

**PROPOSED RESIDENTIAL DEVELOPMENT**

**at**

**LAND ADJACENT  
No 30 CRESSWELL STREET,  
POGMOOR, BARNSELY**

**For**

**DEVELOPMENTS BY BOUTIQUE LTD**

**DESIGN AND ACCESS STATEMENT**

**Prepared by**

**WHITE AGUS LIMITED**

**AUGUST 2025**

## Site Description

The site is located on Cresswell Street in Pogmoor which is a sought after residential area of Barnsley adjacent a recreation ground and within walking distance of the Barnsley District General Hospital, local shops and schools.

The site amounts to 237 sqm and was formerly 5 garage plots. The garages no longer remain.

Pogmoor is a sought-after area approximately 1 mile east of Barnsley town centre, 1.2 miles from junction 37 of the M1.

Cresswell Street is situated off Pogmoor Road and the site is located adjacent number 30 and adjoins Sugden's Recreational Ground.

The land is Urban Fabric in the Local Plan and is within predominantly residential surroundings. The principle of residential development is therefore considered acceptable subject to the relevant consents.

The existing buildings along Cresswell Street are modest traditionally constructed terraced properties, generally in red brick under slate roofs.

The pattern of the development is linear and properties are either, build directly behind the footway, or with very small area to the front of the houses behind low walls.

The rendered gable of No 30 and its rear garden wall forms the north western boundary, to the north east is a garage site and to the south is open space and a dirt track. The title plans for the site shows a vehicular & pedestrian right of way over the land shaded brown allowing access across the whole site frontage. See extract below.



## **History**

Based on the information available on BMBC Planning Portal there is no recent planning history on the site or adjacent land.

## **Policy Context**

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

The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites).

In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review.

The next review is due to take place in 2027 or earlier if circumstances, require it.

Site Allocation: Urban Fabric & Dearne Valley Green Heart Nature improvement Area

SD1 'Presumption in Favour of Sustainable Development' Policy GD1 'General Development' Policy LG2 'The Location of Growth'

Policy H1 'The Number of New Homes to be Built'

Policy H2 'Distribution of New Homes'

Policy H4 'Residential Development on Small Non-allocated Sites' Policy

H6 'Housing Mix and Efficient Use of Land' Policy T1 'Accessibility Priorities' Policy T3 'New Development and Sustainable Travel'

Policy T4 'New Development and Transport Safety'

Policy D1 'High Quality Design and Place Making'

Policy CC1 'Climate Change' Policy CC2 'Sustainable Design and Construction'

Policy CC4 'Sustainable Urban Drainage' Policy CL1 'Contaminated and Unstable Land' Policy

Poll1 'Pollution Control and Protection'

SPD's -Design of Housing Development -Parking -Sustainable Travel

Other South Yorkshire Residential Design Guide NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development.

Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 59 - 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.

Paras 74-77 - reiterates the importance of a deliverable supply of homes to meet the needs of the district.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Para 126 - 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.

## **Assessment**

Principle of development

The site is located within Pogmoor and close to the amenities and transport links.

The significance of this is that is a priority location to accommodate growth and new residential development in spatial and sustainable development terms making it compliant with policies LG2 and H2.

Local Plan Policy H4 'Residential Development on Small Non-allocated Sites' states that proposals for residential development on sites below 0.4Ha will be allowed where the proposal complies with other relevant policies in the plan.

These sites make a valuable contribution to the housing supply.

Sites in towns and villages can offer good opportunities for providing houses where other people already live, near to shops and services.

Developing these sites also reduces the need to provide new sites outside settlement boundaries.

Approval should be given for small scale residential development within towns and villages in line with other plan policies, including those protecting people's living conditions, road safety and design.

In addition to the above all new dwellings must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing.

Further, development should be granted where it would maintain visual amenity and not create traffic problems/reduce highway safety.

An assessment of the proposals against those criteria is set out below:-

### **Design/appearance/layout**

In terms of the layout, the submitted plan demonstrates that the plot can accommodate two semi-detached properties while still providing adequate in curtilage parking and garden/amenity space. The accommodation proposed meets the standards as set out in The South Yorkshire residential Design Guide.

The proposed dwellings would align with the adjacent properties and front Cresswell Street as such, it is not a back land location given an access already exists and there is development immediately adjacent.

The dwellings would respect the predominant building line on Cresswell Street.

Dwellings in this location would not be contrary to the development pattern of the area, in accordance with Local Plan Policy D1 and SPD 'Design of Housing Development'.

### **Residential Amenity**

Residential amenity has been designed and measured against the requirements as set out in the South Yorkshire Residential Design Guide. The private amenity space proposed is approximately 2 sqm per property below the recommended 50sq m. However, this compares favourably with the surrounding properties, Also, there is significant areas of public amenity space immediately adjacent the site.

The scale of the dwelling has been fully considered and the layout demonstrates two dwelling could be accommodated on the site without significantly increasing overshadowing or being overbearing features.

The footpath, open space and an access road would be unaffected..

The submitted layout plan does demonstrate a private amenity space of over 60m<sup>2</sup> can be achieved for each dwelling, in accordance with the SPD.

The layout plan demonstrates that the proposed dwellings can be accommodated on the site which achieves adequate residential amenity for both existing and future residents, in accordance with Local Plan Policy GD1 and SPD 'Design of Housing Development'.

### **Highway considerations**

The layout plan shows each property with one, open fronted parking space. These off- street parking spaces are located within the curtilage of the dwelling.

As such, the development does accord with the requirements of SPD 'Parking'.

**Biodiversity** The submitted documents include a Bio-diversity report and assessment.

### **Mining**

The application is accompanied by a SYMAS report that concluded:

The land can be considered as stable regarding normal deep coal mining subsidence. Considering the anticipated depth of the Barnsley coal seam and the fact that the site is not located in a Coal Authority planning risk referral area, the risk of coal mining legacy issues affecting the land is considered as LOW. A prudent developer would consider the need for intrusive investigations to evaluate the possibility of made ground being present. Foundations of any future development should be suitably designed in the event of encountering geological faulting or fractured ground. Any coal encountered in foundation excavations should be blinded off with an inert material to reduce the risk of spontaneous combustion. Foundations should be formed on competent bedrock.

### **Conclusion**

In summary the proposed residential development is considered acceptable in principle due to the land being designated urban fabric in the local plan and is considered suitable to accommodate housing growth.

The proposal therefore achieve compliance with local plan policies LG2, H1, H2 and therefore SD1 Presumption in Favour of Sustainable Development by consequence.

The layout plan shows that the development could achieve the required spacing and garden sizes to provide and maintain the required standards of residential amenity for existing and future occupiers.

The application is also considered acceptable in relation to the other considerations set out in the assessment section of the report including highways matters, coal mining risk.

Considering the relevant development plan policies and other material considerations the application is in accordance with the development plan (most notably policies LG2, H1, H2, H6, GD1, I1, BIO1, T4) and is assessed to be a

suitable and sustainable form of development that accords with Local Plan Policy SD1 Presumption in favour of Sustainable Development in overarching terms.

Similarly in National Planning Policy terms (NPPF) the presumption in favour of sustainable development is considered to apply also (para 11) which is that proposals that accord with an up to date development plan should be approved without delay.