with a wooded area between (which the applicants have informed me forms part of the curtilage of The Mount). I have also looked at the historic mapping and there does appear to have been buildings located here in the past, as per the discussion on site. In this respect the proposed may be considered as infill development.

The test would then require you to demonstrate that there will be no greater impact on the openness of the green belt and the purposes of including land within it. The proposed design, cut into the hillside, has the potential to minimise the impact on openness. However, as discussed it is incumbent on you to demonstrate this and I would suggest that visualisations / photomontages are provided particularly from key viewpoints along the road and nearby footpaths. You may also want to consider any long distance views.

Notwithstanding the above there is also a presumption in favour of sustainable development (subject to the caveats contained in the NPPF). You will, therefore,
need to consider the sustainability of the proposed and provide appropriate evidence

Proposed Design and Layout

Your enquiry refers to the house as an eco-dwelling; however no details are provided as to what technology will be utilised or the eco-credentials once built. It is therefore not possible to assess this aspect of the scheme. Similarly, it is difficult to comment in detail on the design of the proposed from the information provided and I would suggest that if you are progressing with an application you provide photomontages / visualisations of the proposed to allow a clear understanding of the design approach and how it will fit within the wider landscape character area.

I have received the following comments from internal consultees:

Highways have raised no objections to the proposed subject to any application meeting the parking standards as set out the Parking SPD. However, this would in
itself increase the impact on the openness of the Green Belt contrary to

Trees have requested a tree survey to enable them to understand the impacts to [redacted].

The site is located in a coal mining risk area and therefore a coal mining risk assessment is required.

Drainage and Pollution Control have raised no objections' based on the material provided.

Validation Requirements

If submitting an application, in addition to the standard list of national planning application requirements:

- Application Forms
- Plans
- Design and Access Statement (including visualisations / photomontages)

Please also provide an Ecology Survey, Tree Survey, Coal Mining Risk Assessment and detailed evidence to demonstrate that you have complied with Local and National Planning Policy regarding the very special circumstances supporting the case for a new dwelling in the Green Belt as set out above.

This covers everything that will be required based on the information we have to date. However I reserve the right to request additional information should that be [redacted].

These comments will be treated as a material consideration in relation to any planning application submitted in the next 2 years for a scheme that reflects the advice provided in this letter. However, please note that the views and opinions in this letter do not constitute a formal response or decision of the Council in relation to any future planning application.

Yours sincerely

[redacted]

[redacted]