

positive contribution that they make to the significance of the listed Farmhouse. The harm is therefore considered to be justified and offset by the public benefit of consolidating these historic, vernacular buildings. Further mitigation and public benefit will arise from the demolition of the large, modern agricultural sheds which will limit the encroachment of modern structures to the west and enhance the approach to, and setting of, the listed farmhouse (see Figure 5 below). As non-curtilage listed structures, the internal impact of the proposals on the farm buildings is not considered to result in harm to significance. The proposals will also provide an opportunity for these buildings to be recorded prior to conversion.



Figure 5: View towards Farmhouse from western approach with modern structures seen

- 6.33 The HIA considers that the construction of the new dwellings, which utilise the footprints of former outbuildings will cause some harm to the historic interest and setting of the listed farmhouse through the introduction of contemporary, non-vernacular structures with a non-agricultural ratio of wall to void. The proposed structures are considered essential, however, to help fund the conservation deficit which enable the historic structures on site to be consolidated and conserved for future generations to enjoy. The proposed structures will also better reveal the historic extent of the farmstead, whilst the proposed arrangement of the staggered dwellings will also better reveal the historic use of structures within this part of the Site. They will therefore better reveal the heritage significance of the Application Site. There is therefore sufficient public benefit arising from the construction of these replacement structures to offset the less than substantial harm to heritage significance that they will generate.
- 6.34 Further public benefit will arise from exposing historic, stone paths and potential cobbles within the yards which have become overgrown. The exposure and retention of these historic surfaces will also better reveal the historic interest of the site.
- 6.35 The report concludes that some harm to heritage significance will arise from the loss of compromised historic fabric, changes to both the buildings and their settings which are required to facilitate the proposed residential use, and the introduction of new, contemporary dwellings within the rural setting of the listed farmhouse. It does acknowledge however that the harm will be offset by the restoration of the historic buildings which will help conserve the historic and artistic interest that the setting of the listed farmhouse contributes towards its significance.
- 6.36 It is considered that the proposed conversions will provide a new use for the redundant, historic

buildings whilst enabling much needed investment in the listed farmhouse which is considered to qualify as a Building at Risk by Historic England's definition. Further public benefits will arise from the proposal including the provision of a number of windfall dwellings, economic benefits and the extended footprint of the yards which will better reveal the historic extent of the farmstead thus, in turn, better revealing the historic status and significance of the listed farmhouse.

- 6.37 Overall, it is considered that the proposal satisfies Policy HE1 of the Local Plan which seeks to support proposals that conserve and greater reveal the setting and significance of heritage assets and which will lead to the consolidation of heritage at risk. Similarly, the application satisfies Policy HE3 of the Local Plan which requires proposed extensions to listed structures to respect the scale, design and fabric of existing listed buildings. By conserving the remaining historic fabric on site and proposing viable new uses for historic structures which sustains and enhances the significance of the heritage assets, the application is in line with NPPF paragraphs 197 and 206 and additionally satisfies legislation relating to the preservation of heritage assets.

Amenity Considerations

- 6.38 The proposals have been designed to avoid any overlooking issues and to ensure adequate separation distances have been applied. Each dwelling will have ample private amenity space and there are no nearby activities which will cause excessive noise levels.
- 6.39 Overall, the proposals are in accordance with Policy GD1 (General Development) which supports proposals where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.
- 6.40 Similarly, policy GD3 (Replacement, extension and alteration of existing buildings in the Green Belt) requires that proposals should be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials and have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety. It is considered that all of these criteria have been met.

Highways Considerations

- 6.41 A Highways Supporting Statement has been prepared by Andrew Moseley Associates.
- 6.42 The proposals will be accessed from two existing access points, with one access to the east from Woodhead Lane and a second access to the west from Wentworth Road, with 5no. dwellings being served off each.
- 6.43 The Proposed Development includes the provision of two spaces per dwelling as well as a visitor parking area in each of the northern and southern residential parcels, providing a visitor parking space per access and in accordance with the recommended provision of one space per four dwellings. Cycle parking will additionally be provided within the curtilage of each dwelling as well as Electric Vehicle Charging Points.
- 6.44 In terms of refuse collection arrangements, this will be undertaken from the carriageway of

Woodhead Lane to the east for the northern five dwellings. For the southern five dwellings; a refuse collection point will be provided just beyond the highway where the Blacker Post Office and Community Nursery are accessed and serviced from. Therefore, there would be no special arrangements required to facilitate refuse collection at the site, effectively maintaining existing and standard refuse collection arrangements.

