



Planning Statement

Pitt Street Outline Planning Application

Land at Low Valley Farm, Pitt Street, Barnsley, S73 9PY

Hartwood Estates

CRM.1122.003.PL.R.001



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Planning Statement

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Drawings

Drawings	Title
CRM.1122.003.PL.D.001	Site Location Plan
CRM.1122.003.PL.D.002	Redline Boundary
P09 4270 102 Rev C	Indicative Site Layout
P09 4270 103 Rev A	Wider Site Indicative Layout

1.0 INTRODUCTION

1.1 Introduction

- 1.1.1 This Planning Statement supports an outline planning application by Hartwood Estates for the development of a residential development including internal circulation roads, structural planting and landscaping, an attenuation basin, a children's play area and a footpath, at Land at Low Valley Farm, Pitt Street, Barnsley. The application seeks to agree the location of the access only, with all other matters reserved. The application is supported by an indicative layout showing 107 dwellings, however full details would be agreed through subsequent reserved matters applications.
- 1.1.2 The application site is allocated within adopted Local Planning Policy as suitable for residential development. This will contribute to Barnsley Metropolitan Borough Council's (BMBC's) identified housing need.
- 1.1.3 The site has been designed taking into account planning policy and relevant standards to ensure the proposed layout is suitable in this specific location.
- 1.1.4 Additional details regarding the design of the proposed residential development are included within the Design and Access Statement accompanying this planning application.
- 1.1.5 The location of the proposed development is shown within the site location plan CRM.1122.003.PL.D.001. Plan CRM.1122.003.PL.D.002 shows the redline boundary.
- 1.1.6 This Planning Statement sets out the following:
- Details of the application site;
 - Details of the proposed development;
 - Consideration of National Planning Policy and Local Planning Policy; and
 - Environmental considerations.

1.2 The Format of this Planning Application

- 1.2.1 The Planning Application contains the following documents:
- Completed Planning Application Forms;
 - Completed Ownership Certificates;
 - This Planning Statement, assessing the application in accordance with planning policy and containing information in support of the planning application;
 - An Affordable Housing Statement;
 - A Design and Access Statement, which considers how the proposed development is suitable for the site and its setting, and demonstrates that it can be adequately accessed;
 - A Statement of Community Involvement, setting out the consultation undertaken;
 - Supporting drawings, plans and figures;

- A Preliminary Risk Assessment, identifying any environmental constraints associated with the development;
- An Ecological Assessment, demonstrating acceptability from an ecological perspective;
- A Transport Assessment, demonstrating acceptability from a highways and transport perspective; and
- A Flood Risk Assessment and a Drainage Strategy;
- A Heritage Statement.

2.0 SITE DESCRIPTION

2.1 Introduction

- 2.1.1 The 3.4-hectare application site is located at Land at Low Valley Farm, Pitt Street, Barnsley, S73 9PY (Grid reference SE405041). This chapter provides details of the application site, including the current use, site access, the sites planning history, nearby receptors, and relevant planning policies.

2.2 Current Use of the Site

- 2.2.1 The site is currently undeveloped land, as shown in Figure 1 below. The site comprises unmanaged species-poor grassland with areas of dense scrub, tall herb vegetation and scattered trees and shrubs. The site is vacant and has been for as long as we are aware, although an informal footpath runs through it from north to south. This informal pedestrian route would be retained as part of a planning application. An image of the site is shown within figure 1 below, taken from Pitt Street to the south of the site, looking north-eastwards.

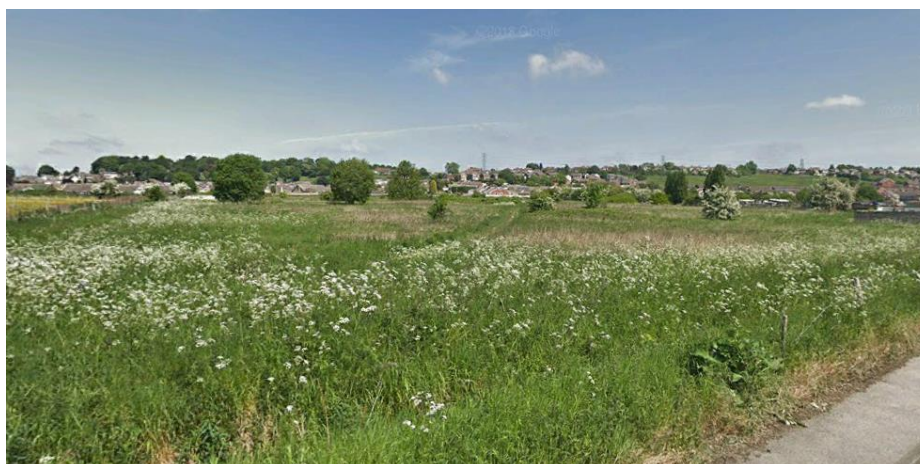


Figure 1. Image of the application site taken from the south, looking north-eastwards

2.3 Surrounding land uses

- 2.3.1 Figure 2 shows an aerial view of the site, taken from Google maps.
- 2.3.2 The site is located within a largely residential area. To the north lies Venetian Crescent, and a large number of residential dwellings.
- 2.3.3 To the east (northern section) lies undeveloped land, which is allocated for residential development within the Barnsley Local Plan. To the south of this area lies allotments. These would not be adversely impact upon by the development proposed. The B6096 lies beyond this, with a row of houses between the allotments and the road.
- 2.3.4 Pitt Street lies to the south of the site. Beyond this lies an Academy, a small number of commercial buildings, and residential dwellings.
- 2.3.5 To the west of the site is a large field, associated with the Hobson Low Valley Farm. This land has been safeguarded for future housing development.

