



PLANNING STATEMENT

RESIDENTIAL DEVELOPMENT – 5 NO. DWELLINGS (OUTLINE)

WOODBINE COTTAGE, DONCASTER ROAD, BILLINGLEY, BARNSLEY, S72 0JE

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1. INTRODUCTION

This statement has been prepared to support the submission of an application for outline planning permission for a residential development of 5no. dwellings. The site is part of the large garden of the existing dwelling at Woodbine Cottage and lies immediately to the south of the A635 Doncaster Road.

The proposal seeks to deliver a scheme of high-quality family homes in very close proximity to the existing popular residential areas of Goldthorpe and Billingley. The proposed development would assist in providing an adequate supply of housing in the locality whilst sufficiently respecting the character of the surrounding area.

The proposal represents the sustainable development of an underused site, which is supported by local and national planning policy. The proposal results in a sustainable form of development which should be welcomed by the local planning authority (LPA).

This statement should be read in conjunction with the supporting plan supplied by Peter Dimberline Chartered Architect, the Ecology Appraisal prepared by Middleton Bell Ecology, the Tree Survey prepared by AWA Tree Consultants, the Drainage Strategy prepared by EWE Associates and the Coal Mining Risk Assessment prepared by G & M Consulting which demonstrate the credentials of the scheme in more detail. It is anticipated that the LPA will adopt a progressive approach to this sustainable scheme.

This statement now proceeds to give details of the site. The details of the proposal are then set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the National Planning Policy Framework (NPPF). In particular, it will be demonstrated that the proposal would result in a sustainable form of development, would make a positive contribution to meeting housing targets, would not harm highway safety or efficiency, would not harm the character of the area and would sufficiently protect neighbouring living conditions. Furthermore, the proposal would not result in an unacceptable impact on ecological assets. Finally, the conclusion is reached that planning permission should be granted for the proposed development.

2. THE SITE

The application site comprises part of a very large garden of an existing detached dwelling known as Woodbine Cottage. The site has an area of 0.3 hectares or thereabouts. The site lies just to the southern side of the A635 Doncaster Road. There is an adopted layby and access road between the site and the main road. The site lies in a semi-rural location but with the settlements of Goldthorpe and Billingley only a very short distance away; the built-up area of Goldthorpe lies just 0.5 km to the east and Billingley village is just 0.4 km to the north. The existing dwelling is a substantial two storey stone built detached house. It is set in substantial gardens that lie to the rear and both sides.

Undeveloped arable land lies to the east and south, as well as beyond Doncaster Road to the north. A pair of semi-detached dwellings (similar in age and character to Woodbine Cottage) are located to the west. Two dense rows of mature trees and hedgerows separate the site from these neighbouring properties and there is virtually no inter-visibility between the two. A large conifer plantation also lies further to the west.

Whilst the site lies outside of a settlement, it is very well connected. A bus stop is situated adjacent to the site providing access to Barnsley town centre to the west (and all stops on route). A second bus stop, on the opposite side of Doncaster Road, provides access to Doncaster town centre to the east (and all stops on route).

Goldthorpe Railway Station is 1.5 km to the east with direct trains to Rotherham (16 minutes), Wakefield (26 minutes), Sheffield (32 minutes) and Leeds (44 minutes).

Footpaths connect the site to all neighbouring settlements.

The site is within a Nature Improvement Area, but is otherwise unallocated under the provision of the Local Plan. Land just to the east and further to the south of the site is allocated for employment uses. Land further to the north and west lies within the Green Belt.

The site is not within a Conservation Area and there are no listed buildings nearby.

3. THE PROPOSAL

Outline planning permission is sought for a residential development of 5no. dwellings. The application is in outline form with all matters reserved. As such, only the principle of a residential development of five dwellings is under consideration at this stage. Details of access, appearance, landscaping, layout and scale are all saved as reserved matters. An indicative proposed site plan has been produced in order to demonstrate that the site is clearly capable of accommodating five new dwellings.

The indicative design details of the scheme can be found in the supporting plan supplied by Peter Dimberline Chartered Architects and the supporting reports. However, at this stage the main details of the indicative proposal are as follows:

- It is intended that the scheme will comprise of a mix of detached and semi-detached family homes in order to meet an identified need in the area.
- The indicative scheme has been designed around a concept that takes a lead from the idea of a converted former farmstead reflecting a logical architectural hierarchy.
- The indicative scheme shows two new access points from the existing layby.
- The scheme will comprise buildings of a high quality not exceeding two storey's in height. The design will be very much in keeping with existing properties and the surrounding area.

