



COUNTRYSIDE

Places People Love

PLANNING STATEMENT

Proposed residential development

Land off Barugh Green Road, Barnsley

Countryside Properties, Partnerships Yorkshire

1.0 Introduction

This Planning Statement has been prepared by Countryside Properties PLC ('Countryside') and accompanies a full planning application for residential development on the land off Barugh Green, Barnsley.

The planning application seeks permission for 140 dwellings with associated access, landscaping and open space. A full description of the proposed development is set out within this Statement and accompanying Design and Access Statement.

Planning Application Submission

The full planning application is accompanied by a range of technical documents that consider specific issues and the overall impact of the proposal. These documents are listed below and should be read in conjunction with this Statement:

- Application Form and Certificates
- Location Plan (dwg ref. SKY005-LP-01 Rev A)
- Affordable Housing Statement
- Design and Access Statement (including Design Compliance Statement)
- Landscape Masterplan (dwg ref. 3626-101A)
- Preliminary Ecological Appraisal
- Flood Risk and Drainage Assessment
- Statement of Community Involvement
- Transport Assessment
- Arboricultural Impact Assessment
- Geoenvironmental Appraisal
- Noise Assessment
- Air Quality Assessment
- Application Drawings:
 - Planning Layout (dwg ref. SKPY-004-A-PL-01)
 - Boundary Plan (SKPY-004-A-BP-01)
 - Street Scenes (dwg ref. SKPY-004-A-MSC-01)
 - Housetype Drawing Pack
 - Fence Types A to D (dwg ref. 9102.A)
 - Wall Types 1 to 2 (dwg ref. 9001.F)

Countryside Properties

Countryside Properties have over 60 years' experience, and specialise in urban regeneration to build beautiful, welcoming homes and create strong communities across the UK. All the properties are built to exceptional standards with a focus on energy efficiency and green living, making people's lives and the environment a better place to be. Countryside have received awards for 'Best Construction & Materials', 'Best High Volume New Housing Development' and even won two awards at the Barnet Architecture Awards.

Structure

The remainder of this Planning Statement will be structured as follows:

- Section 2: Site description and planning history.**
- Section 3: The proposed development.**
- Section 4: Planning policy context.**
- Section 5: Planning assessment.**
- Section 6: Technical considerations.**
- Section 7: Planning obligations and draft heads of terms**
- Section 8: Summary and conclusions.**

2.0 Site Description and Planning History

Site Description

The site has a gross area of 4.77 ha and the net developable area is approximately 3.47 ha, the site area is shown on the accompanying Location Plan. The site is bounded by agricultural land to the west and south. To the east of the site is residential development located along Claycliffe Avenue and Mawfield Road. Residential properties are located on the north west boundary of the site alongside a nursery. Adjacent to the site to the north is Claycliffe Business Park. The site can be accessed from Barugh Green Road and Mawfield Road.

The site is located within Flood Zone 1. There are no heritage assets located within the site boundary. A Grade II listed milepost is located on Barugh Green Road outside of the subject site boundary. Hedgerows are found on the north and west boundary of the site, a hedgerow also intersects the site. Low voltage pylons also intersect the site.

Site Location

The application site is approximately 3.7km from Barnsley Interchange. Bus stops are located adjacent to the site located along Barugh Green Road with services providing public transport links into the surrounding area, including Barnsley centre and Wakefield. The site is within walking distance to a range of facilities within Barugh Green which include: supermarket, public house, primary school. To the north of the site is Claycliffe Business Park. Further details regarding the site's location and sustainability can be found within the supporting Transport Assessment which accompanies the planning application.

Policy Allocation

The site is located within the mixed-use allocation MU1 as defined within the adopted Local Plan (2019). The MU1 site has an indicative capacity of 1,700 dwellings and 43ha of employment land. The subject site is within a single ownership outside of the wider masterplan ownership. The MU1 allocation was considered within the Sustainability Statement which accompanied the Local Plan and mitigation measures were proposed as part of the allocation requirements.

Planning History

There is no recent planning history of relevance to the proposed development.

3.0 The Proposed Development

This section of the Planning Statement provides a summary of the proposed development. The Design and Access Statement provides a full description of the proposed development and demonstrates how the site has been designed around the site constraints, whilst also maximising the opportunities of the site.

