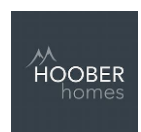




## West Street, Worsbrough

### Planning Statement

On behalf of **Hoover Homes**



Project Ref: 333100242 | Rev: AA | Date: November 2023

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## Document Control Sheet

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For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved

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## Executive Summary

1. This Planning Statement has been drafted by Stantec on behalf of Hooper Homes to support a detailed planning application seeking residential development on land at West Street, Worsborough, to be submitted to Barnsley Council.
2. This planning application applies for the following proposed development:  
  
*“Erection of 51no. dwellings and associated landscaping, new access from West Street and other infrastructure works”*
3. The application site covers 1.52ha and is located entirely within the administrative boundary of Barnsley Council.
4. The principle of development has been established both through its allocation within the Local Plan (allocation ref. HS5 which states “the site has planning permission for 70 dwellings”) and the subsequent approved outline consent application including details of access and associated works for residential development (ref. 2015/1089).
5. This Planning Statement also demonstrates compliance with technical matters including design, flood risk, ecology, access and confirms that the site and development are sustainable as detailed within Section 5.
6. The provision of housing including a number of affordable units at the West Street site will provide a variety of social, environmental, and economic benefits, in addition to contributing to meeting the Councils housing target.
7. It is therefore respectfully requested that the application is progressed to determination and approved accordingly.

## 1.0 Introduction

- 1.1 This Planning Statement has been prepared by Stantec on behalf of Hooper Homes (hereafter referred to as the 'Applicant') in respect of the following development at Land off West Street, Worsbrough (hereafter referred to as 'the Site'):

***“Full planning permission for the erection of 51no. dwellings and associated landscaping, new access from West Street and other infrastructure works.”***

- 1.2 This application is for full planning permission for the development described above and noted in detail within Section 3.0 of this Planning Statement.
- 1.3 The Statement sets out the details of the Application and should be read in conjunction with the drawings and information accompanying the planning application.

### The Applicant

- 1.4 Hooper Homes have a track record of delivering successful residential schemes within Barnsley and the surrounding area. They have successfully completed site at Mapplewell and Stairfoot in Barnsley. Other completed developments include Thorpe Gardens, Bircotes and Fulwood Drive, Doncaster as well as other nearby sites in Bolton-on-Deane, and Hemsworth in Wakefield. Hooper Homes ethos is to build local communities.
- 1.5 The applicant is adapting their current product in line with customers' needs and demands to deliver much needed housing which meets the demands of local communities.
- 1.6 The remainder of this statement comprises the following chapters:
- Section 2.0 provides a description of the application Site, its surroundings, and any relevant planning history of the Site.
  - Section 3.0 describes the Proposed Development in more detail.
  - Section 4.0 sets out the relevant national and local planning policies and guidance relevant to the Site and the Proposed Development.
  - Section 5.0 considers the main planning issues and provides an assessment of how the application complies with planning policy; and
  - Section 6.0 summarises the Planning Statement and draws conclusions.

### Application Submission Documents

- 1.7 Table 1.1 below sets out the plans and documents that are submitted with the application.

***Table 1.1: Planning Application Package***

Plan/Report	Plan/Report Ref	Consultant
Application Form	N/A	Stantec
Proposed Site Layout Plan	1724-101 Rev A	Loroc Architects

