



PLANNING STATEMENT

Proposed residential development

at:

land to rear of
32, Queens Road
Barnsley
S71 1AR

for:

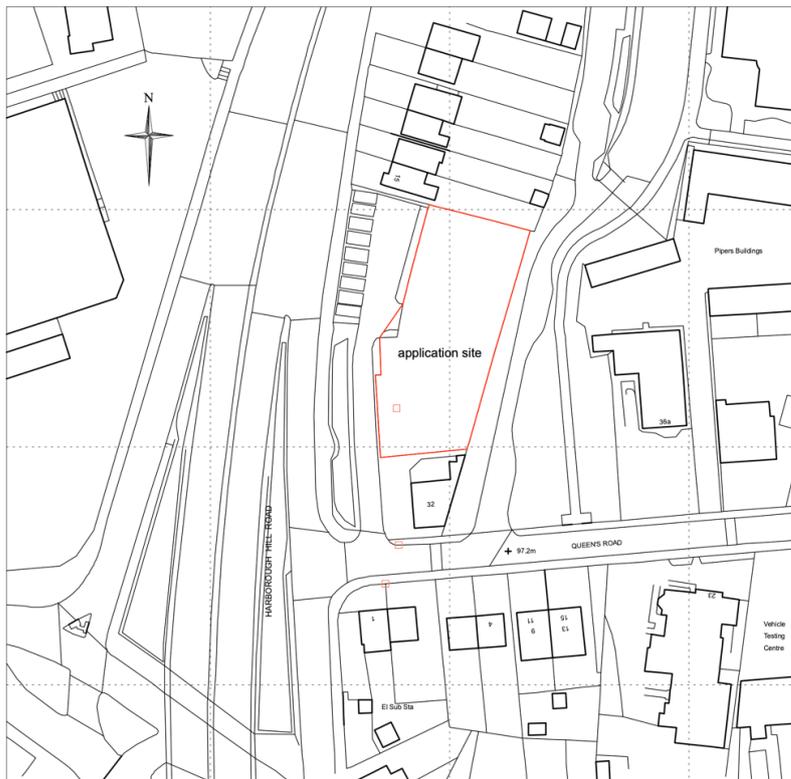
Beecroft & Price Properties
and Ecogise Properties Ltd

date:

February 2024

Introduction

This Planning Statement has been prepared in support of the outline planning application to Barnsley MBC, for a small scale residential development on the site shown below. The Statement sets out to demonstrate compliance with local planning policy.



The site

The Proposal

The application is for outline planning permission and seeks approval for access and layout only. Whilst being an outline application and therefore not requiring full details of the proposed development, an indicative layout for six dwellings, to demonstrate how the site could be laid out with buildings and parking etc. is included.

The Site

The overall site area is 1103m². The site previously housed a number of brick built industrial units. These buildings have since been demolished. In 2012 planning permission was granted for a church & community centre on the site (2012/0747). This proposal is to re-purpose the site for residential use.

The topography of the site is generally a steady incline from south to north, following the gradient of the access road.

Previous Pre-application Enquiry

A pre-application enquiry was submitted in November 2022 for a mixed-use development of ground floor retail units and first floor flats. The overriding feedback from this was;

I consider that in this setting the scale of commercial development proposed would be likely to cause harm and disturbance to the residential amenity of the neighbouring properties because of the very close proximity of the units and their parking to the adjacent dwellings. I am of the opinion that the principle of the commercial units is not acceptable. As the total internal floorspace of the six units is 498m², a retail impact assessment would not be required as the threshold set out in local plan policy TC3 in this location is 2,500 square metres gross

The proposal includes 6 no residential units and I consider that this is acceptable in principle subject to assessment of the relevant policies of the Local Plan.

Local Planning Policies

We consider the following Local Plan policies are relevant to this particular application;

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.

We consider that this proposal meets all of the above criteria.

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.

9.11 Whilst many new homes in the borough will be built on sites allocated for housing, other sites will also be suitable for residential development. 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. We will allow 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.

We consider that this small scale proposal will make a valuable contribution to the housing supply, within a largely residential locality.

Policy T3 New Development and Sustainable Travel

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.