The proposed development comprises 140 dwellings of which 20% are affordable housing. The proposals include areas of open space and landscaping and associated infrastructure.

A detailed description of the proposed development of which approval is sought is set out below:

‘Residential development with associated landscaping, infrastructure and open space’

The development will provide a variety of 2, 3 and 4 bedroom properties. The development consists of 2 storey houses and all properties meet the Nationally Described Space Standards.

The proposed development includes a new vehicular access from Barugh Green Road, a secondary access will be provided to Mawfield Road. The proposals include pedestrian connections into the wider area including a north-south cycle/pedestrian route located within the proposed open space. The scheme has been designed to incorporate potential for vehicular access into the wider MU1 allocation.

EIA Screening

An EIA Screening Opinion request was submitted to Barnsley Metropolitan Borough Council (BMBC) on 16th March 2020. The Council’s Screening Opinion was received on 20th May 2020 and confirmed that EIA is not required.

Pre-Application Discussions

Countryside has engaged with BMBC in formal pre-application discussions, including a meeting which took place early in the design process. Following this meeting a written response was received from the Council including a number of responses from internal consultees.

In accordance with the Design Code which supports the MU1 allocation, Countryside attended a Design Review Panel meeting on 9th March 2020 to present the emerging proposals. The comments raised by the panel have been considered and incorporated within the final layout were appropriate.

Countryside undertook a public consultation exercises which consisted of a letter drop, providing local residents with information about the proposals along with an opportunity to comment. Further details of the consultation exercise can be found within the accompanying Statement of Community Involvement.

4.0 Planning Policy Context

This section of the Planning Statement outlines the relevant planning policy context for the proposed development and considers national planning guidance and the statutory development plan for the site.

Statutory Development Plan

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

The statutory Development Plan consists of Barnsley Local Plan (2019) and Joint Waste Plan (2012). There are also a series of Supplementary Planning Documents which provide further policy guidance, including the Barnsley West Masterplan Framework (2019).

Barnsley Local Plan (2019)

The adopted Local Plan (2019) allocates development to meet the needs of the Borough with a plan period of 2014 to 2033. Policy H1 states that the Council will seek to deliver at least 21,546 net additional homes during the plan period. Policy LG2 sets out that Urban Barnsley, which includes Barugh Green will be expected to accommodate significantly more growth than other parts of the Borough, in accordance with the settlement hierarchy.

The site is located within the mixed-use allocation MU1 as defined within the adopted Local Plan (2019). The MU1 site has an indicative capacity of 1,700 dwellings and 43ha of employment land.

A full schedule of policies is provided at Appendix 1 and summarised within Table 4.1.

Joint Waste Plan (2012)

The Joint Waste Plan was adopted in 2012 and was prepared by BMBC, Doncaster Council and Rotherham Council. The plan sets out the overall approach to waste management across the three authorities over a 15 year period.

Other Material Considerations

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out ‘a presumption in favour of sustainable development’. The presumption strongly encourages planning authorities to allow development, without delay, which meets the development needs of the area.

‘The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs’ (Para 7, NPPF)

The NPPF is clear 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’ (Para 11, NPPF).

The Government’s objective is to significantly boost the supply of homes. ‘To support the

Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is

development without unnecessary delay (Para 59, NPPF)

The NPPF sets out that design guidance and codes can provide clarity about design expectations at an early stage. It states that the level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified (Para 126, NPPF).

A summary of relevant paragraphs of the NPPF is provided within Appendix 1 and within the planning policy summary in Table 4.1.

Planning Practice Guidance

The Planning Practice Guidance (PPG) was launched by the Government on 6th March 2014 with the purpose of streamlining and reducing the amount to make the planning system simpler, clearer and easier for people to use. The PPG can also be continually reviewed and updated as necessary. The PPG contains 41 categories with each category having sub-topics and a series of questions and answers. In relation to this planning there are a number of relevant categories as set out below.

Barnsley West Masterplan Framework (2019)

The Barnsley West Masterplan Framework was adopted by the Council in December 2019 and seeks to guide development within the MU1 allocation ensuring that it meets policy objectives in the plan period. The Masterplan document includes a Design Code which provides a guide for developments to come forward, providing a baseline. The Design Code requires each planning application must prepare a Design Compliance Statement which demonstrates how the proposals meet the objectives of the masterplan and design code.

