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ALISTAIR FLATMAN PLANNING
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PLANNING SUPPORT STATEMENT

Outline planning application (all matters reserved except for scale, layout and means of access to, but not within the site) for redevelopment of livery site for 2 single storey dwellings

(Revised scheme)

Land at Springfield Livery, Barnburgh Lane, Goldthorpe

On behalf of John Elliott

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1.0 Introduction

1.1 This Planning Statement relates to an outline planning application submitted to Barnsley Council for residential development of up to 2 dwellings on land at Springfield Livery, off Barnburgh Lane at the eastern end of Goldthorpe.

1.2 The scheme has been revised following withdrawal of the previous submission with the footprint of the dwellings reduced resulting in greater benefits in terms of openness of the green belt when compared against existing development on site. The proposal seeks to redevelop the site with a reduced footprint in accordance with guidance set out in para 89 of the NPPF.

1.3 The application is submitted on behalf of the landowner.

1.4 The site constitutes a previously developed site in the Green Belt comprising a number of stables buildings together with storage, office and workshop buildings. The application is accompanied by a statement justifying the existence of the stables as a commercial livery on site for a period of 10 years.

Background

1.5 This outline planning application is on the basis of guidance set out at para 89 of the NPPF which allows for redevelopment of previously developed sites which would not have a greater impact on openness of the Green Belt (para 89). The stable use on site is not an agricultural use and as such the site constitutes previously developed land.

1.6 As stated above, this is a revised scheme following withdrawal of the previous application (LPA ref 2017/1294).

Site Location

1.7 The Site is located on Barnburgh Lane circa 400m to the east of Goldthorpe on land designated as Green Belt.

1.8 The site currently comprises a number of single storey buildings with trees along the eastern boundary (see Tree Survey). The buildings are constructed in brick with sheet roofing. There are 5 buildings (including a stable block with circa 17 stables in commercial use) on site with a total footprint of 520.8sqm

The Proposed Development

1.9 The Proposed Development comprises an outline planning application (all matters reserved except for scale, layout and means of access to, but not within, the site) for up to 2 dwellings. Access will be taken from the existing access track to Barnburgh Lane.

1.10 Further details are set out in Section 2 and in the supporting plans and reports submitted with the application.

Planning History

1.11 The previous 2017 application (LPA ref 2017/1294) was withdrawn to enable the applicant to collate evidence demonstrating the commercial livery has existed on site for more than 10 years. This information is submitted with this application.

The Planning Application

1.12 This statement describes the application site and proposed development (Section 2) and identifies and examines the policy issues of relevance to the

application, referring both to the relevant development plan and the advice of Central Government as set out and contained in the NPPF (Sections 3 & 4).

1.13 This statement will fully justify the development proposals for the subject site and will advance justification for the proposed development.

1.14 On the basis of the information provided in this statement, the associated supporting documents and on the application drawings, a presumption in favour of development can be maintained in this particular instance, the application being fully in accordance with the advice of Central Government and relevant policies of the adopted Core Strategy and Local Plan.

1.15 The planning application is supported by a comprehensive package of information including:

i. Completed application forms, with all certificates signed and dated;

ii. Architectural Plans prepared by MBooth Design;

iii. Design and Access Statement prepared by MBooth Design;

iv. Planning Statement prepared by Alistair Flatman Planning;

v. Tree Survey prepared by James Royston Arboricultural Consultant;