4. PRE-APPLICATION DISCUSSIONS AND PLANNING HISTORY

The only planning history for the site relates to an application in 2003 for an extension to the existing dwelling. This is not of any relevance to the current application.

Given the relatively simple principles to be applied to schemes of this nature, and the resource pressures facing the LPA, it was not considered necessary to engage with the LPA at pre-application stage.

The Applicant has enlisted the services of JR Planning and Peter Dimberline Chartered Architects (also responsible for the extension referred to above) in the drafting of this scheme. A comprehensive suite of supporting reports has also been produced and these are submitted separately.

5. ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists of the Local Plan and Policies Map that were adopted on 03 January 2019. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Further material considerations exist in the form of national policy and guidance contained within the revised NPPF which was published on 24 July 2018 and the suite of documents comprising National Planning Practice Guidance (NPPG).

Allocations

The site lies within a Nature Improvement Area under the Local Plan.

National

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the revised NPPF are considered of direct relevance to the current proposal:

Paragraph 8 states that

“...achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future*

generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

Paragraph 10 states that “...so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.”

Paragraph 11 goes on to set out that “...plans and decisions should apply a presumption in favour of sustainable development. 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.”*

Paragraph 38 states that “...local planning authorities should approach decisions on proposed development in a positive and creative way.”

Paragraph 79 states that “...planning policies and decisions should avoid the development of isolated homes in the countryside.”

Paragraph 109 states “...development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

Paragraph 118 states that “...decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.”

Paragraph 124 states that “...the creation of high-quality 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.”

Paragraph 148 states that “...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. Paragraph 155 goes on to state Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).”

Paragraph 175 states that “...if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.”

The overarching message of the NPPF is that LPAs should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPAs should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

Local Plan Policies

The following policies are considered of relevance:

LG2 – The Location of Growth

H4 – Residential Development on Small Non-allocated Sites

H6 – Housing Mix and Efficient Use of Land

T1 – Accessibility Priorities

T3 – New development and Sustainable Travel

T4 – New Development and Transport Safety

E1 – Providing Strategic Employment Locations

D1 – High Quality Design and Place Making

GI1 – Green Infrastructure

BI01 – Biodiversity and Geodiversity

6. ASSESSMENT

Principle

The main emphasis of current national planning policy is to ensure proposals are compliant with the definition of sustainable development set out within the revised NPPF. Sustainability is multi-faceted and is set out within the Framework taken as a whole. To achieve sustainable development, the Framework sets out that economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

The proposal would be wholly sustainable using the definition set out in the NPPF for the following reasons:

- **Social:** The proposed development would result in the creation of five high quality new family homes in a sustainable location. The application site is a short, and easily walkable, distance from the local services and community facilities within the neighbouring settlements. The proposed development would safeguard the use of the site to provide additional family dwellings for generations to come and would therefore provide ongoing support for the existing services and facilities. The provision of housing here would also support the sustainability of future development on the nearby land that has recently been allocated for employment uses. The proposal would not result in any adverse social impacts.
- **Economic:** The proposal would make much more efficient use of the existing site and would provide growth and investment in the locality. Additional economic activity would be created during the construction phase; it is estimated that the development would create the equivalent of 33 full time jobs during the construction period. The new dwellings would be likely to provide additional custom at existing local services in the nearby settlements.
- **Environmental:** The proposal would have no detrimental impact on the character of the site or the surrounding area. The proposal represents a high quality development (with the intention of sourcing construction materials locally) which would enhance the housing stock in the locality. The site is in a sustainable location with a good level of local services and future residents would have good access to public transport links to wider services. The proposal would have no adverse ecological impacts.

In terms of the suitability of the location of the site for additional housing, it is acknowledged that the site is outside an existing settlement. However, as outlined above, it is extremely well related to the

existing settlements of Goldthorpe, Dearne and Billingley. Goldthorpe (including Bolton on Dearne and Thurnscoe) is identified in policy LG2 as being a Principle Town.