- 6.45 In terms of sustainability, the Site has a good level of access to amenities, as within an acceptable 2km walking catchment of the Site, the entirety of the residential area of Blacker Hill is accessible to the north-west of the site as well as extending south into the residential area of Hoyland. Within the 2km catchment is a Tesco Superstore; Cohens Chemist; B&M Store; Barclays Bank; Abbey Veterinary Group a Medical Practice; and Hoyland Library, all of which make up a part of the centre of Hoyland around the High Street as well as a number of other local businesses and amenities.
- 6.46 There are also a number of Public Rights of Way (PRoW) located within the vicinity of the site, and with the proposed new pedestrian access through the Site, this will have the benefit of connecting the Site to the wider footpath network.
- 6.47 The Transport Note calculates that the proposed development of 10 dwellings is predicated to generate eight two-way trips, which would result in an additional movement on the local highway network every ten minutes in the network peak hours.
- 6.48 The report therefore concludes that the proposals result in a negligible impact on the highway network on the capacity of the highway network and would have no adverse impact on highways safety, in accordance with NPPF paragraph 111 and Local Plan policies GB2 and GB3.

Biodiversity and Landscape

- 6.49 An Ecological Impact Assessment (EclA) has been produced by Enzygo.
- 6.50 The following key ecological features and associated recommendations have been identified:

[Native Hedgerow, Mature Trees and Green Infrastructure](#)

- 6.51 There is native hedgerow along the access to the north-east and scattered mature trees provide green infrastructure function. Native hedgerow is also a Priority Habitat. It is recommended that these features are retained and protected throughout the construction phase, including by implementing a sensitive lighting scheme to minimise potential habitat degradation;

[Bats](#)

- 6.52 Nocturnal surveys have confirmed the presence of four Common Pipistrelle roosts and a single Soprano Pipistrelle roost at the existing buildings to be redeveloped. Considering the bat numbers and roost conditions, each of these are assessed as low status Day Roosts and not any higher status roost types such as maternity or hibernation roosts. No roosting evidence was detected at the scattered mature trees, however these are likely support potential roosting

features and provide connectivity between the on-site roosts and habitats off-site. As such, a Natural England European Protected Species Mitigation (EPSM) licence is required to permit the proposed redevelopment of the site. The report recommends that existing mature trees are retained and incorporated into the proposals, however if loss is unavoidable, further precautionary surveys would be required.

Badger

- 6.53 No evidence of Badger were found at the Site or immediate surrounds, however there are records in the wider area. It is recommended that reasonable avoidance measures are adhered to during the construction phase to minimise the risk of harm to Badger which may access the site from the wider area. No further detailed surveys are required.

Barn Owl

- 6.54 The report states that there is a probable nest site located in the chimney stack of one of the buildings, as evidenced by build-up of considerable number of pellets within the fireplace, which included fresh pellets. Other occasional scattered pellets were present in the open barns, indicating one occasionally used Active Roost Site, and three Temporary Rest Sites. Considering the location of the suspected nest within the chimney stack and with no practical means to inspect in further detail, no further Barn Owl survey is proposed.
- 6.55 Mitigation for loss of nest site and roost locations is required through provision of permanent alternative nest/roost sites at the new development. Timing restrictions are to be implemented to avoid Barn Owl nesting season in order to avoid potential disturbance of active nest. No significant loss of foraging habitat is anticipated.

Birds (general nesting)

- 6.56 Trees, shrubs and buildings provide nesting potential for a restricted range of bird species. The report recommends that site clearance and building works are to be conducted outside of the nesting season, or if necessary within the nesting season, an Ecological Clerk of Works (ECoW) to advise and supervise works to ensure no active nests to be affected (with the exception of works impacting Barn Owl nest which must avoid nesting season).