vi. Ecology Report; and

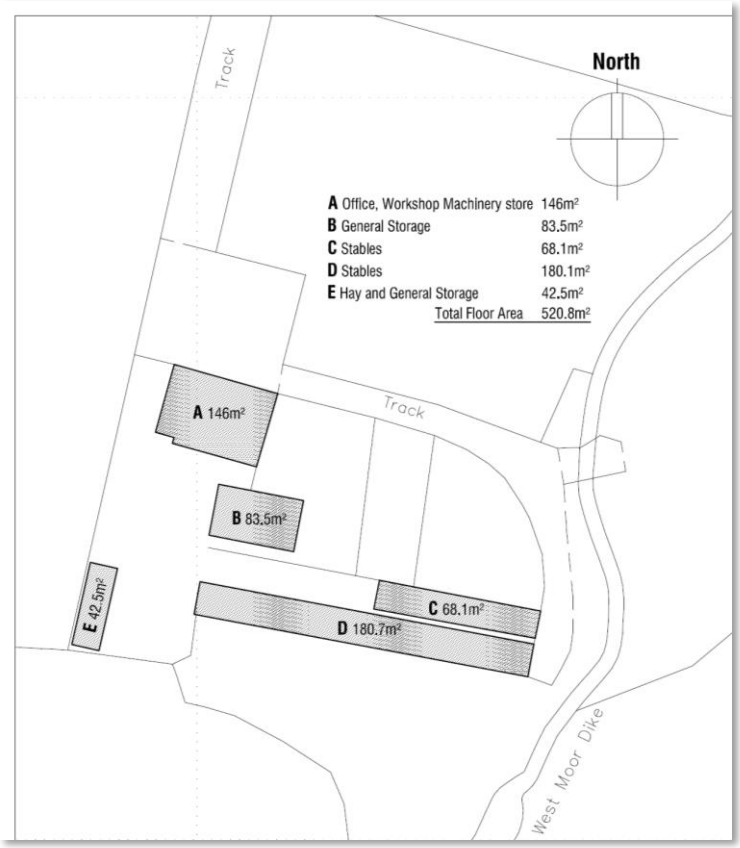
vii. Coal Mining Risk Assessment.

2.0 Site Location and Proposed Development

Site and Surrounds

2.1 The Site sits to the east of Goldthorpe in the Green Belt. The site is considered to be previously developed comprising a number of stable buildings together with office, workshop and general storage buildings. The existing buildings are constructed in red brick.

2.2 The Site is 0.36ha ha and comprises 5 single storey buildings including a large brick built stable block. The plan below identifies the sites and their floor areas.



2.3 Access to the site is taken from Barnburgh Lane.

2.4 There are a number of trees surrounding the site – please refer to submitted Tree Survey. The site is in Flood Zone 1.

2.5 The site is deemed to be in a sustainable location within walking distance of public transport and local services within Goldthorpe.

The Proposed Development

2.6 The Proposed Development comprises an outline application for residential development of up to 2 dwellings. The outline is submitted with all matters reserved for future approval except for scale, layout and means of access. Access will be taken from the existing track running to Barnburgh Lane.

2.7 Scale is to be agreed at this stage as the proposed dwellings would be single storey to reflect those existing on site.

2.8 Similarly, layout is to be considered at this stage to demonstrate 2 dwellings and garaging can be sited in the footprint of existing buildings within the site. Floor areas are also proposed to be less than the previous submission with 437sqm now proposed versus 520.8sqm existing – 83.8sqm reduction or 16%). In terms of volumes there is a small increased arising from the proposed use of pitched roofs on the bungalows; 1253 cubic metres existing volume with 1406 cubic metres proposed (153 cubic metre or 11% increase). This increase is negligible, especially when considered together with other benefits to site arising from the proposal in terms of visual amenity and landscaping.

2.9 The application is accompanied by an indicative layout dwg BP2 rev c. Matters of design (materials) and landscaping would be subject to subsequent reserved matters applications.

2.10 Further details of the proposal are set out in the submitted plans and Design & Access Statement.

3.0 Planning Policy Review

National Planning Policy Framework

3.1 The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken in to account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The relevant extracts from the NPPF are set out below with a brief assessment where appropriate. Assessment against the identified planning policies is set out in Section 4.

Sustainable Development

3.2 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.

3.3 Paragraph 7 sets out three dimensions to sustainable development, these being economic, social and environmental and identifies that the planning system performs a number of roles: -

- *"An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

- *A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural wellbeing; and*

- *An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."*

3.4 Paragraph 8 of the NPPF then goes on to advise that to achieve sustainable development, economic, social and environmental gain should be sought jointly and simultaneously though the planning system.

3.5 At paragraph 14 the NPPF identifies that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

3.6 Paragraph 14 of the NPPF also goes on to advise that in terms of decision making (i.e. determining planning applications) a presumption in favour of sustainable development means:

- *"Approving development proposals that accord with the Development Plan without delay; and*
- *Where the Development Plan is absent, silent or relevant policies are out of date, granting permission unless:*
- *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; or*
- *Specific policies in this framework indicate development should be restricted."*

3.7 The emphasis for decision making is therefore for the Local Authority to approve the development proposals without delay in accordance with paragraph 14 of the NPPF. Whilst Barnsley are unable to demonstrate a 5 year supply of housing at present it is accepted that the weight afforded to this is limited given the Green Belt location of the site.

Core Principles

3.8 Section 17 of the NPPF identifies a set of 12 core land use planning principles which underpin both plan making and decision taking. Of these 12 principles, the following are considered relevant: -

- *Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*
- *Always seek to secure a high-quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this framework;*
- *Take account of the different roles and character of the different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and the beauty of the countryside and supporting thriving rural communities within it; and*
- *Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable*.

Promoting Sustainable Development

3.9 Paragraphs 29 to 41 of the NPPF relate to sustainable transport. Paragraph 29 advises that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, it is acknowledged that different policies and measures are required in different communities and that opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

3.10 Paragraph 32 requires that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. The proposal is for only 2 units. As such it is considered the proposal will not generate significant amounts of traffic and the cumulative impacts will not be severe (para 32 NPPF).

Delivering a wide choice of high quality homes

3.11 Paragraphs 47 to 55 of the NPPF relate to the Government's commitment to deliver a wide choice of quality homes.

3.12 Paragraph 47 of the NPPF clearly identifies that Local Authority's should seek to boost significantly the supply of housing. This supply should also include an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.

3.13 Paragraph 50 sets out what local authorities should do to deliver the housing that is required. It states:-

"To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:-

- *Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*
- *Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- *Where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time."*

Requiring Good Design

3.14 The NPPF at paragraph 56 sets out the government's approach to design which advises that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to make places

better for people. Paragraph 57 expands upon this and advises that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

3.15 Paragraph 58 advises that planning policies and decisions should aim to ensure that developments:

- *"Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public spaces as part of developments) and support local facilities and transport networks;*
- *Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesions; and*
- *Are visually attractive as a result of good architecture and appropriate landscaping."*

3.16 Whilst the application is submitted in outline only, the submitted plans and Design & Access Statement that accompanies the development proposals clearly sets out how the development meets all the objectives set out above and would represent high quality design.

Protecting Green Belt Land

3.17 The application site is located within the defined Green Belt. The essential character of the green belt is its openness. The Green Belt serves the following five purposes;

- To check the unrestricted sprawl of large built up areas.
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3.18 Given the location of the site and existing land use the role of the green belt in this location is limited in terms of the five purposes listed above.

3.19 The NPPF also sets out the types of development considered appropriate in the green belt. This includes redevelopment of previously developed sites which would not have a greater impact on openness of the Green Belt (para 89). The

proposal will result in a net loss of built floorspace on site of circa 13% as well as also reducing hard standing areas on site.

Meeting the challenge of climate change, flooding and coastal change

3.20 Paragraph 101 of the NPPF confirms that development should be directed to areas with the lowest probability of flooding. The site lies within Flood Zone 1 and therefore the site has a very low probability of flooding.

Conserving and Enhancing the Natural Environment

3.21 Paragraph 109 of the NPPF advises that the planning system should contribute to and enhance the natural and local environment by: -

- *"Protecting and enhancing valued landscapes, geological conservation interests and soil;*
- *Recognising the wider benefits of ecosystem services;*
- *Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the government's commitments to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
- *Remediating and mitigating despoiled degraded, derelict, contaminated and unstable land where appropriate."*

3.22 The site sits on the edge of Goldthorpe and is not subject to any ecological, landscape or heritage designations. As such it is not considered to be a valued landscape. The quantum of development will not give rise to any unacceptable levels of pollution or land instability.

3.23 Paragraph 118 relates to ecology and biodiversity considerations when determining planning applications. An Ecological Appraisal has been undertaken and concludes the site is of low wildlife value.

Decision Taking

3.23 The approach of Local Authorities to decision taking including planning permissions is set out in paragraphs 186 and 187 of the NPPF. Here paragraph 186 advises Local Planning Authorities should approach decision taking in a positive way to foster the delivery of sustainable development. The relationship between decision taking and plan making should be seamless, translating plans into high quality development on the ground.

3.24 Paragraph 187 goes on to say that Local Planning Authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. Local Planning Authorities should work proactively with applicants to ensure developments that improve the economic, social and environmental conditions of the area.

3.25 More importantly, when determining planning applications, paragraph 197 of the NPPF advises that in assessing and determining development proposals,

Local Planning Authorities should apply the presumption in favour of sustainable development.

Compliance with the NPPF

3.26 Assessing the proposed outline residential development against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-

- It is promoting sustainable development by delivering an accessible site in a sustainable location on the edge of Goldthorpe and with easy access to local services.
- The site sits in the green belt but does not obviously fulfil one of the five functions of the green belt
- The proposal consists of redevelopment of a previously developed site, which is an appropriate forms of development in the Green Belt. The redevelopment will result in a reduction of built footprint (circa 16%) and hardstanding on site.
- The proposal will assist in the Council delivering and maintaining its five-year housing land supply.
- As illustrated by the submitted layout and Design and Access Statement, the development proposal can provide a development that is sympathetic to and reflective of the character of the surrounding area.

3.27 From the foregoing assessment of the proposed development it is considered that the proposal is wholly consistent with this national guidance. As such, the presumption in favour applies and the application should be approved.

Statutory Development Plan

3.28 The Development Plan is formed by the Barnsley Unitary Development Plan (saved policies) and the Barnsley Core Strategy. A number of other Supplementary Planning Documents are also relevant to the proposed development and the emerging Local Plan has some weight.

Barnsley Unitary Development Plan

3.29 The Barnsley UDP was adopted in 2000 with some policies subsequently saved in 2007. However, the adopted Core Strategy replaced a number of the UDP policies including GS7, 8 and 9 which relate to development in the Green Belt

Barnsley Core Strategy

3.30 The Barnsley Core Strategy was adopted in September 2011 and along with other documents published as part of the Local Development Framework will replace the UDP. There are a number of policies within the document which are relevant to the proposed development and these are set out below.

3.34 Policy CSP1 sets out how the LPA will deal with climate change and states development will be expected to reduce and mitigate the impact of growth on the environment and carbon emissions ensure existing and new communities are resilient to climate change and increase the efficient use of resources through sustainable construction techniques and the use of renewable energy. The policy goes on to state the LPA will take action to adapt to climate change by giving preference to development of previously

developed land in sustainable locations, locating and designing development to reduce the risk of flooding and promoting the use of sustainable drainage systems.

3.35 Policy CSP4 deals with flood risk and states all development proposals on brownfield sites should reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates.

3.36 Policy CSP14 deals with the housing mix and efficient use of land and states housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.

3.37 Policy CSP25 deals with new development and sustainable travel and states new development will be expected to be located and designed to reduce the need to travel as well as being accessible to public transport and meet the needs of pedestrians and cyclists.

3.38 Policy CSP29 sets out design principles and states high quality development will be expected. Development should also contribute to place making and be of a high quality that contributes to a healthy, safe and sustainable environment as well as enabling all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people.