- 2.3.6 The proposed development would not directly impact upon any of the surrounding land uses. Where necessary, surrounding land uses have been considered within technical reports.
- 2.3.7 In addition, the development would not prevent allocations on surrounding land from being achieved. Further detail is provided within Chapter 3 of this Statement.

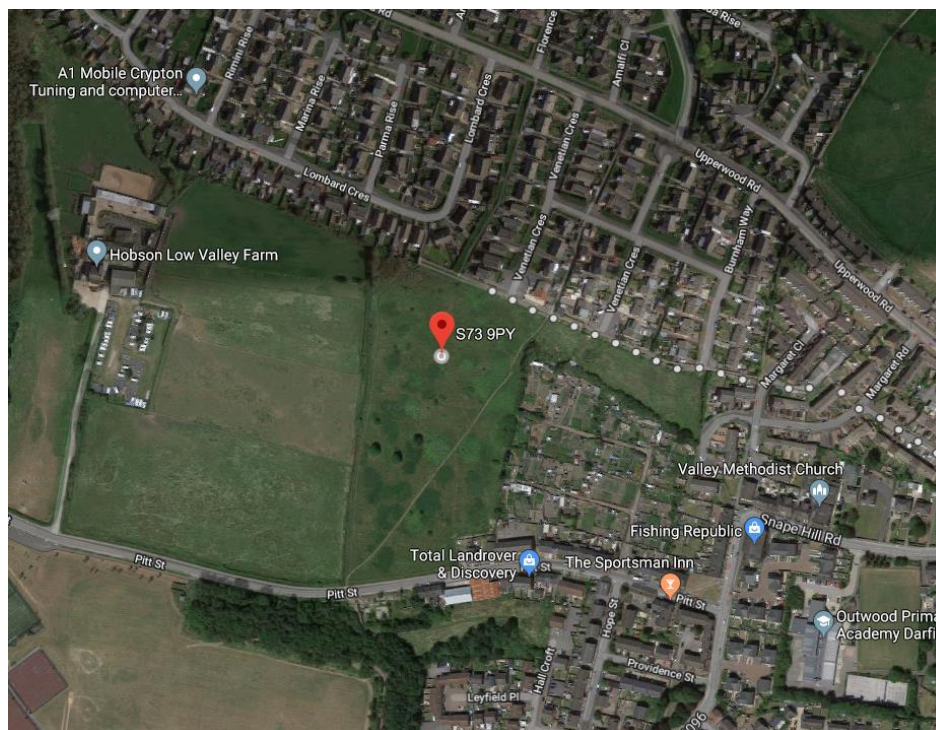


Figure 2. Aerial view of the site

2.4 Site Access

- 2.4.1 The application site currently has no vehicle access within it, although Pitt Street does lie along the site's southern boundary (figures 3 and 4).
- 2.4.2 As part of the development a new access would be development off Pitt Street. The location of the access has been informed by a speed survey and visibility splay requirements.



Figure 3. Pitt Street, looking eastwards



Figure 4. Pitt Street, looking westwards

- 2.4.3 There is an informal footpath that runs through the application site, as visible within figure 2. This footpath would be retained and realigned as part of the development, as detailed within Chapter 3. Figure 5 below shows BMBC's definitive map, which shows a number of footpaths, within the vicinity, but not within, the application site.

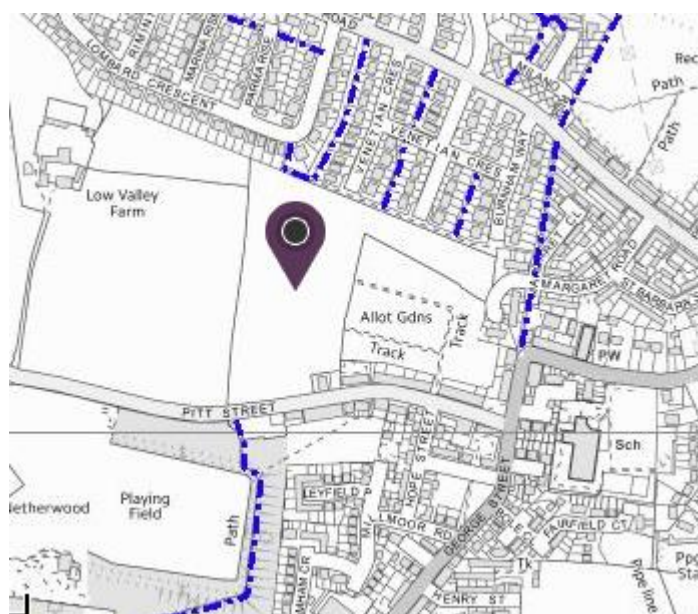


Figure 5. BMBC's definitive map

- 2.4.4 Further details regarding access into the application site are provided within the Design and Access Statement and the Transport Statement accompanying this application.

2.5 Site History

- 2.5.1 Historic maps and information available suggest that the site has been an undeveloped field for some time. There is evidence of coal mining activity around and under the site, but no evidence of shafts within the site itself.

2.6 Sensitive Receptors in the Vicinity of the Application Site

- 2.6.1 Surrounding land uses are generally residential in nature, and would not be sensitive to the development proposed. Land immediately east of the site is used for allotments, and the proposal would not prevent this land from continuing to be used as allotments. A field lies to the west of the site. This is safeguarded for future development, and the proposal would not prevent development within this area coming forward in the future.