Common Reptiles and Priority Species

- 6.57 Areas of grassland, trees and scrub provide limited extent of shelter and refuge suitable for other Priority Species such as Hedgehog and potential for individual numbers of common reptiles) – Considering the habitats present and the nature of the proposals, not considered any further detailed Reptile Survey is necessary. However, it is recommended that site clearance be undertaken in a sensitive manner under the supervision of an Ecological Clerk of Works (ECoW).
- 6.58 The report goes on to state that the proposals present opportunities for biodiversity enhancement in order to demonstrate an overall biodiversity net gain. The submitted Biodiversity Metric which accompanies the Ecological Impact Assessment demonstrates that a biodiversity net gain of 71.67% for habitat units and 89.86% for hedgerow units can be

achieved on the Site, which is significant in excess of the 10% sought in the Environment Bill. This will be achieved by incorporating a planting scheme with varied features and habitat types including tree planting, native hedgerow and wildflower areas as recommended by Barnsley's Biodiversity and Geodiversity SPD.

- 6.59 The Arboricultural Report which has been produced by Enzygo, which assesses most of the mature trees, particularly those at the site's perimeter as being of either high or moderate landscape value (A2 or B2). Only a few overmature trees were assigned a lower retention category (either C or U). The report also confirms that none of the trees on site will require removal to facilitate development. It does recommend that a small number of category U trees are removed however to minimise the risk of harm to people and property during and post development. Dead tree T1 at the western site entrance should be retained as deadwood habitat by reducing its overall height to 4m.
- 6.60 As such, it is considered that the proposals are in accordance with Policy BIO1 (Biodiversity and Geodiversity) and additionally paragraph 174 of the NPPF, which seeks to promote net gains in biodiversity.

Landscape Visual Impact

- 6.61 A landscape and Visual Impact Assessment has been produced by Enzygo.
- 6.62 The report concludes that the existing character of the Site and its immediate environs are largely defined by its location and by its use and management as farm complex. The Proposed Development does not involve works that would change or affect, any important landscape features.
- 6.63 Whilst the landscape setting of the Application Site is sensitive to change; the development will not affect any of the important characteristics of the local landscape character or the openness of the Green Belt.
- 6.64 Furthermore, the proposed development is anticipated to have very limited effects on landscape character. It will have very limited effects on landscape features, will not introduce new features that are significantly different or discordant with the baseline and effects would be contained largely within the Application Site. The report predicts no substantial adverse effects on landscape character. Therefore, the overall effect on the landscape is considered to be neutral.
- 6.65 In terms of the residual effect on views, the extent of visibility for the Proposed Development is greatly limited by the local topography and the amount of dense mature trees and hedges on the Site boundaries and within the wider study area. As a result, the site is well screened, and open views of, and into the Site are limited to a few locations on the PRoW network in close proximity to the site, particularly from north of the site. The vast majority of receptors will experience no change in their view as a result of the development.
- 6.66 Overall the report considers that the significance of effect of the development on the visual amenity of the immediate study area (within 1.0km) is considered to be Slight Adverse. Within

the wider study area, and beyond 1.0km the significance of effect of the development is considered to be neutral.

- 6.67 Both national and local planning policy encourages sustainable development in suitable locations that do not have significant effects on the landscape, the proposed development supports this in that it is on a Site which is exceptionally well screened and enclosed which minimises the potential for landscape and visual effects on its surroundings. It is considered that the Application Site has the capacity to accommodate the proposals without any adverse effects on the landscape and visual amenity of the area.

Drainage

- 6.68 A Flood Risk Assessment and Drainage Strategy has been produced by Andrew Moseley Associates, which is also accompanied by a Percolation Test Report.
- 6.69 The site is in an area identified as having a low probability of flooding on the EA Flood Map and is located in Flood Zone 1.
- 6.70 The report considers that the primary option for surface water disposal is infiltration, and this has been shown to work via a BRE 365 infiltration test on Site to confirm the ground conditions could support infiltration.
- 6.71 Attenuation is therefore not required as the means of surface water disposal is through infiltration.
- 6.72 Regarding foul water, there is a formal point of connection into a Yorkshire Water public foul water sewer in close proximity to the site. Foul water domestic waste can discharge to the 225 mm diameter public combined sewer recorded in Grange View, at a point to the southwest of the site.