3.39 Policy CSP34 relates to Green Belt but simply confirms the presence of Green Belt within the district. As such, in the absence of any UDP policies or an adopted Local Plan it is considered green belt matters should be assessed against guidance in the NPPF. In this case para 89 and the redevelopment of previously developed sites.

3.40 Policy CSP36 deals with biodiversity and geodiversity and states development will be expected to conserve and enhance the biodiversity and geological features of the borough by maximising biodiversity and geodiversity opportunities in and around new developments.

Emerging Policy – Barnsley Draft Local Plan

3.41 The Draft Barnsley Local Plan confirms the site's Green Belt status.

3.42 It is also noted that land on the north side of Barnburgh Lane opposite the site access is proposed as a residential allocation (LPA ref H51).

3.43 Whilst the supporting text in the emerging Local Plan refers to NPPF para 89 and the appropriateness of redeveloping previously developed land, the proposed draft policies do not include this form of development. This inconsistency in the Local Plan is best addressed via the EIP.

3.44 The Local Plan was submitted to the Secretary of State in December 2016 and currently subject to an EIP. It can therefore be afforded some weight in the decision making process.

4.0 Planning Assessment

4.1 This Chapter considers the principle of the Proposed Development and an assessment of the outline application against other policy requirements.

Principle

4.2 The site sits wholly within the Green Belt.

4.3 National and Local Planning policy states that the main aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. As such certain types of development are deemed inappropriate as it may harm the open character and function of the Green Belt. Paragraph 80 of the NPPF sets out the five purposes of the Green Belt, namely:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.4 Given the site location, use of the site and emerging housing allocation to the north of Barnburgh Lane it is considered that the site does not readily sit within one of these 5 purposes. As such the harm arising from the proposal in terms of 'inappropriateness' is considered to be limited.

4.5 Paragraph 89 of the NPPF sets out the types of development that are considered appropriate in the Green Belt. This includes the redevelopment of previously developed sites where the proposal would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

4.6 As stated above, the role of this site in terms of green belt purpose is limited given its location, existing development on site and emerging residential allocation.

4.7 With regards effect on the openness of the green belt, the proposed redevelopment of 2 single storey detached dwellings would result in a reduction of built footprint across the site. The total floor area of existing buildings is 520.8sqm with the proposal seeking consent for 2 dwellings with floor area totalling 437 sqm. This is a reduction of 83.8sqm on site or 16% of the existing floor area.

4.8 In addition to the reduction is floor area, the proposal would result in a reduction in the number of buildings on site and also the extent to which they sit across the site. The proposed residential development would be more compact and provide opportunities for additional landscaping. Whilst design is a reserved matter it is considered the proposal will give rise to green belt benefits in terms of openness and visual amenity.

4.9 With regards Core Strategy policies, Policy CSP1 sets out how the LPA will deal with climate change and goes on to state the LPA will take action to adapt to climate change by giving preference to development of previously developed land in sustainable locations, locating and designing development to reduce the risk of flooding and promoting the use of sustainable drainage systems.

Policy CSP4 deals with flood risk and states all development proposals on brownfield sites should reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates. Policy CSP14 deals with the housing mix and efficient use of land and states housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Finally, Policy CSP25 deals with new development and sustainable travel and states new development will be expected to be located and designed to reduce the need to travel as well as being accessible to public transport and meet the needs of pedestrians and cyclists.

4.10 The development of 2 detached single storey dwellings on the site would comply with these policies in that it constitutes development of a brownfield site, provides opportunities for reductions in surface water runoff, will deliver 2 bungalows (a housetype often in demand) and is in a sustainable location close to local shops, services and public transport.

4.11 Overall the proposal is consistent with policies and guidance set out in the NPPF and Core Strategy.

Design

4.12 The application is submitted in outline with matters on design (appearance) and landscape reserved for future approval. That said the submitted proposed layout of 2 single storey dwellings (Scale) together with details set out in the Design and Access Statement demonstrates how 2 dwellings can be comfortably accommodated on the site. The proposed layout provides adequate space for additional landscaping as well which will have amenity and ecological benefits.