- 2.6.2 A review of statutory and non-statutory designated sites within the locality has been undertaken using the Multi Agency Geographic Information for the Countryside (MAGIC) database operated by Defra. This demonstrates that the following designations are within 3km of the application site, as detailed within the below table.

Table 1. Relevant statutory and non-statutory sites within 3km of the application site

Location	Designation
Within the site	• Within the Community Forest
Within 1km	• Green Belt- immediately west of the site • RSPB reserve-780m south-east of the site • Listed building- circa 800m from the site
Within 3km	• SSSI- 2.5km west of the site • Listed buildings- numerous • Green Belt (as above) • RSPB reserve (as above)

- 2.6.3 The above designations are not considered to preclude the site from development. Where necessary, designated sites have been taken into account as part of this outline planning application.

2.7 Flood Risk

- 2.7.1 A search of the Gov.uk flood map tool, identifies that the site is located within Flood Zone 1 (figure 6)



Figure 6. Flood risk map (rivers and sea on left, and surface water on right)

- 2.7.2 A Flood Risk Assessment (FRA) and Drainage Strategy have been prepared to accompany this outline planning application. The FRA assesses the risk of flooding to the proposed development and where possible provides sufficient mitigation to demonstrate that the future users of the development will remain safe throughout its lifetime, that the development would not increase flood risk on Site and elsewhere and, where practicable, that the development would reduce flood risk overall. A summary of the FRA and drainage strategy is provided within section six of this Planning Statement.

2.8 Planning Allocations and Designations

2.8.1 In the current context, the local development plan for the application site comprises:

- Barnsley Local Plan (Adopted January 2019)

2.8.2 A full assessment of the proposal against relevant national and local planning policy is provided within Chapter 5 of this Planning Statement. This chapter confirms that the proposal is consistent with relevant planning policy.

2.9 Site Suitability

2.9.1 A significant number of factors contribute to the proposed development site being appropriate for the proposed residential development. These are summarised below, and set out in further detail within this planning statement:

- The application site is located within an allocated housing site within the adopted Local Plan (2019). The development is therefore entirely consistent with this allocation.
- A number of existing residential properties are located in close proximity to the application site.
- The site is accessible by public transport links, and is within walking distance of schools and local facilities.
- There are a number of public facilities within proximity of the site, including Netherwood Academy (less than 400m from the site); a small shop (1100m from the site); a number of takeaways (650m from the site).
- A range of technical assessments have been undertaken to assess potential environmental impacts. Where necessary, mitigation measures have been proposed to ensure impacts are not significant or are removed.

2.9.2 In terms of environmental impacts, Chapter 6 of this Planning Statement considers the potential impacts of the proposed development and concludes that any potential environmental impacts can be fully addressed.

3.0 PROPOSED DEVELOPMENT

3.1 Introduction

- 3.1.1 This Planning Statement supports an outline planning application for a new residential development on land to the north of Pitt Street, Darfield Barnsley. The development seeks to agree the location of the access only, with all other matters reserved. The indicative layout demonstrates 107 dwellings (10% affordable), internal circulation roads, structural planting and landscaping, an attenuation basin, a children's play area, and a footpath. The vehicular access point will be taken from Pitt Street, with pedestrian access from both the north and south of the site.
- 3.1.2 Within this section, details of the proposed development and background information to the proposed development is provided.

3.2 Proposed development

- 3.2.1 This outline planning application seeks to agree the principle of residential development within the application site and seeks to agree the location of the site access. All other matters are to be reserved.
- 3.2.2 An indicative layout has been submitted as part of the planning application. The demonstrates that the site could accommodated 107 dwellings. 10% of the total number of dwellings would be affordable. The site also accommodates internal access roads, planting and landscaping, a children's play area, a footpath, and an attenuation basin.
- 3.2.3 The access would be taken off Pitt Street to the South of the site. The location of this has been informed by a speed survey, and the required visibility splays can be achieved.
- 3.2.4 The site's technical constraints have been reviewed and considered during the preparation of the indicative site layout. Properties have been orientated and positioned to form the most appropriate layout for the site taking into account the identified technical constraints. Site features have been incorporated into the proposed layout to ensure the most appropriate development is proposed. The following features specifically respond to the application site:
- Pedestrian routes have been incorporated into the site layout from the north of the site, allowing pedestrian access from Venetian Crescent and Lombard Crescent. These connect to an internal footpath which would run along the site's western boundary. The positioning of the footpath along the western boundary means that when the adjacent field is developed (as per the site allocation as 'safeguarded land'), the path could be utilised by both development sites (see drawing P09 4270 103 Rev A). The location of the footpath also provides a safe route away from the internal roads.
 - An attenuation basin has been incorporated into the site layout, as per the Flood Risk Assessment and drainage details. This has been positioned to the south-west of the site, located within 'safeguarded' land. This positioning of the attenuation basin is the most practical given the site topography. The positioning of the attenuation basin means it can be expanded in the future to accommodate future development to the west of the site (see drawing P09 4270 103 Rev A)
 - The indicative layout includes an area for planting/ habitat creation running east-west, creating a habitat link between land to the east of the site and land to the west of the site. In addition, vegetation/ habitation creation is indicated running in a north-west

direction, along both the eastern and western site boundary. Full details would be provided as part of reserved matters applications.