Other Material Considerations

- 6.73 As has been outlined above, these proposals are brought forward on a sound policy footing which is based upon the proposals, whilst in part would be considered to be 'inappropriate development' in Green Belt policy terms, follow the established principles of 'enabling development' which as will be demonstrated later in this section, represent Very Special Circumstances together with various other factors.
- 6.74 Provided below are details of 2 other cases which are similar to these proposals, being within the Green Belt and bringing forward new development to facilitate restoration of a heritage asset.

[APP/W4325/W/18/3201868 - Storeton Hall Farm, Lever Causeway, Storeton](#)

- 6.75 The appeal (the decision is contained at Appendix 2) was made against the decision of Wirral Metropolitan Borough Council. It was allowed in 2018 and permitted the refurbishment and re-use of Storeton Hall and other historic buildings, new-build residential development, the relocation of the existing equestrian business, associated car parking and landscape works at

Storeton Hall Farm, Lever Causeway in 2018.

- 6.76 The appeal site was within the Green Belt, and it was common ground that the appeal scheme would constitute inappropriate development. The main issue was whether the harm by reason of inappropriateness and any other harm was clearly outweighed by other considerations, including reference to the appeal scheme's effects to the significance and special interest of Storeton Hall, a Grade II* Listed Building and Scheduled Monument.
- 6.77 The refurbishment of the heritage asset at the site was shown to lead to a significant deficit, meaning the refurbishment would not be financially viable. Therefore, whilst acknowledging that the newbuild element represented inappropriate development within the Green Belt, it was deemed to be enabling development. When considering the planning balance, the Inspector agreed that the proposals did constitute enabling development which served to outweigh the harm through inappropriate development in the Green Belt and therefore constituted Very Special Circumstances, as is summarised at paragraph 38 of the decision:

"In the current case, I have found that the appeal scheme would constitute inappropriate development and that it would result in an erosion of the site's openness accordingly these are matters that attract substantial weight in the planning balance. However, the very significant public benefit that would occur as a result of the proposed development in terms of the conservation of the Hall, which would be secured by the planning obligation, is a matter which clearly outweighs the appeal scheme's Green Belt harm. For these reasons, I conclude that very special circumstances exist in this case that justify the approval of inappropriate development, and that the public benefit of securing the future of the significant place through enabling development decisively outweighs its Green Belt disbenefits."

[06/07935/FUL - Leaventhorpe Hall Farm, Thornton Road, Thornton, Bradford](#)

- 6.78 Whilst the approved application at Leaventhorpe Hall Farm predates the NPPF, it is considered that the general principles of enabling development have not changed significantly since this application was approved which was determined within the context of PPG 2 and English Heritage's guidance on enabling development. The Officer's Report to this application is contained at Appendix 3 for reference.
- 6.79 The application was for the restoration of Leaventhorpe Hall, conversion of East Barn to form three dwellings, demolition and reinstatement of the stables to form one dwelling and the erection of a new terrace comprising of five dwellings together with the erection of 2 terraces of car ports and associated external works including the creation of a new accessway to serve the equestrian business at Leaventhorpe Hall Farm, Thornton Road, Thornton, Bradford.
- 6.80 The context behind the application was that the Hall and barn were on the list of listed buildings at risk and there were various attempts at authorisation to repair and renovate the buildings, however these did not have a successful outcome.
- 6.81 This site, as is the case with the proposals at Woodhead Hall Farm, was located within the Green Belt where new residential development would not be approved except in Very Special

Circumstances. Therefore, the construction of 5 dwellings and the reconstruction of the stables was considered to be 'inappropriate development'.

- 6.82 However, a case for enabling development was presented and on balance, the Council considered that the principle of the application could be supported since the new build elements would provide funding to enable the restoration of the listed buildings. The impact on the openness of the Green Belt was also considered to be minimal given the close proximity of nearby development.
- 6.83 As such the Council considered that the proposals were in accordance with the Development Plan at the time as very special circumstances could be justified.

