

Barnsley Metropolitan Borough Council
Planning and Building Control
PO Box 634
Barnsley
S70 9GG

22 March 2024

Dear Sir/Madam,

**Re: Land off Dodworth Green Road, Barnsley.
Planning Portal ref. 12452365.**

We write to submit a full planning application for the development of 5 no. residential dwellings with associated access, parking, landscaping and other infrastructure works at Land off Dodworth Green Road, Barnsley.

The planning application submission comprises the following documents:

- Planning Layout ref. Z087.102A;
- Boundary Treatment Plan ref. Z087.103;
- Materials Plan ref. Z087.104;
- Streetscenes ref. Z087.106;
- Housetype Pack ref. Z087.009;
- Landscape Masterplan ref. H22-0018_101A;
- Flood Risk Assessment ref. 159-001-FRA v1.1;
- Highways Supporting Statement ref. 21123; and
- Arboricultural Implications Assessment ref. 18317 C.

The remainder of this letter provides a planning statement which provides context to the application site and the proposed development, before assessing the proposed development and its acceptability in planning terms.

Application Site & Proposed Development.

The Application Site.

The Application Site measures approximately 0.32ha and includes an existing residential dwelling and its curtilage, and wider grassland associated with the property. The site is square in shape and is bounded by a private road and residential dwellings to the north, greenfield land to the east and south, and Dodworth Green Road to the west. The topography of the site is slightly undulating and slopes down to its southern boundary.

An aerial image of the site is provided below, and the submitted site location plan illustrates the full extent of the site for planning purposes.



Figure 1 – Aerial Image of Application Site.

The Application Site is located within the settlement limits of Barnsley and is not allocated for any particular use and is therefore 'white land' for planning purposes.

The Application Site is located within a sustainable location in relation to access to services, facilities, employment opportunities and public transport links. Buses run along Dodworth High Street roughly every 30 minutes towards Barnsley and Gilroyd. Dodworth Train Station is located 450m from the proposed site access, with regular services towards Sheffield and Huddersfield.

In terms of local primary schools, Keresforth Primary School is located on Keresforth Road (B6099), approximately 800m from the Application Site and Dodworth St John The Baptist C Of E Primary School is located on Barnsley Rd approximately 450m from the Application Site. Secondary education is provided at the Horizon Community College which is located on Dodworth Road approximately 1.8km from the Application Site. All are accessible by car/bus from the proposed development.

The nearest doctor's surgery to the site is the Dodworth Medical Practice which is located approximately 200m from the Application Site.

The Application Site is not affected by any ecological designations as per MAGIC Map. The site is not located within any conservation area, but is located just north of the grade II listed Travellers' In. The site is located within flood zone 1 and is therefore at the lowest risk of flooding.

Planning History.

Several applications for residential development have been made on-site, summarised as follows:

2008/1688 – Residential Development including means of access (Outline)

This outline planning application was submitted in November 2008 for the development of 12 no. detached dwellings. The application was refused planning permission in February 2009 and subsequently allowed at appeal in July 2009.

A reserved matters application was not forthcoming, and the outline planning permission subsequently lapsed.

2012/0162 - Residential development including means of access (Outline)

This outline planning application was made in February 2012 for the development of 51 no. dwellings. The Council raised concerns with the proposals due to highways and tree impacts and urged the Applicant to withdraw the application whilst these issues were addressed. The application was withdrawn in May 2012.

2012/0797 - Erection of 51 no dwellings (Outline)

Following the earlier withdrawal, this outline planning application was made in July 2012 as a resubmission of the earlier application. This application was approved on 28th March 2013; however a subsequent Reserved Matters application was not forthcoming and the outline planning permission therefore lapsed.

2016/0268 - Residential development including means of access (Outline)

This outline planning application was made in March 2016 and sought approval for 51 no. dwellings. This application was approved in April 2018, but a reserved matters application did not come forwards and the permission lapsed.

2022/0591 - Residential development of 51 dwellings (Full planning application).

Most recently, Newett Homes submitted this full planning application for 51 dwellings. The Highways Authority objected to this application on grounds of sustainability, due to inadequate footway widths in Dodworth. After lengthy negotiations, it was agreed with Highways Authority that if the proposals were significantly reduced in quantum to circa 5 dwellings, the additional trips on local footways would be immaterial and the objection could then be withdrawn.

It should be noted that several other issues were raised as part of this application by other consultees, relating to detailed planning considerations, rather than the principle of development. These were never addressed due to the in-principle objection to the scheme by the Highways Authority.