The Design Compliance Statement in respect of this application can be found within the accompanying Design and Access Statement.

Other Guidance

Other planning documents and guidance that are of relevance include:

- Financial Contributions for Schools SPD (May 2019).
- Trees and Hedgerows SPD (May 2019).
- Residential Amenity and the Siting of Buildings SPD (May 2019).
- Open Space Provision on New Housing Developments SPD (May 2019).
- Affordable Housing SPD (May 2019).
- Biodiversity and Geodiversity SPD (May 2019).
- Planning Obligations SPD (May 2019).
- Sustainable Travel SPD (May 2019).
- Parking SPD (May 2019).
- South Yorkshire Residential Design Guide (2011)

Following a review of the policy documents cited above the table below provides a summary of key planning policy which are relevant to the proposed application against identified planning issues. These issues will be considered further within the remainder of this Statement.

Table 4.1 - Relevant Local Plan Policies and Issues for Assessment

Issue	Relevant Policy		
	NPPF Paragraphs	Barnsley Local Plan	Joint Waste Plan
Principle of Development	7, 8, 11, 59, 73	MU1, SD1, LG2, H2, H7	
Design	91, 118, 124, 126, 127, 128, 129	LC1, MU1, GS1, D1, CC2, RE1	
Housing Mix and Density	117, 123	H6, H7	
Technical Considerations	109, 151, 170, 178	T3, BIO1, GD1, CC1, CC2, CC3, CC4, RE1, AQ1	
Planning Obligations	34	I1	

5.0 Planning Assessment

This section provides an assessment of planning policy issues which have been identified through a review of the relevant policy documents. As set out above, the starting point for the determination of planning applications is policies within the development plan unless material considerations indicate otherwise.

Principle of Development

Policy SD1 of the Local Plan states that when the Council is considering development proposals, they will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. In the context of this application, approving development that accords within an up to date development plan without delay.

The application proposals form part of Site MU1 which is allocated within the Local Plan (2019) to deliver a mix of housing and employment. In respect of housing, the MU1 site is allocated for 1,700 dwellings. The MU1 allocation is accompanied by a masterplan which is a material consideration and identifies the subject site as an area suitable to deliver new housing. It is therefore considered that the principle of delivering residential development on this site has been established.

Furthermore, the Council's latest Five Year 'Deliverable' Housing Land Supply Report (July 2020) sets out that the Council can demonstrate a 5.8 year supply for the period 2020/21 – 2024/25. The Housing Trajectory shows that Site MU1 is expected to deliver 330 dwellings within the next five years, with delivery expected to begin 2021/22. The application proposals present an opportunity to bring forward an early phase of development within Site MU1 which will deliver new homes within the five year period, supporting the Council's deliverable supply of housing. The application proposals have been designed to facilitate links into the wider masterplan area once an application for the remainder of the MU1 site, which is within a different ownership to the application proposals, comes forward.

Overall, the application proposals will deliver 140 dwellings on a site allocated for residential use within the adopted Local Plan. The scheme will go towards meeting the Council's housing need which is identified within the Local Plan. The application proposals are in accordance with Policy SD1, MU1, H2 of the Local Plan, and the NPPF.

Affordable Housing

Policy H7 of the Local Plan sets out that housing development of 15 dwellings or more will be expected to provide affordable housing. Proposals within Darton and Barugh will be expected to deliver 20% affordable housing.

The application proposals include the delivery of 28 affordable houses on site. The units are made up of a mixture of 2 and 3 bedroom dwellings. The tenure will be confirmed during negotiations with a Registered Provider.

Design

Policy D1 of the Local Plan sets out the Council's design principles and expectations for new development proposals. This Local Plan is also supported by a number of SPDs which provide further guidance on how this can be achieved, including the Barnsley West Masterplan Framework (2019). The South Yorkshire Residential Design Guide is also of relevance to the application

scheme. Alongside local policy the NPPF addresses design considerations for planning applications.

The accompanying Design and Access Statement which sets out the design principles of the scheme and includes a Design Compliance Statement which sets out how the scheme has addressed the Barnsley West Masterplan Framework. The proposals have sought to deliver a well-designed, contemporary development which incorporates the design objectives of the masterplan alongside meeting design policies set out within the Local Plan.