Very Special Circumstances

- 6.84 As has been demonstrated above, there are a number of Very Special Circumstances that weigh in favour of allowing the Proposed Development despite elements of it representing inappropriate development within the Green Belt. These Very Special Circumstances are considered to more than outweigh the harm to the Green Belt that would arise through the development of the Site, as required by paragraph 148 of the NPPF.
- 6.85 The Very Special Circumstances in this case are considered to be:
- Enabling development – securing the enhancement and preservation of a Grade II listed building which has deteriorated significantly in recent years through exposure to the elements, lack of investment and frequent vandalism as well as the other identified heritage assets on the Site. These include:
 - Grade II Listed Farmhouse;
 - Farm Cottage (Non-Designated Heritage Asset);
 - Cart shed/stables (curtilage listed);
 - Agricultural buildings contribute to the setting of the listed Farmhouse.
 - Removal of modern, distracting structures - the removal of the portal framed barn and metal containers will have the benefit of opening up the site; particularly the views on arrival from the Wentworth Road access, which will contribute to the openness of the Green Belt, and will furthermore deliver heritage benefits as they currently detract from the setting of the Grade II listed farmhouse.
 - The revitalisation of Hoyland - Policy H8 of the Local Plan supports the revitalisation of certain areas including Hoyland through the renewal of poor housing and the revitalisation of neighbourhoods and communities, encouraging sustainable housing growth to support the creation of an overall balanced housing market and addressing the density and mixed of housing types and tenure. By creating a high-quality development of a mix of housing types on the edge of Hoyland and regenerating some of the existing housing stock on Site which has been the subject of vandalism; the

proposals are contributing to the aims of Policy H8.

- Biodiversity Net Gain – Whilst it is not yet a legal requirement to provide a 10% biodiversity net gain and the Local Plan only requires developments to ‘conserve and enhance’ biodiversity, the proposals go beyond policy requirements by demonstrating that a biodiversity net gain of 71.67% for habitat units and 89.86% for hedgerow units can be achieved on the Site.

6.86 On the basis of the above, it is evident that there are substantial benefits arising from the proposals and collectively these are considered to represent Very Special Circumstances. As such, the Proposed Development is in accordance with Policy GB1 of the Local Plan as well as NPPF paragraphs 147 and 148.

Planning Balance

6.87 The Proposed Development consists of the refurbishment, conversion and extension of a number of existing buildings on site, along with some new build elements.

6.88 It is considered that the refurbishment, conversion and extension of the existing buildings on Site is in compliance with local planning policy. As such, it is only the new build elements of the proposals which are considered to constitute ‘inappropriate development’ are the 4no. new build dwellings which are located on the footprints of historic buildings which have been lost to time. The scheme, without the new build elements has been shown to be unviable, and without the new build dwellings the heritage assets at the Site cannot feasibly be restored and will continue to deteriorate.

6.89 Paragraph 148 of the NPPF states that Very Special Circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. It has been demonstrated above it is considered that the benefits identified constitute Very Special Circumstances. However it must also be demonstrated that any other harm is clearly outweighed by other considerations. It is considered in this case that the only harm identified which is considered to be ‘less than substantial’ is to the heritage assets on Site (the Grade II listed Farmhouse, curtilage listed cart shed/stables and potential non-designated heritage asset which is the farm cottage) with the accompanying HIA confirming this to represent ‘less than substantial harm’.

6.90 The Heritage Impact Assessment concludes that whilst some harm to heritage significance will arise from the loss of compromised historic fabric, changes to both the buildings and their settings which are required to facilitate the proposed residential use, and the introduction of new, contemporary dwellings within the rural setting of the listed farmhouse. It clearly states however that this harm will be offset by the restoration of the historic buildings which will help conserve the heritage assets and will provide a new use for the redundant, historic buildings whilst enabling much needed investment in the listed farmhouse which is considered to qualify as a Building at Risk by Historic England’s definition. Further public benefits will arise from the proposal including the provision of a number of windfall dwellings, economic benefits and the extended footprint of the yards which will better reveal the historic extent of the farmstead thus, in turn, better revealing the historic status and significance of the listed farmhouse.