Importantly, whilst the site is just outside of a settlement, it is clearly not in an isolated location. The site is immediately adjacent to the main road with two bus stops in very close proximity. There are neighbouring buildings to the west. The site is, of course, also already in residential use. Whilst policy H5 is not directly relevant to this application, as the site is below the 0.4 hectare threshold, the table of essential and desirable facilities for housing developments is useful in illustrating that this is a sustainable location for a small housing development. The table sets out that doctors surgery, primary school, local convenience store and public open space are all essential facilities. Other desirable facilities include post office, place of worship and public house. The site is readily accessible to all of these facilities either on foot or by public transport.

It is also important to understand the recent history of the site and neighbouring land in terms of land use allocations and designations. Prior to the publication of the new local plan, the site, along with the surrounding agricultural fields, was designated as being within the Green Belt. However, as part of the Local Plan process, a Green Belt Review was undertaken. The Local Plan acknowledged that:

“...our housing and employment needs and aspirations cannot be accommodated without the need to release land from the Green Belt”.

Following the Green Belt review, the subject site along with the land to the east and south of the site, was removed from the Green Belt. The subject site is now unallocated for any particular land use and therefore has no presumption against development. The land to the east and south is now allocated for employment uses. As such it is clear that the site and the neighbouring land can now help to meet the LPA's housing and employment requirements.

The Local Plan sets out that the LPA must deliver 21,564 net additional homes in order to meet the identified housing need over the plan period. This is clearly a significant challenge for the LPA. The Local Plan acknowledges that this is an ambitious figure. The Dearne area is expected to accommodate 14% of the new housing delivery, which is a significant amount. A windfall allowance in villages is also required in order to meet the need. The LPA has also set out that the regeneration of

the Dearne area is a priority for the plan period. It is clear that the use of greenfield sites is needed in order to achieve these aspirations.

This need for housing requirements to be met through sites beyond just those allocated for housing is reflected in policy H4. Policy H4 states that proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies in the Plan. At 0.3 hectares, this site is within the threshold of policy H4

It will be demonstrated below that the site does not conflict with any other relevant policies. The principle of residential development here is therefore clearly acceptable. The development accords with policy H4 and the guidance contained within the NPPF in respect of sustainable development and delivering new housing.

Amenity and Relationship with Existing and Planned Neighbouring Uses

The indicative layout plan shows that the proposed development would create a high-quality built environment for future occupiers. The dwellings would benefit from appropriate separation distances to neighbouring properties and would enjoy pleasant private garden areas. The indicative plan shows that a high standard of housing amenity for future occupiers would be easily achievable at this site from a scheme of 5 dwellings.

The host dwelling at Woodbine Cottage would also retain a large private garden and the introduction of the new dwellings would not result in any harmful overlooking, overshadowing or oppressive impacts.

As such, whilst only the principle of development is under consideration at this stage, the indicative scheme clearly shows that a scheme of five new dwellings can be comfortably accommodated at this site.

It is also important to give consideration to the relationship with existing and planned neighbouring uses. It has previously been stated that a pair of residential dwellings exist to the west. The subject site is very well screened from these neighbouring properties by two rows of very tall mature trees and hedgerows (which are to be retained). Indeed, there is virtually no inter-visibility between the two.

In accordance with the layout plan the proposed dwellings would still be 20m away from these existing dwellings. The proposed dwellings would therefore suffer no disamenity from Woodbine Cottage or the neighbouring dwellings. Similarly, the development would have no detrimental impact on the amenity of users of the existing properties.

As outlined above, the neighbouring land is now allocated as employment land. This means that it is likely that proposals for employment generating uses will come forward soon. However, it must be remembered that this site is already in residential use. As such, the LPA will already have to be mindful of the impact that future employment uses will have upon the application site. Uses within the employment allocation that lie closest to the current application site will have to be compatible with residential use.

The introduction of further residential units at the site will therefore have no impact on the delivery of employment uses beyond the consideration that will have to be given to the impact on Woodbine Cottage in any case. As such, the proposed development will not harm the delivery of employment uses within the nearby allocated site. In fact, it is considered that residential development at the site will complement the planned employment development and it is possible that future occupiers could be employed at the neighbouring site. That would be a highly sustainable arrangement. The development would raise no conflict at all with policy E1.

It is clear that the development would provide a high standard of housing amenity for future occupiers and would result in no adverse impacts on the residential amenity of existing occupiers in the locality. The development is entirely in accordance with local and national policy in this respect.