- The layout accommodates space for a Local Area for Play (LAP).
- The indicative layout accommodated 107 dwellings. Within Local Planning Policy the site is indicated as suitable for 109 dwellings. However this is based on a slightly different area than that proposed. The number of dwellings is based on a density of 40 units per hectare, in accordance with policy H6.
- The site allocation (HS77) includes land to the north-east of the application site, that runs to the north of the allotment area. This area is under a different landownership, and therefore does not form part of this planning application. However, measures have been taken to ensure the proposal does not prevent development in this area coming forward, as shown within drawing P09 4270 103 Rev A. This plan also shows how land to the west could be developed in the long term.

3.2.5 The design of the development site and dwellings reflects the local character whilst taking into account published design guidance and standards, including the following SPDs: designing new housing development, open space provision on new housing developments and parking.

3.2.6 Additional details regarding the design of the proposed development and access arrangements are provided within the Design and Access Statement and plans accompanying this planning application.

3.2.7 CIL requirements have been reviewed as part of this planning application. Based on Barnsley's CIL draft charging schedule (September 2016), the proposed CIL residential rate is £0.

3.2.8 Additionally, section 106 requirements have been reviewed as part of this planning application. It is noted that a developer may have to consider the following as part of a s106 agreement:

3.2.9 The applicant has considered the above potential S106 requirements as part of this planning application. The site includes the level of affordable housing required within planning policy. In addition, policy requirements associated with open space have been met.

3.3 Hours of construction

3.3.1 The overall construction programme will be approximately 2-3 years, with construction restricted to 8am to 6pm Monday to Friday and 8am to 1pm on Saturday.

3.4 Employment

3.4.1 During the site establishment and construction phases of the development, the number of work people on the site will be 10-15 at any one time. Once constructed, the site will not provide direct employment, but will provide employment indirectly associated with the ongoing maintenance of a residential development.

3.5 Environmental impact assessment

3.5.1 The Town & Country Planning (Environmental Impact Assessment) Regulations 2017 sets out in Schedule 1 those developments for which an Environmental Impact Assessment (EIA) is mandatory and, in Schedule 2, those where an EIA may be required.

- 3.5.2 The proposed development does not fall within Schedule 1; therefore, an EIA is not a mandatory requirement.
- 3.5.3 Within Schedule 2, the EIA regulations set out projects which may require an EIA. Column two sets out screening thresholds, and for developments that fall above this threshold, the LPA must consider whether the development is likely to have significant environmental impacts.
- 3.5.4 Within Schedule 2 the proposed development falls within 'infrastructure projects', the threshold for EIA is '*...(ii) the development includes more than 150 dwellings or (iii) the overall area of the development exceeds 5 hectares.*
- 3.5.5 The proposed development falls below this threshold in Schedule 2, and therefore the development has not been screened for EIA.

4.0 PLANNING HISTORY

4.1 Introduction

- 4.1.1 This chapter details the planning history of the site and identifies any prospective planning applications on adjacent land which may need to be considered.

4.2 Planning History

- 4.2.1 A review of the planning history of the application site and surrounding area has been undertaken. Relevant planning applications are detailed within the below table.

Table 2. Historic Planning Applications

Application Reference and Description of Development	Address	Decision and date
B/03/2019/DA Erection of stable buildings (Retrospective). 	Land rear of Venetian Crescent, Darfield, Barnsley. N.B. This relates to land to the east of the application site, and covers only a very small part of the site	Approved 08/01/2004

- 4.2.2 The application detailed within table 2 does not appear to have been implemented or is no longer in-situ.
- 4.2.3 Google earth images date back to 2002, and do not show any historic development within the application site.
- 4.2.4 Information obtained as part of the Phase 1 Risk Assessment goes back to 1893, and this indicates that at this time the site was a field, and there has been no significant change since. Former off-site collieries have been restored.
- 4.2.5 At the time of writing, there were no undetermined planning applications on land within, or adjacent to the application site.

5.0 PLANNING POLICY

5.1 Introduction

5.1.1 This chapter considers the proposed development against the relevant national and local policies and other material considerations relevant to the proposal. The relevant planning policies that have been considered include the following:

- **National Planning Policy**
 - National Planning Policy Framework (NPPF)(2019)
- **Local Planning Policy**
 - Adopted Local Plan (2019)
 - Supplementary Planning Documents (Updated 2019)

5.2 National Planning Policy

5.3 National Planning Policy Framework (2019)

5.3.1 The National Planning Policy Framework (NPPF) is the current national planning policy document in England and sets out the Government's planning policies for England and how these should be applied.

5.3.2 Part 2 of the NPPF identifies that *'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. 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.'*

5.3.3 Part five of the NPPF relates to *'Delivering a sufficient supply of homes.'* Paragraph 59 states that; *'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 developed without unnecessary delay’.

5.3.4 Paragraph 62 outlines that *‘where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:*

- a) Off-site provision or an appropriate financial contribution in lieu can be robustly justified; and*
- b) The agreed approach contributes to the objective of creating mixed and balanced communities.’*

5.3.5 Paragraph 64 provides further guidance on the need for affordable housing. The proposed development provides the level of affordable housing set out within national and local planning policy, and thus there is no conflict with policy.

5.3.6 Paragraph 91 states that; *‘planning policies and decisions should aim to achieve healthy, inclusive and safe places which...promote social interaction...are safe and accessible...and enable and support healthy lifestyles...’* The proposed layout has been designed to ensure the proposed street layouts allow for easy pedestrian and cycle connections throughout the development and between areas north and south of the site.