The application hereby submitted, addresses the in-principle objection by the Highways Authority by reducing the quantum of development to 5 no. dwellings.

The sites extensive planning history demonstrates that the principle of residential development has continually been accepted within this sustainable location.

The Proposed Development.

The application seeks full planning permission for the erection of 5 no. dwellings with associated access, parking, landscaping and other infrastructure works.

The submitted planning layout drawing illustrates 5 new homes situated on a private drive taken via Dodworth Green Road. A total of 4 different housetypes are proposed including 3 no. (60%) 4-bedroom properties and 2 no. (40%) 6-bedroom properties. Larger homes are proposed in order to provide an efficient use of land. Each home has either a detached or integral garage allowing for both car and cycle parking, and large private gardens.

The streetscene is landscaped with trees, hedgerows, turf and shrubs. Key existing trees to the site frontage with Dodworth Green Road are retained, but 6 no. trees and 1 no. group of trees are proposed for removal to facilitate site access and the development.

Planning Policy Considerations.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Statutory Development Plan, unless material considerations indicate otherwise.

The relevant current statutory Development Plan for Barnsley was adopted in January 2019 and consists of the Barnsley Local Plan, the Joint Waste Plan, and any adopted Neighbourhood Plans.

National policy must also be taken into account in the determination of planning applications. National Policy is set out within the National Planning Policy Framework (NPPF) 2023 which forms a material consideration in planning decisions. In addition, the Planning Practice Guidance provides more detailed guidance to support and assist the interpretation and implementation of policies contained within the NPPF.

A detailed summary of the key policies of the statutory development plan and the NPPF is provided at Appendix 1 and should be read in conjunction with this letter.

Planning Assessment.

Principle of Development.

The Application Site is unallocated land located within the defined development limits of Urban Barnsley and is surrounded by other residential uses. The site is therefore a suitable windfall housing site in which the principle of residential development can be accepted. In further support of the principle of the proposed development, Policy LG2 confirms that Urban Barnsley will be a priority for significantly more growth than anywhere else in the borough. The proposal therefore aligns with the Council's spatial strategy for new development and the Application Site is a sustainable location for development and benefits from close walking links to bus stops, a nearby train station and local shops and services.

The proposed development is acceptable in principle, and this is supported by the site's extensive planning history where the principle of development has previously been established through various planning permissions.

Policy H4 states that proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies in the Plan. Compliance with wider policies of the plan is detailed below.

Design & Sustainability.

The NPPF states that the creation of high-quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve. The importance of good design is enshrined in local policy, with Policy D1 setting out design requirements for development proposals.

Qualities of good design and successful placemaking are seen through the development. A safe and suitable access is provided via Dodworth Green Road and private drive extends from the site access point to the eastern boundary of the site. Attractive landscaping is provided at the site access point and throughout the development to soften its appearance. The proposed dwellings are positioned to secure active frontages, with all dwellings overlooking the streetscene, and to comply with secure by design requirements by backing onto site boundaries.

A high-quality and attractive streetscene is secured via the use of a variety of housetypes which are different sizes and either 2 or 2.5 storeys in height. Each housetype is high-quality and features attractive architectural detailing. Plots 1 and 2 are proposed to be constructed of stone to enhance

the streetscene, and plots 3 – 5 are proposed to be constructed of brick. All homes feature dedicated off-street parking and generously-sized private amenity space. The proposed housetypes are considered to help create a development that is attractive, has a strong sense of place and responds positively towards local vernacular.

Overall, the development accords with the design and placemaking principles set out within Policy D1 and would secure a high-quality and attractive development.

Additionally, the layout of the development has been informed by neighbouring land uses, and due care has been taken to ensure all minimum separation distances have been achieved to protect amenity as required by Policy GD1.

Both national policy and policies CC1 and CC2 of the local plan places importance on sustainability in new developments. Additionally, Policy RE1 states that all developments will be expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.

Creating a sustainable development is a key consideration in the design of the scheme. Accordingly, various steps have been taken to ensure the development helps to contribute towards a reduction in the causes of climate change. All homes will benefit from electric vehicle charging points; are designed via a fabric-first approach; and will feature renewable technology such as solar PV or air source heat pumps; and seek to reduce energy and water consumption as much as practicable and as required by Building Regulations. The proposal would therefore comply with policies CC1, CC2 and RE1 of the local plan, as well as the aims and objectives of the NPPF.