6.91 As such, it is considered that the less than substantial harm in this case is clearly outweighed by other considerations. To conclude, as Very Special Circumstances have been demonstrated there is no clear reason to refuse development and outline permission should therefore be granted in accordance with para 11(d) (i) of the NPPF.

SECTION 7: CONCLUSIONS

- 7.1 This Planning Statement has been prepared in support of planning applications for the following development:
- 7.2 The proposed development comprises:
- “Full planning application and listed building application for alteration, restoration and extension of existing farmhouse, alteration and restoration of existing farm cottage, conversion and extension of 5no. barns to form 4 dwellings, erection of 4 new dwellings and demolition of existing portal framed barn together with associated landscaping and parking (8no. new dwellings total)”
- 7.3 This report has set out the rationale for the Proposed Development in detail. The buildings on the site have been assessed by a qualified heritage consultant and the heritage assets identified. These comprise the following:
- Grade II listed Farmhouse;
 - Curtilage listed cart shed/stables;
 - Farm Cottage which is potentially a non-designated heritage asset;
 - The remaining older agricultural buildings are considered to contribute to the setting of the heritage assets but are not in themselves curtilage listed.
- 7.4 A viability assessment has been undertaken to establish firstly the costs of undertaking the refurbishment works, which has been compared against the likely sales values with input from local valuers. This shows that by creating a policy compliant scheme of conversion and extension alone, the Proposed Development would result in a significant financial deficit and therefore would not be viable.
- 7.5 However, with the addition of 4no. new build sensitively designed dwellings in addition to conversion of existing buildings for form a further 4 new dwellings , the viability assessment shows that the scheme would be viable and the development would make a modest profit.
- 7.6 However, it is acknowledged that the new build elements represent ‘inappropriate development’ in the Green Belt and would therefore be contrary to local and national planning policy. The onus is therefore on the Applicant to demonstrate that there are ‘Very Special Circumstances’ which can clearly outweigh the harm to the Green Belt through inappropriate development and any other harm resulting from the proposal.
- 7.7 It has been demonstrated that the proposals constitute enabling development, which the Council’s Conservation Officer has acknowledged in pre-application feedback.
- 7.8 The ‘Very Special Circumstances’ in this case are listed below:

- Enabling development – securing the enhancement and preservation of a Grade II listed building and other heritage assets at the Site;
- Removal of modern, distracting structures - the removal of the portal framed barn and metal containers will have the benefit of opening up the site;
- The revitalisation of Hoyland - in accordance with Policy H8 of the Local Plan by creating a high-quality development of a mix of housing types on the edge of Hoyland and regenerating some of the existing housing stock on Site which has been the subject of vandalism;
- Biodiversity Net Gain – a biodiversity net gain of 71.67% for habitat units and 89.86% for hedgerow units can be achieved on the Site.

- 7.9 On the basis of the above, it is evident that there are substantial benefits arising from the proposals and collectively these are considered to represent Very Special Circumstances. As such, the Proposed Development is in accordance with Policy GB1 of the Local Plan as well as NPPF paragraphs 147 and 148.
- 7.10 There are additionally no known technical constraints which cannot be overcome through appropriate mitigation or should prevent the redevelopment of the site.
- 7.11 Overall, it is considered that the scheme represents sustainable development and therefore it is respectfully requested that full planning permission be granted for the proposed development.

Appendix 1

Policy SD1: Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy GD1: General Development

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 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, culverts and other surface water bodies that may cross the site are considered;

Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;

Any pylons are considered in the layout; and

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

Policy LG2: The Location of Growth

Priority will be given to development in the following locations:

Urban Barnsley;

Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (which includes Thurnscoe and Bolton on Dearne), Penistone and Royston; and

Villages.

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town, and the Principal Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

Policy H4: Residential Development on Small Non-allocated Sites

Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan.

Policy H6: Housing Mix and Efficient Use of Land

Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.

Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages.

Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.

Policy H8: Housing Regeneration Areas

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 are:

North Barnsley and Royston;

South Barnsley and Worsbrough;

Hoyland, Wombwell and Darfield;

Bolton, Goldthorpe and Thurnscoe; and

Rural East (including Cudworth Principal Town)

Such support may include: