



Planning Statement

RESIDENTIAL DEVELOPMENT – 1 DWELLING

LAND AT THE REAR OF 24 COMMON ROAD, BRIERLEY,
BARNSELY, S72 9ES

PREPARED FOR: MR CONNOR
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1.0 INTRODUCTION

This statement supports a planning application for full planning permission to erect a single dwelling. The scheme includes the demolition of one existing building and the retention of another for domestic storage purposes.

The application is supported by an ecology statement, phase 1 contamination report, BNG metric, noise report and odour assessment. This supporting statement sets out how the proposed development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan, it would therefore comprise appropriate development within the Green Belt.

This statement now proceeds to give details of the site. The details of the proposal are then set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the NPPF. It will be demonstrated that the proposal would result in a sustainable form of development, would not harm highway safety or efficiency, would not harm the character of the area and would sufficiently protect neighbouring living conditions. Furthermore, the proposal would not result in an unacceptable impact on ecological assets. Significantly, the proposed development is of a type that is suitable in the Green Belt comprising the redevelopment of Grey Belt land. Finally, the conclusion is reached that planning permission should be granted for the proposed development.

This statement should be read in conjunction with the supporting plans which demonstrate the credentials of the scheme in more detail. It is anticipated that the Local Planning Authority (LPA) will adopt a progressive approach to this sustainable scheme.

2.0 SITE AND SURROUNDINGS

The application site relates to two single storey equestrian/ agricultural buildings located off Common Road, to the south-east of Brierley village centre. The site lies within the designated Green Belt and occupies a transitional position at the edge of the settlement.

Access to the site is taken directly from Common Road via a shared entrance with an existing residential property in the ownership of the applicant. From this point, a private road runs alongside the dwelling before opening out into a yard area to the rear. This yard forms the functional core of the site.

Within the yard are two single storey buildings of simple, square form, previously approved for stable and agricultural use. The site is predominantly covered in hardstanding. To the rear, the site is bounded by a larger agricultural building in separate ownership, while the wider setting is characterised by open equestrian and agricultural land. The northern boundary adjoins the established built form of Brierley village.

The site includes two single storey buildings, built from natural stone plinth to a height of 1.1 metres above ground level and above this the building is clad in timber. There are 4 large roof lights and on the front (southern) elevation there is a timber panelled door which extends to a height of 3 metres. Both buildings are of the same design.

3.0 THE PROPOSAL

Full planning permission is sought for the redevelopment of the site with a new two storey property with a hipped roof with an attached double garage. The design includes a central feature window and is of a modern design. The dwelling would be constructed from brick under a slate roof. The second existing building on site would be retained and utilised for domestic storage in connection with the new dwelling. The dwelling would be located further back in to the site than the existing building. The existing access would be utilised to serve the dwelling. Full details are set out on the proposed plans.

4.0 PLANNING HISTORY

Application reference 2009/0190 - Barn, stables and tack room – refused.

Application reference 2009/0812 – Barn, stables and tack room – refused.

Application reference 2009/1307 – Stable and barn – approved.

Application reference 2012/1210 – Extensions to barn and alterations to access track – refused.

Application reference 2014/0958 – Change of use of agricultural building to dwelling – approved.

Application reference 2016/0335 – Retrospective agricultural shed and stone wall – refused.

Application reference 2021/1673 - Change of use of agricultural building to dwellinghouse (Prior Approval) - refused and appeal dismissed.

The appeal was dismissed due to concerns about the proximity of the site to the agricultural building on the neighbouring land to the rear. The Inspector was concerned that having a residential dwelling that close to the agricultural building may expose future residents to unacceptable levels of noise and odour. As will be set out on more detail below, the current submission addresses these points in full.

5.0 ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists of the Barnsley Local Plan (adopted 3 January 2019). 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.

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) as updated in December 2024 and the suite of documents comprising National Planning Practice Guidance (NPPG).

Allocations

The site lies within the Green Belt and a Nature Improvement Area.

