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**2022/0324**

Applicant: Keepmoat Homes

Description: Erection of 4 dwellings

Land north of Lingamoor Leys, Thurnscoe, Rotherham, S63 0PG

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### **Site Description**

The site is part of a wider development site totalling 11ha, located on the northern side of Thurnscoe and accessed via School Street and Lingamore Leys. Located at the entrance to this development, the site is broadly rectangular in shape and was approved as greenspace associated with a development of 360 houses.

The land is relatively flat and was previously agricultural land. There is a Public Right of Way crossing the site and connecting to a bridleway which runs from Station Road to the south and crosses the rail line to the north east.

### **Proposed Development**

It is proposed to erect 4 additional dwellings on the site, 3 would be 4 bed properties and one 3 bed. There are 3 house types proposed:

A Turton, with kitchen / diner and separate lounge at ground floor and 4 bedrooms and family bathroom on the first floor.

Two Hardwicks, with accommodation across 3 floors and dormer windows to the front elevations. Internally there is a kitchen diner and separate lounge on the ground floor, 2 bedrooms (one ensuite) and family bathroom on the 1<sup>st</sup> floor and two further bedrooms and WC in the roof space.

A Bamburgh, with accommodation across 3 floors and dormer window to the front elevation. Internally there is a kitchen diner and separate lounge on the ground floor, two bedrooms and bathroom on the first floor and a 3<sup>rd</sup> bedroom with ensuite on the first floor.

The plots are laid out so that two of the properties front onto the new access road with parking to the front. The two Hardwick houses are located on the corner and are double fronted with gardens and parking to the side.

### **History**

2017/1051 - Erection of 129 dwellings (Phase 2), associated infrastructure and public open space (Full Consent). Residential Development (Phase 3) and associated infrastructure (Outline) – Hybrid Application - Approved

2019/0809 - Reserved Matters Application for residential development of 360 dwellings (Phase 3) – Approved

### **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at

the full Council meeting held 3rd January 2019. In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision making process.

Site Allocation: Former Reema Estate and adjoining land, off School Street

HS43 - The development will be expected to:

- Provide a bridge for people and vehicles to use across the railway line connecting the site with Thurnscoe East Estate; and
- Retain, enhance and manage a wildlife corridor on the eastern boundary alongside the rail line.

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H2 'Distribution of New Homes' states 4% of new homes to be built in 'other' areas i.e. outside the main Principal Towns and Urban Barnsley.

H4 'Residential Development on Small non-allocated sites' will be allowed where the proposal complies with other relevant policies in the plan.

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are expected to include a broad mix of house size, type and tenure and a density of 30 dwellings per hectare is expected in the villages

H7 'Affordable Housing' seeks 10% affordable housing in this area

T3 'New Development and Sustainable Travel'. The site is located in Great Houghton, identified as a village in the Local Plan.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

HE6 'Archaeology'

GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development.

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

### SPD's

- Design of Housing Development
- Parking
- Open Space Provision on New Housing Developments
- Sustainable Travel
- Financial Contributions for Schools
- Trees and Hedgerows
- Affordable Housing
- Biodiversity and Geodiversity
- Planning Obligations

### Other

South Yorkshire Residential Design Guide

### NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

### **Consultations**

Drainage: No objections subject to conditions

Highways: Concerns with the layout, further details in the report.

Pollution Control: No comments received and previous application picks up key issues.

Public Rights of Way: A public footpath crosses the proposed vehicular access to properties. This is not desirable, especially as there is no room to manoeuvre, meaning that vehicles will have to reverse over the line of the public footpath.

Ward Councillors: No comments received.

Yorkshire Water: No comments received.

## Representations

The application was publicised by neighbour notification to 12 properties. Two objections have been received raising concerns about the impact of the proposed in relation to loss of light and loss of privacy.