5.3.7 Part 9 of the NPPF relates to *‘Promoting Sustainable Travel’*. This section supports developments which promote walking, cycling and the use of public transport.

5.3.8 Paragraph 110 notes that *‘...applications for development should: give priority first to pedestrian and cycle movements...address the needs of people with disabilities and reduced mobility...create places that are safe, secure and attractive...allow for efficient delivery of goods, and access by service and emergency vehicles... and be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.’*

5.3.9 A Transport Statement has been prepared to support this planning application. The Transport Statement assesses any potential transport implications associated with the planning application in accordance with national guidance. The Transport Statement contains an appraisal of the proposed access to the site and the availability of the facilities that will be accessible for future residents and visitors.

5.3.10 The Transport Statement includes details of the site sustainability which includes information regarding public transport, cycling provision and walking provision

5.3.11 Part 11 of the NPPF relates to *‘Making effective use of land’*. Paragraph 117 states 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.’*

5.3.12 The application site is allocated for residential development, allocated for up to 109 dwellings. The proposed development will provide 107 dwellings. This reflects the fact that part of the allocated site does not form part of this planning application, and the application area (attenuation pond) extends slightly beyond the allocated site. The density of dwellings proposed is consistent with the allocation.

5.3.13 Paragraph 122 relates to achieving appropriate densities, this section notes that; *‘planning policies and decisions should support development that makes efficient use of land, taking into account:*

- a) *the identified need for different development types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) *local market conditions and viability;*
- c) *the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) *the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) *the importance of securing well-designed, attractive and healthy places.'*

5.3.14 This planning application proposes the development of 107 residential properties on a site with an area of 3.38 hectares. The densities of dwellings proposed, as well as the level of outdoor amenity space within the layout is considered to be consistent with the relevant local planning policies. Additional details regarding the design of the site are included within the Design and Access Statement and the accompanying site plans. The proposed development is therefore considered to be consistent with this section of the NPPF.

5.3.15 Part 12 relates to '*achieving well-designed places*' and 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.*'

5.3.16 The site has been designed taking into account local planning policy and guidance as well as reviewing the opportunities and constraints of the site. Further information regarding the design of the proposed development is provided within the Design and Access Statement and the site plans accompanying this planning application.

5.3.17 Part 14 of the NPPF relates to '*meeting the challenge of climate change, flooding and coastal change*', paragraph 150 states that '*new development should be planned for in ways that: avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through sustainable adaptation measures, including through the planning of green infrastructure...*'

5.3.18 A Flood Risk Assessment (FRA) and Drainage Strategy have been prepared as part of this planning application. The FRA demonstrates that the proposed development would be operated with minimal risk from flooding and would not increase flood risk elsewhere. The FRA confirms that the development should not be precluded on the grounds of flood risk, or surface water and foul drainage. A summary of all the technical assessments, including the FRA, is set out within Chapter 6 of this Planning Statement.

5.3.19 Part 15 relates to '*conserving and enhancing the natural environment*'. This requires planning policies and decisions to contribute to the enhancement of the natural and local environment by '*protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland...minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...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...'

- 5.3.20 Relevant technical assessments have been undertaken to demonstrate that the proposed development would not result in unacceptable, adverse impacts on the natural environment. The technical assessments demonstrate that the application site can adequately accommodate the proposed development.
- 5.3.21 The above assessment demonstrates that the proposed development is consistent with the NPPF, and thus contributes towards sustainable development. The Local Planning Authority have an up to date local plan, and the development is consistent with the local planning requirements (confirmed within the following section). Therefore, there is no conflict with NPPF.

5.4 Local Planning Policy

- 5.4.1 A review of Barnsley's Local Planning Policies has been undertaken as part of this Outline Planning Application.
- 5.4.2 Barnsley's Local Plan was adopted on 3rd January 2019. The new Local Plan for Barnsley will replace the Core Strategy and the Unitary Development Plan.

5.5 Adopted Local Plan (2019)

- 5.5.1 Figure 7 below shows the site within the adopted Local Plan map.