Location Plan	1724-100	Loroc Architects
Site Plan Layout & Site Sections	1724-101A	Loroc Architects
Site Sections	1724-102	Loroc Architects
Site Boundary Plan	1724-103	Loroc Architects
ECP Plan	1724-104	Loroc Architects
Waste Management Plan	1724-105	Loroc Architects
External Materials Plan	1724-106	Loroc Architects
House Type Materials Plan	1724-107	Loroc Architects
House Type 736 & Triple Garage	1724-108	Loroc Architects
House Type 847	1724-109	Loroc Architects
House Type 847 & 889	1724-110	Loroc Architects
House Type 847 & 889	1724-111	Loroc Architects
House Type 980	1724-112	Loroc Architects
House Type 1280 & Double Garage	1724-113	Loroc Architects
House Type 1280 & Single Garage	1724-114	Loroc Architects
CEMP Plan	1724-115	Loroc Architects
Drainage Appraisal Layout	48404-002 p01	Loroc Architects
L-Sections Sheet 1	48404-007 p01	Loroc Architects
L-Sections Sheet 2	48404-008	Loroc Architects
Levels appraisal layout	48404-ECE-XX-XX-DR-C-0004 p02	Loroc Architects
Landscape Masterplan	R-2715-1	Fda landscape
Design and Access Statement	1724-Design & Access Statement	Loroc Architects
Tree Survey	LTC222	Lakeland Tree Consultancy
Drainage Investigation Report	8425	Environmental Drainage Solutions Ltd
Noise Impact Assessment	NIA-11068-23-11250-v1-West Street	Environmental Noise Solutions Ltd
Utilities Search Report	7. IAP West Street Worsbrough Utilities Search	Cornerstone Projects Ltd
Drainage Layout	48404-ECE-XX-XX-DR-C-0002 Rev P01	Eastwood Consulting Engineers
Longitudinal Sections – Sheet 1	48404-ECE-XX-XX-DR-C-0007 Rev P01	Eastwood Consulting Engineers
Longitudinal Sections – Sheet 2	48404-ECE-XX-XX-DR-C-0008 Rev P01	Eastwood Consulting Engineers
Drainage Strategy	8425	Environmental drainage solutions
Ecological Impact Assessment	230863/EclA	Whitcher Wildlife Ltd
Transport Statement	1510B	Paragon Highways
BNG Assessment	Biodiversity Metric 4.0 Calculation Tool	Whitcher Wildlife Ltd
Low or Zero Carbon Report	AG-77376-LZCR Rev A	Anderson Goddard Ltd

## 2.0 Site Context and Planning History

### Site Location

- 2.1 The 1.6-hectare site is located immediately to the south of the B6100 (West Street). The site is entirely within the administrative boundary of Barnsley Council (hereafter referred to as the 'Council').
- 2.2 The site is bound to the north by the B6100 public highway (West Street), across which The Dove Valley medical practice is located north opposite the site. To the south the site is bound by a public footpath / tree lined green corridor, beyond this footpath lies the River Dove approximately 80m from the site. Whilst the east is bound by adjacent industrial site and units, and to the west by residential property no.7 West Street.
- 2.3 Worsbrough benefits from a selection of facilities and amenities including multiple primary schools, a secondary school, a community library, post offices and food establishments, as well as a variety of parks and gardens.

### Site Description



Figure 2.1 – Site Layout Plan

- 2.4 The site currently represents previously developed, currently vacant brownfield land, though it lies immediately adjacent the Barnsley Green Belt to the south. The site is roughly rectangular in nature.
- 2.5 The site is a former industrial development site which was predominantly covered with paved areas and existing industrial buildings. The site has subsequently been cleared between 2018 and 2019.
- 2.6 The site is located within Flood Zone 1, with the lowest probability of flooding.



**Figure 2.2 - Government Flood Risk Map for Planning**

- 2.7 The site is not subject to any other land-based, statutory ecological or heritage designations. Although the site is located approximately 185m from an ancient woodland to the southwest, and approximately 180m from the Dearne Valley Wetlands Site of Special Scientific Interest to the southeast. The River Dove lies between the site, the ancient woodland and SSSI providing separation reducing the potential for direct impacts from the site on these designations.
- 2.8 Vehicular access to the development will be provided from three junctions proposed off the existing public highway of West Street. The first will be a small private drive located to the west of the site, the second, the main access to the site is located east of the first (in accordance with the existing access) and the third to the east of the site (in a similar location to the existing).
- 2.9 The site generally falls from a high point of 59.7m AOD in the northeast towards a low point of 53 AOD in the southeast corner. The site slopes significantly from north to south, yet the southern boundary is generally flat with only a slight gradient from west to east.