Design of the Proposed Dwellings

The appearance, scale and layout details are not under consideration at this stage. However, the indicative layout plan sets out the intended design concept for the scheme. This concept takes inspiration from the idea of a converted former farmstead reflecting a logical architectural hierarchy. The existing dwelling at Woodbine Cottage being the 'main two storey farmhouse' (first tier); the detached cottage alongside having more modest architectural embellishment, (the second tier); and the 'courtyard' would be a group of two storey and single storey buildings, (third tier).

The indicative layout and design principle has been intentionally formulated to respond well to the semi-rural landscape character of the locality.

In addition, consideration has been given to the type of houses that would make up the scheme. The intention at this stage is to have two pairs of semi-detached houses and one detached dwelling. It is also intended that an element of the scheme would be single storey. This is intentionally in response to the identified housing need in the area. The Local Plan sets out that there is a short fall in detached and semi-detached houses, but a healthy supply of terraced dwellings and flats. The LPA has also expressed a desire to increase the number of new build private rented homes. Whilst clearly the tenure of the houses cannot be fixed at this stage, the applicant has indicated that it is very possible that part of the development could be rented out upon completion. The proposed dwellings would provide high quality family homes and would make a valuable contribution to meeting the identified housing needs in the area, in accordance with policy H6.

The development would enhance the built environment and is fully in accordance with the design principles set out in policy D1. The scheme also responds well to the landscape character of the area and therefore accords with policy LC1.

Drainage/ Flood Risk Assessment

The application site falls within Flood Zone 1 as identified by the Environment Agency so is at the lowest risk of flooding.

A drainage strategy has been produced and is submitted separately. This demonstrates that the site would not exceed the capacity of the existing infrastructure in the locality and surface water will be disposed of appropriately. The development would not be at undue risk of flooding and would not increase the risk of flooding elsewhere. The scheme accords with local policy and the guidance contained within the NPPG in this respect.

Transport and Accessibility

As set out above, the site is situated in a sustainable location in very close proximity to the existing nearby settlements, including the Principle Town of Goldthorpe. The site has good access to public transport links and the local services and facilities within the nearby settlements are within short

walking distance. The location of the site therefore complies with national and local objectives of creating sustainable patterns of development.

Means of access to the site is not under consideration in detail at this stage. However, the indicative scheme shows two new access points to serve the new dwellings. The site benefits from the access layby that runs parallel to Doncaster Road, meaning that there is no need to egress from the site directly onto the main road. Clearly the A635 Doncaster Road can accommodate the additional traffic that would be associated with a development of five new dwellings and also provides adequate visibility in both directions for vehicle entering the highway.

It is therefore considered that the scheme can clearly be delivered without resulting in harm to highway safety and the development would have good accessibility and sustainability in terms of transport links. The scheme clearly accords with the local plan policies and guidance contained within the NPPF in this respect.

Ground Stability

The site is within a Coal Mining High Risk Area. A detailed Coal Mining Risk Assessment, bespoke to the proposed development, has been undertaken and is submitted separately. The Risk Assessment clearly demonstrates that the historic mining activity should not be a barrier to development of the site. The scheme accords with the guidance contained within the NPPF in this respect.

Impact on Trees and Ecology

The site lies within a Nature Improvement Area. Whilst this designation relates to a much larger area than the curtilage of the host dwelling, consideration has been given to preserving ecology interest at the site. A detailed Ecological Appraisal has been undertaken and is submitted separately. This sets out that the site is of no more than site level interest in terms of ecological value. The existing dwelling has moderate bat roost potential, but this building would not be affected and no further survey information is required. Recommendations have been made in respect of trees and hedgerows, great crested newts and nesting birds. All these measures can easily be incorporated into the detailed design at the reserved matters stage. Subject to this, the development would be likely to improve the existing ecological value of the site.

A tree survey has also been carried out to help inform an assessment of the arboriculture value of the site and this is submitted separately. The tree survey concludes that 13 items of woody vegetation are present at the site. Of these, only 2 are worthy of retention. Subject to appropriate replanting, which will come forward at the reserved matters stage, the scheme would enhance the arboriculture value of the site.

The development therefore clearly complies with the relevant local plan policies and the guidance contained within the NPPF in respect of the natural environment.

7.CONCLUSION

The proposed development represents a sustainable form of development that would not have any unacceptable impact for the reasons set out above. The proposal represents a sustainable form of development which the LPA, in accordance with national guidance, should seek to approve without delay.

The proposal would sufficiently accord with adopted planning policy and guidance and the LPA are respectfully urged to grant permission for the scheme.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.

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JR Planning