The site is in a highly sustainable location, situated close to the fringe of Barnsley town centre and only a five-minute walk from the Barnsley rail & bus interchange, and indeed all the other facilities within the town centre. Car parking has to be demonstrated, to accord with Highways requirements, but the location of the site lends itself to all the various alternative means of transport.

Policy T4 New development and Transport Safety

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

If a development is not suitably served by the existing highway, or would create or add to problems of safety or the efficiency of the highway or any adjoining rail infrastructure for users, we will expect developers to

take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition.

The site is readily accessible and suitably served by the existing road network, only a minor upgrade to the existing access road is deemed necessary.

Policy D1 High Quality Design and Place Making

Design Principles:

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, including:

Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;

Views and vistas to key buildings, landmarks, skylines and gateways; and

Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

We consider that this proposal meets all of the above criteria. Further details of building design and materials etc will be detailed at Reserved Matters stage.

Policy BIO1 Biodiversity and Geodiversity

Development will be expected to conserve and enhance the biodiversity and geological features of the borough by:

Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006 (for list of the species and habitats of principal importance) and in the Barnsley Biodiversity Action Plan.

The ecological value of the site is very limited, considering the previous demolition of existing buildings, the remains of which haven't been fully remediated. A single mature tree is situated adjacent the site (not on the site) which will not be compromised by the proposed development.

Policy CC1 Climate Change

We will seek to reduce the causes of and adapt to the future impacts of climate change by: Giving preference to development of previously developed land in sustainable locations;

Promoting the reduction of greenhouse gas emissions through sustainable design and construction techniques;

Locating and designing development to reduce the risk of flooding;

Promoting the use of Sustainable Drainage Systems (SuDS);

Promoting and supporting the delivery of renewable and low carbon energy; and Promoting investment in Green Infrastructure to promote and encourage biodiversity gain.

The proposal represents development of previously developed land, in a sustainable location. Sustainable design and construction techniques will be led by compliance with current Building Regulation standards, as a minimum, for new dwellings. The site is not in a flood risk area. Other matters will be detailed at Reserved Matters stage.

Policy CC2 Sustainable Design and Construction

Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable.

As above, sustainable design and construction techniques will be led by compliance with current Building Regulation standards, as a minimum, for new dwellings.

Policy CC3 Flood Risk

The extent and impact of flooding will be reduced by:

Not permitting new development where it would be at an unacceptable risk of flooding from any sources of flooding or would give rise to flooding elsewhere.

The site is in Flood Zone 1 and not at risk of flooding.

Policy CC4 Sustainable Drainage Systems (SuDS)

All major development (12) will be expected to use Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that all types of SuDS are inappropriate.

The Council will also promote the use of SuDS on minor development.

The relatively small scale of the development is such that a basic SuDS surface water drainage system of soakaways will be employed, subject to suitable ground conditions.

Policy RE1 Low Carbon and Renewable Energy

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.

As above, renewable or low carbon energy sources will be incorporated, led by compliance with current Building Regulation standards, as a minimum, for new dwellings.

Policy CL1 Contaminated and Unstable Land

Where the future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must be accompanied by a report which:

shows that investigations have been carried out to work out the nature and extent of contamination or stability issues and the possible effect it may have on the development and its future users, the natural and historic environment; and

sets out detailed measures to allow the development to go ahead safely, including, as appropriate:

*removing the contamination;
treating the contamination;
protecting or separating the development from the effects of the contamination; and addressing land stability issues resulting from former coal mining activities.*

Where measures are needed to allow the development to go ahead safely, these will be required as a condition of any planning permission.

Any such issues identified can be conditioned if required, any required site investigation reports submitted at Reserved Matters stage.

Policy Poll1 Pollution Control and Protection

Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation.

It is not envisaged that the proposed development will cause or be adversely affected by any of the outlined pollution issues listed.

Policy I1 Infrastructure and Planning Obligations

Development must be supported by appropriate physical, social, economic and communications infrastructure, including provision for broadband.

Development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily.

Communications infrastructure will be installed, led by compliance with current Building Regulation standards, as a minimum, for new dwellings, together with all required utility services to serve the development.

Conclusions

The proposals can be successfully implemented in accordance with local planning policies and national planning policies and will regenerate the site to provide a small scale attractive, sustainable residential development, which will supplement the local authority housing stock.

ADP Architecture and Design Ltd