National

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the revised NPPF are considered of direct relevance to the current proposal:

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 5 - Delivering a sufficient supply of homes
- Section 13 - Protecting Green Belt land
- Section 15 - Conserving and enhancing the natural environment

The overarching message of the NPPF is that LPAs should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development.

LPAs should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

Barnsley District Local Plan 2019

The following policies are considered of relevance:

- SD1 - Presumption in favour of sustainable development
- LG2 - Location of Growth
- D1 - Design
- GD1 - General development
- CC1 - Climate Change
- CC2 - Sustainable design and Construction
- D1 – Design
- T1- Accessibility Priorities
- T3 - New Development and Sustainable Travel
- T4 - New development and Transport Safety
- T5 - Reducing the Impact of Road Travel
- D1 - High Quality Design and Place Making
- Bio1 - Biodiversity and Geodiversity
- HE1 – The Historic Environment
- HE6 - Archaeology
- RE1 - Low Carbon and Renewable Energy
- CL1 - Contaminated and Unstable Land

6.0 ASSESSMENT

Principle/ Green Belt

The revised NPPF is a crucial part of the Government's overarching agenda of delivering 1.5m new homes during this parliament. This is a central pillar of the 2024 election pledge and is a response to the well-publicised UK housing crisis. The NPPF places great importance on housing delivery across the UK and is accompanied by recent press releases ("back the builder's, not the blocker's") and written ministerial statements. All of these place heavy emphasis on the need to reform the planning system so that developments, most notably housing developments, can be delivered as quickly as possible.

The proposed level of housing that is expected to be delivered is extremely ambitious. To put it into context, the UK has not got close to delivering the amount of housing now proposed for over 45 years.

Applications for housing developments need to be viewed in this context and supported wherever possible. In addition, Barnsley MBC cannot demonstrate a five-year supply of deliverable housing sites and has experienced under-delivery in recent years. In these circumstances paragraph 11(d) of the National Planning Policy Framework is engaged. This introduces the presumption in favour of sustainable development, whereby planning permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits, or specific policies in the Framework provide a clear reason for refusal.

The site lies in the Green Belt. At paragraph 153, the Framework states that inappropriate development is harmful to the Green Belt, and it should not be approved except in very special circumstances.

Paragraph 155 explains that development of homes, commercial and other development in the Green Belt should not be regarded as inappropriate where all the following apply:

a) the development would utilise grey belt land and would not fundamentally undermine the purposes, (taken together) of the remaining Green Belt across the plan;

- b) there is a demonstrable unmet need for the type of development proposed;
- c) the development would be in a sustainable location;
- d) where applicable, the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157.

In order to accord with sub-paragraph 155(a) of the Framework, the proposal would need to utilise grey belt land. This is defined in Annex 2 of the Framework as previously developed or other land that does not strongly contribute to the purposes of Green Belt policy set out in sub-paragraphs 143 (a), (b) or (d) of the Framework.

Paragraph 143 a) seeks to check the unrestricted sprawl of large built-up areas. The site sits on the edge of Brierley which does not comprise a large built-up area and is concerned with an existing well contained site as such the development proposal would not result in the sprawl of large built-up areas.

Paragraph 143 b) seeks to prevent neighbouring towns merging into one another. Due to the site's location, it does not strongly contribute to this purpose.

Paragraph 143 d) seeks to preserve the setting and special character of historic towns. As the site is not located in the vicinity of a historic town it makes no contribution to this purpose either. As such the site can be regarded as Grey Belt.

Framework paragraph 155 a) also requires that a development does not fundamentally undermine the purposes (taken together) of the Green Belt across the plan area. Paragraph 143. States that the Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;

- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

A,b and d are considered above. Parts c and e are considered in the following paragraphs.

Due to the scale of the development, encroachment into the countryside would be minimal. The development would be located upon an existing well contained site which includes significant built form. In terms of urban regeneration, there is no evidence that refusal of the proposal would result in development being redirected to previously developed land within the urban area. As such, the site does not make a meaningful contribution to the Green Belt purpose of assisting in urban regeneration, and the proposal would not undermine the recycling of brownfield land.