## Assessment

The land is allocated for housing in the Local Plan, however, it forms part of a wider allocation which has already been the subject of a residential development scheme under applications 2017/1051 and 2019/0809 (outline and reserved matters). In addition, the site was formally part of a Housing Market Renewal scheme with this site being phase 3.

In the approved development scheme under 2017/1051 and 2019/0809, the site was shown as greenspace, therefore, Local Plan Policy GS1 is the starting point for the assessment of this application. Policy GS1 sets the strategy for meeting the standards in the Councils Green Space Strategy. Proposals that result in the loss of greenspace will not normally be allowed unless:

- An assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough; or
- The proposal is for small scale facilities needed to support or improve the proper function of the green space; or
- An appropriate replacement green space of equivalent or improved quality, quantity and accessibility is provided which would outweigh the loss.

In order to improve the quantity, quality and value of green space provision qualifying new residential developments are required to provide or contribute towards green space in line with the standards set out in the Green Space Strategy. This equates to a provision on new housing sites of 15% of the gross site area.

As stated, this site forms part of 3 phases of residential development. Phase 1 of the scheme was approved with no greenspace on the basis that this would be offset across phases 2 and 3. However, whilst a good spread and type of greenspace has been secured, the overall amount is below the 15% required under policy GS1, when the gross area of all 3 phases are taken into account and allowing for the greenspace provided on phase 2. It is also noted that there is a wider deficiency in greenspace across the Thurnscoe area. On this basis the proposed will lead to a loss of greenspace, where there is a know deficiency, with no appropriate replacement and is therefore is contrary to Local Plan Policy GS1.

Turning to quality and value, the approved development scheme under 2017/1051 and 2019/0809, the site was shown as greenspace, linking to an area to the east of the site and providing an attractive and green environment for the existing Public Right of Way(s). It is also at the entrance to phase 3 creating a green gateway feature. As such the area is of high quality and value and the proposed development of 4 houses would result in the loss of the visual and recreational benefits associated with it which is contrary to Policies D1 (Design and Place Making), GS1 (Green Space) and Policy GS2 which seeks to protect Greenways and Public Rights of Way from development that may affect their character or function.

Finally, the greenspace and landscaping for the wider development included an orchard with native fruiting trees in this location, providing benefits for residents and wildlife. The applicant has suggested this could be relocated; however, this would impact on other benefits associated with the landscaping scheme which was designed to maximise ecological mitigation across the site contrary to local Plan Policy BIO1.

### Residential Amenity

The recommended separation distances have been met with the exception of plot 1 which has a rear garden of less than 10m and as such will overlook the rear of the garden of 24 Blossom Way. This is contrary to guidance in the Design of Housing SPD and Policy D1.

### Highway Safety and PROW

The driveways for plots 3 and 4 cross the PROW with no turning space, as such residents would be reversing across this route. In addition, although parking for two cars is provided the layout and design is such that residents could easily park across the PROW, blocking access. Finally, it is unclear on the plans what the curtilage of these plots would be and how this integrates with the PROW. On this basis, the proposed is contrary to Local plan policy GS2 as it would affect the character and function of the PROW.

In addition, Highway Officers are concerned regarding the addition of drives for plots 1 and 2, so close to the access of the site and junction with Lingamore Leys and the increase in vehicles undertaking reversing maneuvers in this location.

### Conclusion

The proposed represents a loss of greenspace, in an area where there is a known deficiency and for which no equivalent or improved space can be provided which would outweigh the loss, contrary to Local Plan Policies GS1 and GD1 and the accompanying SPD Open Space Provision on New Housing Development.

The development of this area for housing would result in a loss of a high quality and value greenspace, reducing the sense of space created by this open area, at the access to a large housing estate and along the route of an existing PROW. It would also negatively impact on the form and function of the PROW and result in a loss of biodiversity, contrary to Local Plan Policies GS1, GS2 and BIO1.

Finally the proposed houses do not meet the spacing standards as set out in Local Plan Policy D1 and the accompanying SPD Design of Housing Development.

### Recommendation

Refuse