The application is accompanied by a Landscape Masterplan which shows the proposed landscaping for the scheme. The landscaping seeks to deliver the requirements set out within the Barnsley West Masterplan Framework. This includes the addition of a central area of open space which supports north – south views through the site and incorporates pedestrian and cycle links.

Overall, the proposals accord with Policy D1 of the Local Plan, and the NPPF.

Housing Mix and Density

Policy H6 of the Local Plan address housing mix and density and sets out that housing proposals will be expected to include a broad mix of house sizes, types and tenures which create a mixed and balanced communities. The policy sets out a net density which is expected to be met in Urban Barnsley and Principal Towns of 40dph.

The application proposals include a mix of 2, 3 and 4 bedroom properties which include a mix of detached, semidetached properties all of which meet NDSS. It is considered that the proposed housing mix is complimentary to the surrounding area and will support a mixed community as well as supporting the aims of the masterplan in supporting community stability.

The application proposals have a net density of approximately 40 dwellings per hectare (dph). The site's developable area has been influenced by the delivery of areas of open space which accord with the masterplan vision for the site. The application proposals represent the most efficient use of the site whilst delivering a suburban layout which is both in keeping with the area but also progressing the masterplan aims for the site.

It is considered that the proposed housing mix and density of the scheme accords with Policy H6 of the Local Plan.

Summary

The application site is allocated for mixed-use within the Local Plan and further identified for residential use within the accompanying Barnsley West Framework Masterplan. The proposals will go towards meeting the Borough's housing need and delivering the Council's five year housing land supply. It is considered that the principle of development is acceptable, and the proposals represent sustainable development.

The application proposals will deliver a well designed, high quality scheme which makes effective use of the site. The proposals include areas of open space which incorporate pedestrian/cycle links. The proposed housing mix and tenure of will add to the local area and support a mixed community.

6.0 Technical Considerations

This section of the statement addresses the wider technical considerations of the application proposals, supported by the accompanying technical information.

Highways and Access

Access to the site is proposed from a new priority junction arrangement with the A635 Barugh Green Road, including ghost island right turn provision on the A635. This will require road widening on the south (site) side of Barugh Green Road together with alterations to the existing bus stop located to the east of the site access and alterations to street furniture and street lighting columns. A new pedestrian refuge island is proposed on Barugh Green Road to the east side of the site access which will incorporate informal dropped kerb pedestrian facilities including tactile paving. Pedestrian and cyclist access is proposed from Barugh Green Road.

A secondary vehicle access is proposed from the end of Mawfield Road, which in turn connects to Baugh Green Road at the eastern end of the site via Claycliffe Avenue. Pedestrian and cyclist accessibility will also be available at the link. The site layout will allow the potential future linkage to the wider MU1 site at the southern end of the site.

The application is accompanied by a transport assessment and travel plan undertaken by Sanderson Associates. The development is in accordance with Barnsley Local Plan Policies T3 and T4 in that the site is sustainably located and is able to provide safe, secure and convenient access for all road users. The development is also in accordance with Barnsley Sustainable Travel and Parking Supplementary Planning Documents. The development supports the aspirations of the Barnsley Transport Strategy.

The development supports Barnsley Local Plan Policy MU1 in that it will deliver the northern area of the MU1 allocation without any adverse implications for the access proposals and transport considerations for the wider MU1 allocation or the potential Claycliffe Link Road.

Biodiversity

The application is accompanied by a Preliminary Ecological Appraisal (PEA) prepared by Brooks Ecological. The appraisal establishes the ecological baseline for the proposed development. The site consists of modified grassland. Further details can be found within the accompanying PEA.

Flood Risk and Drainage

The application is accompanied by a Flood Risk and Drainage Assessment prepared by Alan Wood & Partners. The document considers the flood risk to the site, surface water and foul drainage arrangements. The assessment confirms that the site is located within Flood Zone 1.

The accompanying assessment demonstrates that the foul and surface water drainage systems for the new development can be designed and constructed to meet local and national planning and drainage policies. It is considered that the proposals accord with Policy CC3 and CC4 of the Local Plan.

Arboriculture

The application is accompanied by an Arboricultural Impact Assessment (AIA) prepared by Brooks Ecological. The AIA identifies existing trees which will require removal of an existing hedgerow along the southern boundary. The existing oak tree located on the eastern boundary will be retained. Further details can be found with the accompanying AIA.