4.13 As such it is considered the site can meet the design aspirations of the NPPF and relevant local policies and guidance particularly Core Strategy Policies CSP14 and CSP29, the Designing New Housing Development SPD and the South Yorkshire Residential Design Guide.

Highways

4.14 The site will be accessed via the existing track serving Barnburgh Lane. The access track currently serves 17 stables and so the traffic generation arising from 2 dwellings is likely to be less than existing whilst vehicles sizes may also be smaller (cars rather than horseboxes). As such the proposal will not give rise to any severe cumulative impacts in terms of safety or capacity. Furthermore, as stated above, the site is in a sustainable location being accessible by sustainable modes of transport whilst also being within walking distance of local facilities.

4.15 In summary it can be seen the Proposed Development will not have a detrimental impact on the local highway network and is therefore in accordance with the NPPF and the Core Strategy policy CSP26.

Residential Amenity

4.16 The layout of the 2 dwellings is such that there will be no issues of overlooking / loss of privacy and both will have adequate private amenity space.

Drainage and Flood Risk

4.17 The site is in Flood Zones 1 where there is the lowest risk of flooding and can be developed without increasing the risk of flooding. Surface water run-off rates will be limited to greenfield rates and where practicable SuDS will be utilised. The Proposed Development is therefore considered to meet the requirements of the NPPF and relevant development plan policies.

4.18 Considering the above assessment and with regards the submitted plans, and technical reports, it is considered the proposal complies with relevant National and Local planning policies. As such there is no planning reason why outline planning permission should not be granted for the proposal.

5.0 Conclusion

5.1 This Planning Statement relates to an outline planning application submitted to Barnsley Council for residential development of up to 2 dwellings on land at Springfield Livery, off Barnburgh Lane at the eastern end of Goldthorpe.

5.2 The site constitutes a previously developed site in the Green Belt comprising a number of stables buildings together with storage, office and workshop buildings. The proposal seeks to redevelop the site with a reduced footprint in accordance with guidance set out in para 89 of the NPPF.

5.3 This application is a resubmission following withdrawal of previous scheme (LPA ref 2017/1294. The resubmission includes a justification for the commercial livery business and also a slightly reduced floor area proposed resulting in greater benefits to openness of the Green Belt.

Site Location and Proposed Development

5.4 The Site is located on Barnburgh Lane circa 400m to the east of Goldthorpe on land designated as Green Belt. The site currently comprises a number of single storey buildings with trees along the eastern boundary (see Tree Survey). The buildings are constructed in brick with sheet roofing. There are 5 buildings (including a stable block with circa 17 stables in commercial use) on site with a total footprint of 520.8sqm

5.5 The Proposed Development comprises an outline planning application (all matters reserved except for scale, layout and means of access to, but not within, the site) for up to 2 dwellings. Access will be taken from the existing access track to Barnburgh Lane.

Assessment

5.6 This outline planning application is on the basis of guidance set out at para 89 of the NPPF which allows for redevelopment of previously developed sites which would not have a greater impact on openness of the Green Belt (para 89). The stable use on site is not an agricultural use and as such the site constitutes previously developed land.

5.7 The proposed redevelopment of this site will result in a 16% reduction in built floor area together with development of just 2 buildings replacing the 5 that currently exist. In addition, the extent of development within the site is also reduced with scope for new planting within the site and along its boundaries. As such the proposal will result in benefits to the green belt in terms of openness and visual amenity.

5.8 As such the proposal complies with the requirements of para 89 of the NPPF and will not have a greater impact on openness than the existing development of stables, workshops and outbuildings.

5.9 In addition, the site is in a sustainable location within walking distance of local shops, services and public transport and the development proposes to deliver a high quality residential development that is needed when the council cannot identify the necessary five-year housing land supply.

5.10 This statement and the supporting technical documents confirms there are no adverse impact from the proposed development and the scheme is wholly compliant with national and local planning policy.

5.11 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.