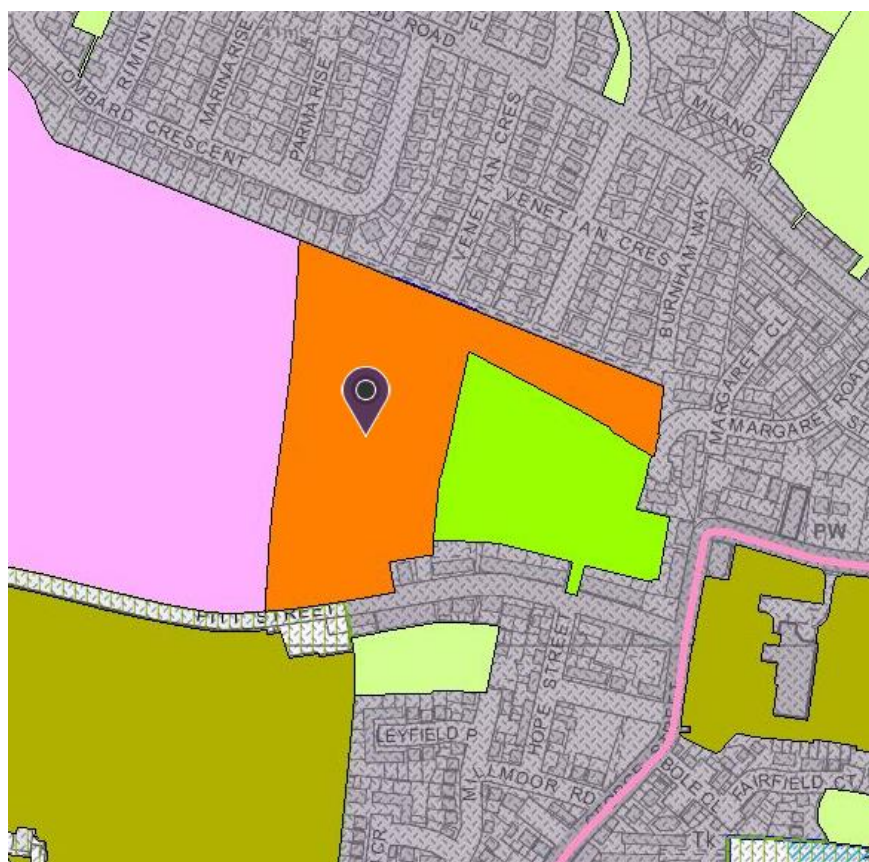


Figure 7. Application site within the Local Plan

5.5.2 The site is subject to the following designations, which will be considered in detail below, along with other relevant policies:

- Housing allocation, site HS77. This is shown orange within figure 7
- Nature Improvement Area
- Settlement: Wombwell

5.5.3 The following policies are relevant to land surrounding the site, and will be considered where relevant:

- Allotments, shown in green, to the east of the site
- Safeguarded land for development (SL19), shown in pink to the west of the site
- Urban Fabric, to the north and south-east of the site
- School grounds, across Pit Street to the south of the site
- Local Strategic Highway Network, shown as a pink line to the east of the site

5.5.4 All development proposals are expected to comply with policy GD1 General Development of Barnsley's Local Plan (2019). This policy states that; '*proposals for development 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 the 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 and culverts are considered;*
- *Appropriate landscaped boundaries are provided where sites are adjacent to open countryside*
- *Any pylons are considered in the layout;*

- *Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.'*

5.5.5 The proposed layout has been developed considering the site's opportunities and constraints to ensure an appropriate layout is submitted. The proposed application is supported by a series of relevant technical assessments to demonstrate that any potential impacts can be mitigated. A summary of the technical assessments and potential environmental impacts are summarised within Chapter 6 of this Planning Statement.

5.5.6 Policy H1 of the Local Plan (2019) relates to the number of new homes to be built, the Council *'will seek to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033. A minimum five-year supply of deliverable sites will be maintained'*.

5.5.7 The proposed development is located within an allocated site and will provide 107 houses. Within the Local Plan the site is allocated as a housing site, with the indicated number of dwellings being 109. This allocation relates to a larger site (see figure 7), and the number of dwellings proposed reflects this.

5.5.8 The text within the Local Plan relating to this site states that: *'The development will be expected to provide appropriate access.*

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) 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.'*

5.5.9 Access into the site was considered from the outset, and a speed survey was undertaken to inform visibility requirements. In addition, effort has been made to ensure the access is not directly opposite existing properties.

5.5.10 A Heritage Assessment has been undertaken to assess the heritage/ archaeological value of the site. This report provides a recommendation for work that should be undertaken prior to development. This can be achieved through a planning condition.

5.5.11 Policy H3 seeks to prevent non-residential development on allocated housing sites. The development does not conflict with this policy.

5.5.12 Policies H4 and H5 relate to non-allocated sites, and are thus not relevant to this application.

5.5.13 Policy H6 relates to housing mix and efficient use of land, this policy states that; *'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...lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.'*

5.5.14 The proposed layout has been prepared taking into account Policy H6 of the new Local Plan. The mix of housing proposed on the site has been reviewed to ensure it is appropriate to the scale and context of the development and the character of the area.

- 5.5.15 Policy H7 relates to affordable housing and states; *'housing developments of 15 or more dwellings will be expected to provide affordable housing...10% in Wombell...these percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable...the developer must show that arrangements have been put in place to keep the new homes affordable...limited affordable housing to meet community needs may be allowed in or on the edge of villages.'*
- 5.5.16 An Affordable Housing Statement has also been prepared as part of this planning application to demonstrate the amount, type and tenure of the affordable housing proposed within this planning application.
- 5.5.17 Policy H8 relates to housing regeneration areas and states that; *'In lower value housing sub markets a range of housing market regeneration programmes will be supported aimed at the renewal of poor housing and the revitalisation of the neighbourhoods and communities. Lower value housing sub markets which contain some lower value areas/ estates'.*
- 5.5.18 Wombwell is included in this list of areas of lower value housing sub markets within Policy H8. This policy states that; *'such support may include...encouraging sustainable housing growth to support creation of an overall balanced housing market...addressing the density and mix of housing types and tenure...providing new infrastructure to support the sustainability of communities.'* The proposed development will encourage sustainable housing growth to support creation of an overall balanced housing market. The proposed development will seek to provide attractive, new dwellings in the area identified as a lower value housing submarket.
- 5.5.19 Policy T3 relates to new development and sustainable travel, this policy states that; *'new development will be expected 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 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.*
- Where levels of accessibility through public transport, cycling and walking are unacceptable, we will expect developers to take action or make financial contributions in accordance with policy 1*
- 5.5.20 *If it is not possible or appropriate for the minimum amount of parking for cycles, motorbikes, scooters and mopeds to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel.'*
- 5.5.21 Policy T4 relates to new development and transport safety. This policy states that; *'new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.'* The Transport Statement accompanying this planning application includes accident data for the

areas surrounding the application site. This review of accident data has confirmed that the proposed new residential development will not exacerbate any existing highway safety concerns or create any new safety concerns. Further details of the accident history for the site is provided within the accompanying Transport Statement. Appropriate and safe access into the site has been considered in the formation and design of the proposed site layout. The Transport Statement sets out any transport issues relating to the proposed development and identifies measures to address any anticipated transport impacts of the scheme. The Transport Statement demonstrates that the number of trips generated by the new development will have a very limited effect on the highway network. The proposal will aim to improve accessibility and encourage sustainable modes of travel.

