

PLANNING STATEMENT

On Behalf of

A C S WILKINSON

In Respect of

**HUTHWAITE QUARRY & LAND ON THE NORTH SIDE OF OLD MILL LANE
HUTHWAITE
THURGOLAND
SHEFFIELD
S35 7EG**

19TH JUNE 2018

1.0 INTRODUCTION

This statement has been prepared to support the full planning application in relation to a former Quarry and works site at Old Mill Lane in Huthwaite, close to Thurgoland in the western part of the Borough.

The applicant, A C S Wilkinson, seeks permission for a single residential unit with sustainable elements.

In this statement we describe the application site and the proposed unit, and explain how the unit accords with relevant national and local planning policies. We demonstrate that the site is within the village boundary and considered 'limited infill'.

2.0 APPLICATION DOCUMENTS

The planning application is accompanied by a range of drawings:

Document	Prepared by
Proposed Dwelling Details Plan	G. Wilkinson
Site Layout	G. Wilkinson
Red Line Site Location Plan	G. Wilkinson

3.0 LOCATION, DESCRIPTION AND SURROUNDING AREA

The application site comprises a former Quarry and associated land to the North of Old Mill Lane in Huthwaite, near Thurgoland in the western part of the Borough.

The attached plan (Appendix A) demonstrates the applicant's ownership depicted in blue-line, with the red-line showing the proposed site boundary.

The plan shows the whole site is bordered to the East, West and South by residential properties which front Old Mill Lane. To the North residential houses and a number of grass fields adjoin the site.

Site boundaries are mainly dry stone walls with some being fenced.

The site, which is currently being grazed, has no amenity, recreation or other intrinsic value. The site being a former quarry shows slack heaps and excavation works.

The images below show the application site is a plot adjoined by existing residential uses, as well as demonstrating the former slack heaps.

3.1 PHOTOS



3.1.1 Application site from Old Mill Lane showing existing housing adjacent to the eastern boundary.



3.1.2 Southern boundary of the site fronting Old Mill Lane, and existing housing opposite.



3.1.3 Southern boundary showing existing housing and street scape.



3.1.4 Southern boundary showing existing housing and street scape.



3.1.5 Southern boundary showing existing housing and slack heap.



3.1.6 Slack heap

Whilst the application site at Old Mill Lane is surrounded by existing residential uses, the whole area of housing surrounding the site is washed over by Green Belt. Importantly, however, Huthwaite is identified as a 'Village' in the Settlement Hierarchy that is defined on page 32 of the adopted Core Strategy (September 2011), and the site is situated within the village.

Local facilities and amenities are located within a short distance of the site, which include The Bridge Inn, the Cricket Ground, Wortley Top Forge and access to the Trans Pennine Trail is a short walk away.

Two bus stops, positioned on Cote Lane provide regular access to a range of destinations including Barnsley, Penistone, Thurgoland and Stocksbridge via the number 23A and 24 services.

4.0 USE

Full planning permission is sought for one residential dwelling. As already identified, the site is surrounded by existing residential uses and it is wholly within a defined Village which contains a range of residential property types.

The proposed unit will have a kitchen/dinner, sitting room, three bedrooms, bathrooms/en-suites, as well as a contained garage.

5.0 SCALE AND SUSTAINABLE CONSTRUCTION

The scale of the unit will be appropriate to the built form surrounding the site. Existing dwellings in the immediate vicinity of the application site consist of semi-detached bungalows, detached two storey bungalows and detached houses.

Policy 2 (Sustainable Construction) of the adopted Core Strategy expects any new development to demonstrate how to minimize resource and energy consumption. The applicant proposes to use low carbon generators such as solar panels/photovoltaics, ground source heating and high levels of insulation. Low energy lighting will also be incorporated throughout the unit.

The unit will be constructed to exceed or achieve Level 3 of the Code for Sustainable Homes, as required by Barnsley Metropolitan Borough Council.

6.0 ROADS

Old Mill Lane is made up and adopted by the Local Highway Authority.

7.0 APPEARANCE

The external built form will be of good quality locally sourced sawn stone. The roof will be either natural slate or a good quality reconstituted stone slate, all to planning authority approval.

8.0 THE NATIONAL PLANNING POLICY FRAMEWORK

The NPPF, which was published on 27 March 2012, forms the statutory national planning policy guidance against which applications for new development should be assessed. The NPPF is therefore an important material consideration. Paragraph 89, confirms that new buildings in the Green Belt will be regarded as 'exceptions' where they represent limited infilling in villages.

The site is wholly within Huthwaite, which is identified as a 'Village' in the Settlement Hierarchy that is defined on page 32 of the adopted Core Strategy (September 2011). The unit has been designed to a high standard to replicate the surrounding existing residential uses.

We consider it worthwhile highlighting the following Appeal Decision (Ref: APP/R4408/W/15/3134783 dated 29th February 2016 in relation to a proposal for 4 detached dwelling houses with associated access, parking and landscaping in on Huthwaite Lane in Huthwaite (Ref: 2014/1240). The appeal decision states the following in relation to development within the Green Belt:

- *'The Core Strategy settlement hierarchy lists Huthwaite as a village and, it is understood that the emerging Local Plan continues to list Huthwaite as a village. The Core Strategy indicates that within villages, development is likely to occur on small infill sites that are consistent with and sensitive to Green Belt policy.'*
- *'The appeal site is located within the Green Belt, where the Framework says that inappropriate development should not be approved except in very special circumstances. The construction of new buildings is regarded as inappropriate development except where it comprises limited infilling within villages. The site has a frontage to Huthwaite Lane; it is bounded on its eastern and western sides by residential development and is located within the built-up area of the village. On these facts and given the scale of the development, I conclude, that this proposal would comprise limited infilling in a village and would not be inappropriate development. Accordingly, it is unnecessary to consider whether very special circumstances exist to justify the development.'*
- *'The above conclusion is wholly consistent that of the planning officer contained in a report to the Planning Regulatory Board (PRB) and a conclusion the local planning authority (lpa) does not resile from in its appeal statement. The development would inevitably have some effect on the openness of the Green Belt. However, given that I have concluded that it would represent limited infilling in a village; the effect on openness would not be so significant that it would cause any material harm to the Green Belt'.*

The above appeal decision demonstrates that Huthwaite is regarded as a village and shows that 'limited infilling in villages' should be permitted in accordance with NPPF. The application site at Old Mill Lane is similar to the site at Huthwaite Lane in that it is bounded on its eastern, western and southern sides by residential dwellings and located within the built-up area of the village. On these facts and taking into consideration the above appeal decision, the subject proposal would comprise limited infilling in a village and would not be inappropriate development. As such, it is unnecessary to consider whether very special circumstances exist to justify the development.

It is noted that Barnsley does not presently have a five year supply of deliverable housing land.

9.0 LOCAL PLANNING POLICY

We are aware that the Council has produced the Publication Consultation Document of the Local Plan which establishes policies and proposals for the development and use of land up to the year 2033. We understand that the document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. Whilst increasing weight can be given to the policies contained within the document, this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

Below, we explain why the proposed unit at the application site is acceptable in principle given the site's location wholly within a defined village:

- 'Limited infilling in villages' is one of the 'exceptions' specified under paragraph 89 of the NPPF, the proposal on this infill site which is in a defined village would be acceptable in policy terms.
- The proposed unit has been designed to a very high standard and we believe that it satisfies all relevant planning policy requirements including Core Strategy policies CSP 2 ('Sustainable Construction'), CSP 4 ('Flood Risk'), CSP 8 ('The Location of Growth'), CSP 10 ('The Distribution of New Homes'), CSP 29 ('Design'), and CSP 34 ('Protection of the Green Belt').

10.0 ASSESSMENT IN RELATION TO THE FIVE GREEN BELT 'PURPOSES'

As identified, the site at Old Mill Lane is surrounded by existing residential uses. Despite this, the whole area of housing surrounding the site is washed over by Green Belt. Importantly, though, Huthwaite is identified as a 'Village' in the Settlement Hierarchy that is defined on page 32 of the adopted Core Strategy (September 2011).

Below, we provide our assessment of the application site against each of the five Green Belt 'purposes' as defined under paragraph 80 of the NPPF.

Green Belt Purpose 1: Check Unrestricted Sprawl of Large Built-up Areas

There is no potential for 'unrestricted sprawl'. The site is contained by Old Mill Lane to the South, and by existing housing to the West and East, with further housing to the North beyond grass field sites. The proposed development therefore represents a logical infill rather than outward expansion of the village and because of the aforementioned characteristics there is no potential for additional incremental development. Furthermore, Huthwaite is a village as opposed to a 'large built-up area'.

Green Belt Purpose 2: Prevent Neighbouring Towns Merging Into One Another

For the same reasons outlined above, the proposed development will not result in any settlements merging. Indeed, the gap between Huthwaite and Thurgoland to the north will remain exactly the same given that the land is an infill site.

Green Belt Purpose 3: Assist in Safeguarding the Countryside from Encroachment

The third Green Belt 'purpose' is similar to the first two purposes and the conclusion is the same. Rather than encroaching into the countryside, the proposed development will form a natural infill of Huthwaite. Further expansion into the countryside will not be possible because of the strong containing features, namely the road to the South and built development on all other sides.

Green Belt Purpose 4: Preserve the Setting and Special Character of Historic Towns

The Old Mill Lane site is part of the village of Huthwaite and is not regarded as a town.

Green Belt Purpose 5: Assist in Urban Regeneration by Encouraging the Recycling of Derelict and Other Urban Land

Releasing the Old Mill Lane site will have no detrimental impact on the ability of schemes to come forward on brownfield and other land within the urban areas, much of which is located in different housing market areas that will be unaffected by development in Huthwaite.

Five Green Belt Purposes – Summary

The application site at Old Mill Lane does not serve any of the five Green Belt 'purposes'. The residential dwelling that is proposed at this infill site will clearly not lead to unrestricted sprawl of a large built up area (first 'purpose'), it will not lead to coalescence of any settlements (second 'purpose'), it will not lead to any significant encroachment into the countryside beyond existing development limits ('third 'purpose'), and it will not harm the setting and character of a historic town (fourth 'purpose'). The fifth 'purpose' (urban regeneration) is not relevant in this context, because residential development at the site will serve a very different market to housing in more urban parts of the Borough. The proposed residential dwelling at Old Mill Lane will therefore not undermine any of the five 'purposes' of the Green Belt.

11.0 OVERALL SUMMARY

We have assessed the site against the five Green Belt 'purposes' and it is clear that the proposed residential dwelling will not harm any of those purposes. The land is an obvious infill site that is not fulfilling any Green Belt role.

'Limited infilling in villages' is one of the 'exceptions' specified under paragraph 89 of the NPPF and so the proposed residential dwelling on this infill site in a defined village would be acceptable in policy terms.

Accordingly, for the aforementioned reasons, we conclude that there is no planning policy basis for resisting the proposed development.

12.0 SUMMARY AND CONCLUSION

We have prepared this statement in support of a full planning application by A C S Wilkinson for a single residential unit with sustainable elements at the former Quarry and works site on Old Mill Lane in Huthwaite, close to Thurgoland in the western part of the Borough.

In this Statement we have described the application site and the proposed development, and we have explained how the scheme accords with relevant national and local planning policies. Our headline findings are summarised below:

- We have demonstrated that the site is a suitable and appropriate location for residential uses, and is therefore exactly the type of development that is advocated by the NPPF and which should be approved in accordance with the presumption in favour of sustainable development.
- Whilst existing housing at Huthwaite is washed over by Green Belt, the application site is a small infill plot that is wholly within the defined village, adjacent to existing housing and contained on all sides.
- 'Limited infilling in villages' is one of the 'exceptions' specified under paragraph 89 of the NPPF. Accordingly, the proposal for a single residential dwelling on this infill site would be acceptable in policy terms.

13.0 CONCLUSION

For the reasons outlined in this Statement and summarised above, we conclude that the proposed residential development is a sustainable form of development which is in accordance with the NPPF and the development plan, and should therefore be approved without delay in accordance with paragraph 14 of the NPPF.

APPENDIX A

Site Plan

