

Planning Statement

Land to the East of Cote Lane,
Thurgoland, Sheffield, South Yorkshire



ELG

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1. INTRODUCTION

1.1 This Planning Statement has been prepared by ELG Planning on behalf of Berkeley DeVeer to accompany a full application for the residential development of 28 dwellings at Land to the East of Cote Lane, Thurgoland, Sheffield, South Yorkshire.

1.2 This Statement will seek to assess the development proposals in the context of the adopted development plan and any other material considerations relevant to the determination of the planning consent.

Structure of Statement

1.3 This Planning Statement is structured as follows:

- **Section 2** analyses the context of the site.
- **Section 3** describes the proposed development.
- **Section 4** assesses the Development Plan policies, as well as any other material considerations relevant to the determination of the application.
- **Section 5** sets out the case in support of the application proposals
- **Section 6** draws conclusions on the overall findings of the statement.

2. SITE CONTEXT

- 2.1 The purpose of this section of the statement is to analyse the context of the site and its surroundings, including the physical, social and economic characteristics.

Site Location & Description

- 2.2 The site forms a greenfield parcel of land covering an area of 0.97ha. The site lies outside the boundary of the village of Thurgoland and therefore within the open countryside. The site is, however, adjacent to the development limit and in close proximity to the facilities and services of the village.



Figure 1.1: Aerial of site (taken from Google Maps)

- 2.3 The topography of the site is relatively flat rising slightly towards the east. Directly to the north of the site lies a small cul-de-sac of properties known as Springwood Close. Springwood Close comprises of modern residential properties with associated garaging. To the east of the site lies an area of woodland

is known as Springwood. The site benefits from an existing access from Cote Lane which it shares its western boundary with.

- 2.4 The site is not located within a conservation area or within close proximity to any listed buildings. The site is not located within any nationally protected landscape.

Planning History and Context

- 2.5 An outline planning approval for residential development of up to 24 dwellings to include means of access and public open space was approved by Barnsley Council (2016/0340). All other matters other than access were reserved.
- 2.6 A reserved matters submission followed the approval of the outline consent, and was approved at committee (2018/0338) subject to the completion of the s106 Agreement.
- 2.7 Alongside the reserved matters submission was a S73 application to amend the outline consent to include a second access into the site to serve two dwellings (2018/1195). This was also approved subjecting to the completion of the S106 Agreement.
- 2.8 These consents remain extant and form a material consideration in the determination of this application.



Scheme approved subj. to S106 at Reserved Matters (2018/0338)

3. DEVELOPMENT PROPOSALS

- 3.1 The application seeks consent for a new full planning application for the residential development of 28 units at this site.
- 3.2 The broad layout of the scheme will remain as approved, but the housetypes have been amended to make more effective use of the developable area at the site.
- 3.3 The scheme proposes a mix of detached, semi-detached and terrace properties with between 2 and 5 bedrooms. The scheme also includes affordable housing.



Proposed Scheme

- 3.4 The two access points will remain as previously accepted by the council, with the main access to the north west of the site and secondary access serving only a few of the dwellings further south.
- 3.5 Further discussion of the design and access considerations are set out in the accompanying Design & Access Statement.

4. PLANNING POLICY CONTEXT

4.1 The Development Plan for Barnsley Metropolitan Borough Council consists of the recently adopted Local Plan. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes which are other material considerations.

4.2 Local Plan policies of relevance are;

- Policy GD1 – General Development
- Policy H7- Housing Mix and Efficient Use of Land
- Policy T4 – New Development and Transport Safety
- Policy D1 – High Quality Design and Place Making
- Policy CC3 – Flood Risk Policy Poll1 – Pollution Control and Protection

Other Material Planning Considerations

- The National Planning Policy Framework (NPPF);
- Designing New Residential Development Supplementary Planning Document;
- Parking Supplementary Planning Document;
- Open Space Provision on New Housing Developments Supplementary Planning Document;
- South Yorkshire Residential Design Guide.

5. PLANNING APPRAISAL

Principle of Development

- 5.1 The principle of residential development and access at this site has already been accepted through the approval of the extant outline application. This remains the fall back position.

Visual Amenity

- 5.2 The proposed scheme is very similar to the (minded to) approved scheme, as discussed in the accompanying Design and Access Statement. This is largely due to the topography largely dictating the layout of the site with the design of the spine road through the centre of the site and the houses located facing onto the spine road and rear gardens extending to the boundaries.
- 5.3 The finished floor levels of properties will not be significantly higher than the current levels on site, however a number of retaining structures are required across the site (between gardens and along the boundaries). The design and materials used for these can be conditioned to ensure that they do not create a dominant, overbearing feature.
- 5.4 The layout shows a relatively green frontage along Cote Lane with the houses set back from the road consistent with the character of Cote Lane. The dwellings along the northern boundary have been kept largely in the same position as previously approved with the garages moved to the rear to address concerns from residents and to comply with Policy CSP29 and the Designing New Housing Development SPD. The wider layout includes some areas of parking to the front of dwellings but in the main these are broken up by soft landscaped areas. A variety of house types have been proposed which vary from the approved scheme, but nonetheless maintain a high quality design and materials; artificial stone is proposed which will fit well within the character of the street which has a mix of materials.

Residential Amenity

- 5.5 During the course of the previous application, residential amenity considerations were identified as the most sensitive issue given that existing dwellings are orientated to overlook the site.
- 5.6 All the properties along the northern boundary on Springwood Close will be impacted, although these are at a higher level and will look down onto the gardens of the proposed houses. The approved layout, with properties fronting onto the spine road and rear gardens backing onto the boundary, allows spacing between the proposed and existing with most properties exceeding the 21m minimum back to back distance (the exception being plot 3 and No.4 which is 20m) has been largely retained as part of these proposals.
- 5.7 The relationship with properties to the south is less sensitive as these are orientated side on or at an angle with a number of outbuildings between them and the boundary.
- 5.8 The scheme complies with the various distances set out in the Designing New Residential Development SPD and Core Strategy Policy CSP29 it is acceptable in residential amenity terms.
- 5.9 All the properties are generously proportioned (including the affordable units) and comply with the internal spacing standards set out in the South Residential Design Guide.

Highway Safety

- 5.10 The primary access was approved at outline stage and the secondary access approved as part of the S73 application. These have not been altered as part of these proposals and therefore are considered to remain acceptable.

Other considerationsDrainage/Flood Risk

- 5.11 The site falls within Flood Zone 1. In addition, the applicant has provided a Flood Risk Assessment and Drainage Strategy which shows surface water draining via a gravity sewer and attenuation tank (to control the rate of discharge) into the existing network on Cote Lane. Yorkshire Water and the Council's drainage officer have previously confirmed this is acceptable in principle through the previous applications.

6. CONCLUSIONS

- 6.1 This Planning Statement has been prepared by ELG Planning on behalf of Berkeley DeVeer to accompany a full application for the residential development of 28 dwellings at Land to the East of Cote Lane, Thurgoland, Sheffield, South Yorkshire.
- 6.2 The principle of the development at this site has already been considered acceptable through the approval of the extant outline consent at this site.
- 6.3 This Statement demonstrates that the proposals are in keeping with the vernacular of the area and careful attention has been given to the design and quality of the development to ensure an attractive and high quality appearance.
- 6.4 As such, these proposals are considered in accordance with policies set out in the Baransley Development Plan as well as the aspirations of the NPPF.
- 6.5 In light of the information in this statement and submitted as part of the application we would respectfully request that the Council support the application by granting planning permission.