- 5.5.22 Policy D1 states that *'...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...'* The plans prepared for this site have taken into account the character of the area. The site's features including ecological constraints and existing trees have been assessed to ensure the site layout is appropriate taking account of the existing site features. Relevant local planning policy and guidance have been reviewed to ensure the most appropriate site layout for the site is prepared.
- 5.5.23 Policy GS1 relates to Green Space and notes that; *'in order to improve that quantity, quality and value of green space provision we will require qualifying new residential developments to provide or contribute towards green space in line with the standards set out in the Green Space Strategy and in accordance with the requirements of the Infrastructure and Planning Obligations Policy.'* The indicative site layout (P09 4270 101 Rev C) demonstrates how green space has been incorporated into the site layout to provide an appropriate level of high-quality green space.
- 5.5.24 Policy BIO1 relates to biodiversity and geodiversity. This policy sets out how development will be expected to conserve and enhance the biodiversity and geological features of the Borough. The biodiversity of Barnsley is extensive due to its varied geology, topography, soils and climatic conditions. This policy states that; *'development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured.'* A Preliminary Ecological Appraisal and Phase 1 Risk Assessment have been prepared to accompany this planning application. Where any potential adverse impacts have been identified, appropriate mitigation measures have been suggested. The potential ecological site constraints have been considered and the layout has been prepared accordingly. The findings of the technical assessments which have been prepared to support this planning application have been summarised in chapter 6 of this Planning Statement. Overall, it is concluded that the development- with the recommended mitigation measures put in place- will not result in significant adverse biodiversity or geodiversity impacts.
- 5.5.25 Policy CC3 relates to flood risk. This policy states that *'the extent and impact of flooding will be reduced by....requiring site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3...'* A Flood Risk Assessment (FRA) and Drainage Strategy have been prepared and submitted as part of this outline planning application. The FRA demonstrates that the proposed development would be operated with minimal risk from flooding and would not increase flood risk elsewhere and is compliant with the requirements of national policy and guidance. The findings of the FRA and drainage, are summarised within Chapter 6 of this Planning Statement.

5.6 Supplementary Planning Documents

- 5.6.1 Barnsley Metropolitan Borough Council have published a series of supplementary planning documents (SPD), the below section reviews the proposed development against the relevant SPD's. Barnsley Metropolitan Borough Council note that Supplementary Planning Documents are a 'material' consideration when planning applications are decided.

5.7 SPD: Designing new housing development (2019)

- 5.7.1 The council have published an SPD on designing new housing development. It is noted that residential proposals will be assessed against the guidelines set out in this SPD.
- 5.7.2 This document sets out the principles that will apply to the considerations of planning applications for new housing development. This SPD sets out a series of criteria which should be considered when developing a scheme and should ensure that development which would have an unacceptable impact will be avoided. The general criteria set out in this SPD includes:
- Relationship with existing dwellings and space between proposed dwellings;
 - External spacing standards;
 - Internal spacing standards;
 - Streets;
 - Design of residential parking and garages;
 - Front gardens;
 - Landscape design;
 - Walls and fences;
 - Existing trees and hedgerows and other features of ecological value
 - Public rights of way;
 - Drainage and flood risk;
 - Recycling/waste provision;
 - Obscure glazing;
 - Signage and street furniture; and
 - Technical requirements.
- 5.7.3 A detailed review of the application site and its site constraints has been undertaken prior to preparing the proposed layout. Additionally, a number of technical assessments have been prepared to demonstrate that residential development is an appropriate development type at this site.
- 5.7.4 At this stage the application is for outline planning permission, to agree access arrangements only. All other matters are reserved. An indicative site layout has been submitted, and this indicates that a high-quality design could be accommodated within the site, providing sufficient space between dwellings and sufficient external space. Full details would be provided as part of reserved matters planning applications.

5.8 SPD: Open Space Provision on New Housing Development (2019)

- 5.8.1 An SPD relating to open space provision on new housing developments has also been published. This SPD offers guidance to developers on what will be expected in terms of open

space provision. This SPD notes that the Council attaches great importance to the provision of good quality green space in connection with new housing developments.

- 5.8.2 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 nature of the new housing and adjoining land uses. This policy notes that this policy will be applied to all new housing developments of 20 or more dwellings including flats.
- 5.8.3 This policy recognises that each proposal will be considered on its own merits taking into account all material considerations.
- 5.8.4 The proposed development the level of open space consistent with local planning requirements, and this is evident on the submitted plans.

5.9 SPD: Parking (2012)

- 5.9.1 Barnsley Metropolitan Borough Council have published an SPD on parking, this SPD sets out the parking standards that the Council will apply to all new development.
- 5.9.2 This SPD states that C3 dwellinghouses (housing and flats) should allow for the following maximum numbers of spaces: 1 space for dwellings with 1 or 2 bedrooms and 2 spaces for dwellings with 3 or more bedrooms. The current layout is indicative only, but there is sufficient space within the layout to accommodate this level of parking.
- 5.9.3 A Transport Statement has been prepared as part of this planning application. The above SPDs have been carefully considered when preparing the layout for this outline planning application. It is considered that the proposed development is consistent with the guidance outlined in the relevant SPDs.

6.0 ASSESSMENT OF ENVIRONMENTAL IMPACTS

6.1 Introduction

- 6.1.1 In this chapter, the potential environmental impacts of the proposed development are set out and considered in the context of the proposed development; the characteristics of the area in which it is located; and in the context of the earlier review of national and local planning policies. The results of technical assessments relating to specific topics are also considered.

6.2 Phase 1 Geo-Environmental and Coal Mining Assessment

- 6.2.1 A Phase 1 Geo-Environmental assessment has been undertaken to assess the implications of any potential environmental risks, liabilities and development constraints in relation to the proposed use of the site.
- 6.2.2 The report identifies that the site has previously been a coal mining area, and thus a Coal Authority Report has been obtained, and assessed as part of the PRA.
- 6.2.3 The preliminary conceptual model provides an assessment of the information obtained, and considers risks to human health, groundwater, surface water, environmental receptors, and building services.
- 6.2.4 In all but one instance, the probability of exposure can be dismissed or considered negligible, due to mitigation put in place and/or a lack of/ very limited source or pathway.
- 6.2.5 There is 'low' probability of exposure to ground gas associated with made ground. Given the age of the source, the risk of significant ground gas is considered low. It is therefore recommended that ground gas monitoring is undertaken and if gas is detected, this can be mitigated with gas membrane. Ground investigations are also recommended.
- 6.2.6 The above can be achieved through a suitably worded condition, and thus no further assessment is required.

6.3 Ecology

- 6.3.1 A Preliminary Ecological Appraisal has been undertaken to assess potential ecological constraints associated with the proposed development. A number of features have been identified, which have the potential to have ecological value. These include green infrastructure and hedgerows; potential habitats for foraging and commuting bats; potential for nesting birds; potential for common reptiles; and potential for other notable species.
- 6.3.2 The site layout seeks to avoid ecological impacts, for example through the retention of hedges and incorporating landscaping and ecological mitigation into the site.
- 6.3.3 In addition, it is possible to incorporate enhancement measures into the site to demonstrate a biodiversity net gain, in accordance with the NPPF and local planning policy.

6.4 Traffic and Highways

- 6.4.1 A Transport Assessment has been undertaken to consider the impacts of the proposed development on the local road network and highways safety. A speed survey has been undertaken to inform the location of the site access, and turning counts were also undertaken. Potential vehicle movements likely to be generated by the development have been obtained

from TRICs data. In addition, a review of accident data has been undertaken, to identify if the development could exacerbate existing accident hotspots.

6.4.2 Overall, the Assessment concludes that the site can be safely accessed off Pitt Street, and the level of vehicle movements generated by the development would not result in unacceptable impacts on the local road network.

6.4.3 In terms of accessibility, the Assessment identifies that the site is highly accessible in terms of public transport, and services within walking distance. The location of the site in relation to other services should contribute to reducing dependency on private cars.

6.5 Air quality assessment

6.5.1 An air quality assessment has been undertaken to consider the potential air quality impacts associated with the development. This focusses on emissions associated with vehicle movements accessing and leaving the site. The site's sustainable location along with potential mitigation measures contributes to reducing emissions associated with the development.

6.6 Flood Risk and Drainage

6.6.1 A Flood Risk Assessment (FRA) and surface water drainage strategy has been prepared to support the proposed development. The flood risk has been assessed as follows:

- The risk of groundwater flooding is assessed negligible within the northern extent but low to medium risk within the middle and southern extents. The risk of groundwater flooding is likely to be limited to below ground and not at the surface.
- The risk of surface water flooding is assessed as negligible for most of the Site, with flow pathways along onsite/bounding drains (including Site access/egress) at low to medium risk.
- The risk of flooding from all other sources are assessed as negligible.

6.6.2 A number of mitigation measures have been set out within the FRA, to demonstrate how flood risk can be mitigated to negligible or low and acceptable levels. The FRA also sets out drainage options which could be adopted within the site.

6.7 Heritage Assessment

6.7.1 A heritage assessment has been undertaken to assess archaeological potential within the site, and potential impacts of development on heritage assets. This confirms that there are no designated assets within the area of the proposed development, or within the immediate vicinity. There is no evidence to suggest that the site has heritage significance.

6.7.2 The assessment sets out mitigation measures which could be achieved through planning conditions, should the development be progressed.

7.0 CONCLUSION AND SUMMARY

- 7.1.1 This Planning Statement supports an outline planning application for a new residential development on land to the north of Pitt Street, Darfield Barnsley. The development seeks to agree the location of the access only, with all other matters reserved. The indicative layout demonstrates 107 dwellings (10% affordable), internal circulation roads, structural planting and landscaping, an attenuation basin, a children's play area, and a footpath. The vehicular access point will be taken from Pitt Street, with pedestrian access from both the north and south of the site.
- 7.1.2 This Planning Statement demonstrates that the development is consistent with both national and local planning policy. In addition, the development will not result in adverse environmental impacts which can not be avoided, mitigated or compensated for.



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