The application proposals support the provision of new tree planting as part of the landscaping scheme throughout the site which will mitigate against the removal of the existing hedgerow to facilitate the development.

It is considered that the application is in accordance with Policy BIO1 of the Local Plan.

Air Quality

A detailed air quality assessment has been undertaken by Wardell Armstrong, which accompanies the application submission. The assessment has found that the construction and operational phases of the proposed development will not have a significant impact on air quality, and the proposals meet medium classification in accordance with the BMBC Air Quality and Emissions Good Practice Guidance. Mitigation includes the provision of EV charging points.

Noise

A noise assessment, prepared by Wardell Armstrong, has been submitted with the application plans in line with the NPPF requirements on noise sources. The noise assessment considered adjacent industrial activity and road traffic, including the MU1 link road and associated development to the west of the proposed site. The majority of the site was shown to have a negligible to low risk of noise during day and night time. Dwellings located at the northern and western parts of the site, closest to the sources of road traffic noise and industrial activities were found to have a medium to high risk of adverse effect, therefore mitigation in the way of a 1.8m close boarded fence surrounding garden areas and façade insulation in the form of alternative ventilation have been proposed for dwellings closest to Barugh Green road and the link road and the industrial units. The alternative ventilation will be provided in the form of PIV. With the proposed mitigation the site meets the noise level requirements of the Noise Policy Statement for England and the Planning Practice guidance.

Ground Conditions

The application is accompanied by a Preliminary Geoenvironmental Appraisal prepared by Lithos. The report finds that given the presence of deep opencast backfill, soakaways will not provide a viable solution for the disposal of surface water. The report concludes that the site is considered suitable for the proposed use, however further intrusive investigations will be required. An appropriate ground investigation strategy is presented within the appraisal.

7.0 Planning Obligations

Any necessary mitigation measures identified in the planning submission will be secured by way of planning condition or as obligations within a Section 106 Agreement if necessary.

Draft Heads of Terms

The current draft heads of terms, based on pre-application advice, include the following:

- Formal open space requirement
- Sustainable travel
- Education

These matters will be discussed with the Local Planning Authority and will be determined during the course of the application.

Planning Conditions

Countryside Properties welcomes the opportunity to discuss any proposed planning conditions with the Local Planning Authority as the application progresses.

8.0 Summary and Conclusion

This planning application seeks planning permission for the residential development of 140 dwellings, including 20% affordable housing, on land off Barugh Green, Barnsley including associated access, link road, infrastructure and open space.

The application scheme has been developed to respond to the site context, opportunities and constraints as set out in the accompanying Design and Access Statement. The site is located within a mixed-use allocation within the Local plan, furthermore the accompanying Barnsley West Framework Masterplan identifies the site as suitable for housing. The principle of housing on this site has been established and will deliver new homes which will meet the Council's identified housing need.

The application is supported by a full suite of reports which demonstrate the development will not have any adverse impact upon the local area that cannot be mitigated. Based on the evidence and justification set out in this Planning Statement and other supporting documentation, it is requested that this application is approved.

Appendix 1: List of Relevant Planning Policies

This appendix provides a list of policies which are considered to be relevant to the application proposal within the statutory Development Plan. This includes Barnsley Local Plan (2019), and Joint Waste Plan (2012).

Barnsley Local Plan

1. Policy SD1 - Presumption in favour of Sustainable Development
2. Policy GD1 – General Development
3. Policy LG2 – The Location of Growth
4. Policy H1 – The Number of New Homes to be Built
5. Policy H2 - The Distribution of New Homes
6. Policy H6 - Housing Mix and Efficient Use of Land
7. Policy H7 – Affordable Housing
8. Policy T3 - New Development and Sustainable Travel
9. Policy D1 - High Quality Design and Place Making
10. Policy LC1 – Landscape Character
11. Policy GS1 – Green Space
12. Policy CC1 – Climate Change
13. Policy CC2 - Sustainable Design and Construction
14. Policy CC3 – Flood Risk
15. Policy CC4 - Sustainable Drainage Systems (SuDS)
16. Policy RE1 – Low Carbon and Renewable Energy
17. Policy AQ1 - Development in Air Quality Management Areas
18. Policy BIO1 - Biodiversity and Geodiversity
19. Policy I1 - Infrastructure and Planning Obligations
20. Site MU1 - Land south of Barugh Green Road