As such the proposal would not affect the ability of the Green Belt across the area of the plan to serve all five Green Belt purposes in a meaningful way. Paragraph 155 a) of the Framework would therefore be met.

As noted above the council does not have a 5-year supply there is a clear unmet need for housing within the district.

In terms of the sustainability of the location for development, despite being within the Green Belt the site is not isolated or inaccessible. Common Road has footpaths leading directly in to the settlement, Brierley is acknowledged as a sustainable location within the Local Plan which provides a range of local services and facilities including local convenience shops,

education provision, community uses and recreational spaces. Bus stops are also located on Common Road in close proximity to the site, providing services 27/27A/27B and 39, which offer direct connections to Barnsley town centre and surrounding settlements including Cudworth, Grimethorpe, Wombwell and Pontefract. As such, the site is a wholly sustainable location for the proposal.

The size of the site is below the threshold at which the 'Golden Rules' apply.

For the reasons set out above, the proposal comprises the acceptable use of 'grey belt' land and is not inappropriate development in the Green Belt as defined by paragraph 155 of the NPPF.

Following the significant changes to Green Belt policy as a result of the December 2024 revisions to the NPPF, the development is now acceptable in principle in the Green Belt.

Landscape Considerations

As the development is not inappropriate in the Green Belt as defined by paragraph 155 of the NPPF, no consideration of the impacts on Green Belt openness is applicable. However, it is fully acknowledged that the impact on landscape character remains a material consideration.

The proposal would involve the demolition of a large agricultural-style building and its replacement with a two-storey detached dwelling positioned towards the rear of the site. In this respect, the development would replace one substantial structure with another and would result in a broadly comparable level of built form on the site.

Whilst the proposed dwelling would be two storeys in height, the site sits within a transitional area on the edge of Brierley, where there is a mix of residential properties, agricultural buildings and equestrian land. The character of the area is therefore not defined by open countryside alone, but by a combination of built form and rural uses.

The existing building contributes to this mixed character and its removal would not result in the loss of a prominent or sensitive landscape feature. The proposed dwelling would be viewed in the context of surrounding development and would not appear isolated or out of keeping.

The site already has a very large yard area covered in hardstanding which includes parking and manoeuvring for use by visitors and the occupants of the site. A garden area will be created by the proposal which would improve the character of the site. In terms of parking areas there are regularly cars and vehicles parked at the site already and the proposal would not alter this. The visual appearance of this would be improved with it being laid to grass with hedging and planting this would be an improvement to the character of the area.

Given the presence of existing buildings, boundary treatments and the contained nature of the site, the proposal would have a limited visual impact in the wider landscape. The scale and form of the dwelling would be consistent with development typically found at the edge of settlements and would not have an adverse impact upon the landscape.

Impact upon the character of the area

National planning policy places great emphasis on achieving well-designed places, recognising that good design is a fundamental component of sustainable development and is indivisible from good planning. Paragraph 139 of the National Planning Policy Framework (NPPF) highlights that development which is not well designed should be refused, particularly where it fails to reflect local design policies and government guidance on design. This is consistent with local planning policies.

The proposed scheme has been carefully considered to respond positively to its context, and would deliver a high-quality form of residential development in keeping with the area.

The surrounding context comprises a mixture of dwellings and agricultural type buildings. There is a detached stone property to the front of the site. Two semi-detached properties are sited alongside the detached property built in brick and painted. Across the road from the site there are single storey buildings. There is no single prevailing character or uniform streetscape in this area. In this context, the proposed two-storey dwelling would not appear incongruous or out of keeping. The proposed development would integrate into the existing area. The proposal would not have an adverse effect on the character of the area and therefore complies with policy in this respect.

Flood Risk Considerations

The site is located within Flood Zone 1 according to the Environment Agency flood map. This is the area in which development of this nature is to be directed. The development would not increase surface water run off given it comprises hardstanding and would involve the replacement of an existing building with a dwelling.