## Planning History

- 2.10 An outline application (2014/0125) for residential development of up to 70 dwellings, provision of access and associated works including open space was refused by Barnsley Council on 28/10/14. The reason for refusal was:
- “The proposal conflicts with Core Strategy policy CSP19 by virtue of the fact redevelopment would result in both a loss of existing jobs and employment potential in an area where there is an inadequate supply of employment land. The substantial harm this causes is not considered to be outweighed by the potential contribution the scheme makes towards meeting housing need or the other considerations put forward by the applicant.”*
- 2.11 A resubmission of application 2014/0125 was approved as of 23/03/17 for outline consent including details of access and associated works for residential development (re. 2015/1089).
- 2.12 A further discharge of conditions application was approved by the Council on 24/10/17 (re. 2017/0885) for the discharge of conditions 8 and 9 (Construction Management Plan and Highway Condition Survey).
- 2.13 It is unclear from the information provided by the Public Access website or from limited evidence from work on site whether any works have been undertaken on the site thus securing this permission. As such it is considered that this permission has now lapsed. Therefore, a new application would be required to secure residential development on this site. Nevertheless, the history of the site demonstrates that the principle of residential development in this location has previously been agreed.

## 3.0 Proposed Development

### Use and Scale

- 3.1 The proposed development seeks full planning permission for the erection of 51no. dwellings and associated infrastructure/ landscaping on land at West Street, Worsbrough.
- 3.2 The scheme will comprise a mixture of one and two-storey semi-detached and detached units pepper-plotted across the site to create an interesting streetscene whilst meeting the required separation distances. The schedule of accommodation is as follows:
- 2-bedroom dwellings – 14no.
  - 3-bedroom dwellings – 30no.
  - 4-bedroom dwellings – 7no.
- 3.3 The surrounding houses and industrial uses have been carefully considered in the design to ensure the existing and future occupants of the new dwellings will feel both comfortable with the scale of the development proposed and that there are no overbearing, overshadowing or overlooking impacts resulting from the development. The site layout also takes into account the varying site levels created by the sloping nature of the site to ensure no amenity issues for future residents.
- 3.4 The scheme has been designed in accordance with the 'Secured by Design' standards, ensuring appropriate amenity for existing and future residents is secured through appropriate separation distances and adequate gardens sizes. The scheme ensures a suitable level of natural surveillance across the whole site.

### Access

- 3.5 The design of the site includes provisions for vehicular access, establishing 3no. connections between the site and West Street. The proposal also promotes pedestrian accessibility including the creation of a new pedestrian link to the Trans Pennine Trail to the south.



**Figure 3.1 – Site Layout Plan**

- 3.6 Vehicular access to the site will be gained from West Street to the north, with 3no. proposed access points serving the development. The existing western access is to be retained in the same location and the exiting eastern access is proposed to be sealed up and re-located to better suit the plotting arrangement on site and to provide suitable visibility. Due to the site levels, three access points are required which cannot be appropriately linked.
- 3.7 A parking provision of 200% to all houses has been provided on site. Parking is provided to the front, side or rear of properties and all plots have a minimum of 2no. 3m x 6m parking spaces. 4no. visitor spaces have also been provided on the proposals regardless of the indicated 200% parking provision. These are spread around the site, with two in the east and two located centrally within the site around the spine road, all spaces are easily accessible to visitors of the site.
- 3.8 Parking has been designed to limit the amount of frontage parking through the use of landscaping which breaks this up and in doing so helps to break up the dominance of hard landscaped elements and to enhance the overall attractiveness of the scheme.

### **Materials**

- 3.9 The appearance and materials of the proposed properties on site have been informed by the existing housing of the surrounding area. The predominant materials of surrounding houses comprise brick with some limited stone and render with a predominantly concrete tiled roofing profile. Based on this, the proposed development employs the following materials which are considered to accord with the local vernacular:
- Walls – brick and render with feature brick banding and artificial stone heads & cills.
  - Roof – concrete interlocking tiles.
  - Windows – grey UPVC, double glazed as standard.
  - External front doors – black UPVC frame, black composite doors, double glazed as standard.
  - Other external doors – Black UPVC, double glazed as standard.
  - Rainwater and Soil Goods – Black UPVC with matching downpipes, brackets, etc.