Overall, the development features high-quality and attractive design which secures successful placemaking and contributes towards meeting sustainability objectives. The proposed development therefore accords with policies GD1, D1, CC1, CC2 and RE1 of the local plan, as well as key design, placemaking and sustainability objectives of the NPPF.

Highways Considerations.

Policy T1 sets out accessibility priorities within Barnsley, with an emphasis on promoting high quality sustainable transport links and implementing improvements to existing transport networks. Policy T3 expects new development to be accessible to public transport and meet the needs of

pedestrians and cyclists. Paragraph 111 of the NPPF confirms that *'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'*.

The application is supported by a Highways Statement which considers the local highway network, road safety, sustainable travel and the proposed development and its associated trip generation and highway impact.

The Highways Statement demonstrates the application site is sustainably located, can be served by a suitable access arrangement, and that the development would not have any material impact upon the local highway network. Accordingly, the proposed development would comply with policies T1 and T3 of the Local Plan, and paragraph 111 of the NPPF.

Landscaping, Ecology & Trees.

Policy GD1 requires proposals to include landscaping to provide a high-quality setting for buildings. Policy BIO1 Biodiversity and Geodiversity confirms that development will be expected to conserve and enhance the biodiversity and geological features of the borough.

The Application is supported by a preliminary ecological appraisal (PEA) undertaken by Whitcher Wildlife Ecological Consultants. The application site comprises improved grassland, scrub, trees and bare ground and has a relatively low ecological baseline and the conclusions of the report demonstrate that any adverse ecological impacts can be avoided subject to planning conditions.

In terms of Biodiversity Net Gain, the development classifies as a 'small development', defined as a residential development where the number of dwellings is between 1 and 9 on a site of an area 1 hectare or less, or if the number of dwellings is unknown, the site area is less than 0.5 hectares. As such, the development is exempt from biodiversity net gain until 2 April 2024.

In terms of trees, the Application Site includes various trees, including some protected by a Tree Preservation Order. An Arboricultural Impact Assessment has been submitted in support of the application.

TPO ref. 7 is located to the frontage of the site with Dodworth Green Road. In order to facilitate access into the site, 2 no. trees of this group TPO will require removal; T9 (category B) and the northernmost tree of G10 (category A). Another tree of this group TPO is also proposed for removal

(T6) however this is category U and should be removed for arboricultural reasons. Notably, these same trees were proposed to be removed to facilitate the development under planning permission ref. 2016/0268; therefore, the Council have previously accepted the principle of their removal.

A number of other non-TPO protected trees are proposed for removal to facilitate the development including T1 (category C), G2 (category C), T3 (category U), T5 (category C), G14 (category C) and T19 (category U).

A strong soft landscaping scheme is proposed to replace trees to be removed. A number of street trees are proposed throughout the development, including at key points at the site frontage. Larger trees are proposed where trees have sufficient distances to properties, and a one smaller tree is proposed with a tree within Plot 4. In addition to new tree planting, hedgerows, shrubs, grassland, turf and spring flowering bulbs are proposed to enhance the streetscene. The proposed landscaping scheme would help to mitigate tree loss and enhance the quality of the development.

Flood Risk and Drainage.

Policy CC3 relates to flood risk and seeks to ensure new developments are not at an unacceptable risk of flooding. A Flood Risk Assessment (FRA) has been prepared in support of the application.

The Application Site is located within Flood Zone 1 and is at the lowest possible risk of flooding from fluvial sources. The site is predominantly at very low risk of surface water flooding, although there is a low and medium flood route crossing the south-western corner of the site.

The FRA concludes that subject to the following mitigation measures, there would be no unacceptable risks of flooding:

- The finished floor levels (FFL) to the properties shall be raised a minimum of 150mm above external levels.
- Properties shall be designed without any basements and ground floors shall comprise solid concrete slabs or beam and block with screed construction.
- Incoming electricity supplies shall be raised above ground floor level and ground floor electric sockets shall be served by loops from upper level.
- In the unlikely event of flooding of the site, it would be appropriate to design external levels with falls to non-critical areas, such as landscape, where the water can pond without causing flooding to buildings.

- If any water issues are found on the site or boundary levels result in flow of water into the site, these shall be accommodated by introducing "cut-off" drains to direct the flow back into the watercourse.

These mitigation measures can be secured by planning condition to ensure the development would accord with policy CC3 of the local plan.

Conclusion.

This application seeks full planning permission for a residential development of 5 no. dwellings. The Application Site is unallocated land located within the defined development limits of Urban Barnsley and is surrounded by other residential uses. The site is therefore a suitable windfall housing site in which the principle of residential development can be accepted. This has also been demonstrated by the site's extensive planning history where the principle of development has previously been established through various planning permissions.