The development would not increase flood risk on or off site and represents an appropriate and safe form of development in flood risk terms and is therefore appropriate in this location.

Residential Amenity

Both local and national policy seek to protect the amenity of surrounding properties.

The nearest residential property is number 24 Common Lane. Given the positioning of proposed dwelling, it would have no impact on this property in terms of overlooking, overshadowing or overdominance. The distance and juxtaposition of the property also ensure no impacts on overlooking and overshadowing would occur in terms of other neighbouring properties.

A key consideration of the prior approval on the site was concerned with the impact of existing nearby uses on the amenity of a new dwelling in this location. The application is therefore supported by odour and noise reports. A two-stage Odour Assessment was undertaken to determine baseline conditions at the site and consider its suitability for the proposed end-use. Three Field Odour Surveys were undertaken in order to assess existing odour impacts at the development. An Odour Risk Assessment was also undertaken using a standard screening methodology to consider the potential for amenity effects. The results of these two methods were combined and a number of additional factors considered to determine the overall significance of odour impact. Based on the results of the staged assessment, overall odour effects on the site are not considered to be significant. As such, odour is not considered to represent a constraint to planning consent for the development.

Similarly, a Noise impact Assessment accompanies the application, and this demonstrates that noise levels at the site are very low, and that noise does not present a barrier to the grant of planning permission.

The proposed dwelling would provide a very high standard of housing amenity for future occupiers. The dwelling would benefit from well-proportioned rooms with good levels of natural light and outlook.

The development would therefore have no harmful impacts on the amenity of occupiers of any existing dwellings in the locality and would provide a very high standard of amenity for future occupiers of the new dwelling. The proposal accords with all local and national policy and guidance in this respect.

Highways

The NPPF states 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, following mitigation, would be severe, taking into account all reasonable future scenarios.

The proposed dwelling would be accessed via an existing access track off Common Road and this arrangement is retained as part of the proposal. Parking will be provided as part of the proposal for the dwelling. The application seeks to replace an existing building therefore the level of traffic associated with the site would remain the same. The current access arrangements would remain.

Given the above, it is clear that the access arrangement is safe and suitable for the proposed new dwelling. There is ample space for off-street parking and turning areas on the surfaced external areas that are already in use for these purposes. The proposal is in full accordance with local policy and the guidance within the NPPF and local policy in this respect.

Ecology

An ecology appraisal of the existing building has been carried out and is submitted separately. This sets out that the demolition of the existing building would have no adverse impact on protected species. The redevelopment offers an opportunity to secure enhancement to the biodiversity value of the site through an appropriate landscaping scheme and the provision of bat and bird boxes. These enhancements can be secured by way of a condition. A BNG metric accompanies the application this demonstrates the the ecological value of the site is low. The BNG legislation requires a 10% uplift and this will be secured by condition.

The site lies within the Dearne Valley Green Heart Nature Improvement Area, which seeks to enhance biodiversity at a landscape scale. Paragraph 17.44 of the Local Plan states that Council expects to adopt an NIA Planning Advice Note which will encourage major developments to incorporate biodiversity enhancements in their proposals. The Planning Advice note wasn't produced and the application is not a major application it is therefore not considered a barrier to granting planning permission.

The proposal fully accords with local and national policy and guidance in this respect.

Contaminated Land

A phase 1 contaminated land survey supports the application. It demonstrates that the proposal would not be adversely affected by contamination and would be appropriate for residential use. The proposal is therefore considered acceptable in this respect.

6.0 CONCLUSION

The proposed development represents a sustainable form of development that would not have any unacceptable impact for the reasons set out above. The proposal is a form of development that is not inappropriate development in the Green Belt, it meets the tests set out for grey belt within the NPPF.

The proposal has fully addressed previous issues relating to residential amenity and future occupants would benefit from very high standard of living environment.

There would be no harm in terms of highways impact, impact on the landscape or the character of the area.

The proposal accords with adopted planning policy and guidance, and the LPA are respectfully urged to grant permission for the scheme.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.

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