The proposed development integrates qualities of good design and successful placemaking throughout in accordance with local design policies and the NPPF to create a highly attractive and characterful development. Additionally, the development integrates several measures to improve sustainability and help contribute towards addressing the impacts of climate change.

This letter has reviewed the impacts of the proposed development upon the highway, ecology, trees and flood risk and drainage and has demonstrated that the proposed development would not have any unacceptable impacts in this regard, and that there are no technical constraints preventing the site from coming forward.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,



Ben Gibson MRTPI

Senior Planner



Appendix 1 - Planning Policy Considerations.

Statutory Development Plan.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Statutory Development Plan, unless material considerations indicate otherwise.

The relevant current statutory Development Plan for Barnsley was adopted in January 2019 and consists of the Barnsley Local Plan, the Joint Waste Plan, and any adopted Neighbourhood Plans.

Barnsley Local Plan (2019).

Policy SD1 sets out the presumption in favour of sustainable development and reflects that contained within the NPPF.

Policy GD1 sets out the general approach to development within the authority. The policy details a series of criteria of which development meeting each of the requirements will be approved without delay. Such considerations include impacts on amenities of existing and future occupiers, compatibility with neighbouring uses and environmental impacts.

Policy LG2 sets out the location of growth in the district. Priority is given to Urban Barnsley where it is expected there will be significantly more growth than anywhere else in the borough.

Policy H1 sets out that the Council will achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033, and a minimum five-year supply of deliverable sites will be maintained.

Policy H2 sets out the distribution of new homes across the plan period. It states that a total of 200 dwellings in villages and 566 dwelling across the wider borough will be added to the overall total supply as a windfall allowance.

Policy H4 states that proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies in the Plan.

Policy H6 requires housing proposals to include a mix of house sizes, types and tenures, to meet a range of needs, and to provide an appropriate density of development.

Policy BIO1 Biodiversity and Geodiversity confirms that development will be expected to conserve and enhance the biodiversity and geological features of the borough.

Policy T1 sets out accessibility priorities within Barnsley, with an emphasis on promoting high quality sustainable transport links and implementing improvements to existing transport networks.

Policy T3 expects new development to be accessible to public transport and meet the needs of pedestrians and cyclists.

Policy D1 relates to high quality design and place making.

Policy HE1 requires developments to help conserve or enhance the historic environment.

Policies CC1 and CC2 requires development to feature sustainable design and construction to contribute towards a reduction in the causes of climate change.

Policy CC3 sets out sites over 1 hectare in Flood Zone 1 requires a site-specific flood risk assessment.

Policy RE1 states that all developments will be expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.

Other Material Considerations.

National Planning Policy Framework (2023).

National policy is set out within the National Planning Policy Framework (NPPF) 2023 which forms a material consideration in planning decisions.

The Revised Framework was published in December 2023 and sets out the Government's planning policies for England and how these are expected to be applied. Paragraph 3 confirms the Framework should be read as a whole.

The Framework contains policies to guide both plan making and individual planning decisions to ensure the planning system contributes towards the achievement of sustainable development. Paragraph 7 confirms that the purpose of the planning system is to contribute towards the achievement of sustainable development, including the provision of homes.

Paragraph 8 recognises that achieving sustainable development requires the planning system to have three overarching objectives: an economic, social and environmental objective. These objectives are interdependent and need to be pursued in mutually supportive ways, to secure net gains across each of the different objectives. Notwithstanding this, there is no requirement to fulfil all three objectives to an equal extent and gains over one or two objectives can outweigh harm to the other objectives. The three objectives of the planning system are defined as follows:

- 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;
- 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 9 states that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Paragraph 11 confirms that a presumption in favour of sustainable development is at the heart of the NPPF and for planning applications this means proposals for development conforming to the Development Plan should be approved without delay. Paragraph 11 states:

“Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.**

In the case of this development proposal, the sections of the NPPF that are most relevant are:

- Section 2: Achieving Sustainable Development;
- Section 4: Decision-making;
- Section 5: Delivering a sufficient supply of homes;
- Section 6: Building a strong, competitive economy;
- Section 8: Promoting healthy and safe communities;
- Section 9: Promoting sustainable transport;
- Section 11: Making effective use of land;
- Section 12: Achieving well-designed places;
- Section 14: Meeting the challenge of climate change, flooding and coastal change;
- Section 15: Conserving and enhancing the natural environment; and,
- Section 16: Conserving and enhancing the historic environment.