### **Landscaping**

- 3.10 With regards to landscaping, the site has a small number of trees, generally located along its boundaries with many of the existing trees of a high quality proposed to be retained. A few trees are proposed around the central spine road where feasible. Existing trees along the boundaries have been included in the proposals and will be retained and reinforced with new planting of the same species or of a compatible species.
- 3.11 The layout has been designed to retain the existing hedge and woodland corridor to the south and east of the site. New landscaping is proposed within the site to benefit both the biodiversity and to improve the visual impact of the proposed development.
- 3.12 Each property benefits from rear private garden space which will contribute to defining the public vs private boundaries on site and provides different habitats for species contributing to onsite BNG.
- 3.13 The landscaped spaces to the road are overlooked and where in front gardens will be kept to species that will grow no higher than ground floor windows cill, addressing the secured by design requirements whilst the private rear gardens offer a degree of seclusion. There is also an element of overlooking providing a sense of security, representing defensible space.

## 4.0 Planning Policy Context

4.1 This section of the Planning Statement outlines the relevant planning policy context for the proposed development and considers national and local policy guidance. For reference, the following documents are considered the most relevant:

- The National Planning Policy Framework ('NPPF')
- Barnsley Local Plan (ADOPTED January 2019)
- Barnsley Supplementary Planning Documents

### Barnsley Local Plan

4.2 The Barnsley Local Plan (hereafter referred to as the 'Local Plan') sets out the local planning policy for the future development of Barnsley up to the year 2033, identifying its approach to long term physical development to achieve the Councils vision for Barnsley.

4.3 The following policies within the Local Plan are of relevance to the development proposed and are summarised below:

4.4 **Policy SD1 (Presumption in favour of Sustainable Development)** states that the Council will take a positive approach which reflects the presumption in favour of sustainable development contained within the NPPF, working proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

4.5 **Policy GD1 (General Development)** sets out the conditions for development proposals within the district, stating development proposals 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.

4.6 **Policy LG2 (The Location of Growth)** indicates that priority will be given to development in the following locations:

- Urban Barnsley
- Principal Towns of Cudworth, Wombell, Hoyland, Goldthorpe, (which includes Thurnscoe and Bolton on Dearne, Penistone and Royston; and
- Villages

Urban Barnsley will be expected to accommodate significantly more growth than any individual principal Town, and the Principal Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

4.7 **Policy H1 (The Number of New Homes to be Built)** highlights that Barnsley Council seek to achieve the completion of at least 21,546 net additional homes during the period 2014-2033, in addition to the minimum five-year supply of deliverable sites to be maintained.

4.8 The Site is identified as a housing site within the Barnsley Local Plan (**Site HS5 Land South of West Street, Worsbrough**), which has planning permission for 70 dwellings.

4.9 **Policy H3 (Uses on Allocated Housing Sites)** identifies that such sites labelled as housing sites will be development for residential purposes.

4.10 **Policy H6 (Housing Mix and Efficient Use of Land)** requires housing proposals 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.

4.11 **Policy H7 (Affordable Housing)** requires housing developments of 15 or more dwellings to provide affordable housing. For development in Worsborough this provision is expected to be 10%.

4.12 **Policy T3 (New Development and Sustainable Travel)** requires new development 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;
- Provide a transport statement or assessment in line with guidance set out in the National Planning Policy Framework and guidance including where appropriate regard for cross boundary local authority impacts; and
- Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework including where appropriate regard for cross boundary local authority impacts. Travel plans will be secured through a planning obligation or a planning condition.

4.13 **Policy T4 (New development and Transport Safety)** states 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.

4.14 **Policy D1 (High Quality Design and Place Making)** sets out the design principles for new development proposals:

**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

**Through its layout and design development should:**

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;

- **Provide clear and obvious connections to the surrounding street and pedestrian network;**
- **Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;**
- **Promote safe, secure environments and access routes with priority for pedestrians and cyclists;**
- **Create clear distinctions between public and private spaces;**
- **Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;**
- **Make the best use of high quality materials;**
- **Include a comprehensive and high quality scheme for hard and soft landscaping; and**
- **Provide high quality public realm.**

4.15 **Policy BTC3 (Public Spaces)** requires new developments to make a positive contribution to public spaces through their design, siting and use of materials.

4.16 **Policy GS1 (Green Space)** sets out Barnsley Councils approach to improving existing green space to meet the standards in the Barnsley Green Space Strategy.

4.17 **Policy GS2 (Green Ways and Public Rights of Way)** highlights that where new development is close to a Green Way of Public Right of Way it may be required to:

- **Provide a link to the existing route; and/or**
- **Improve an existing route; and/or**
- **Contribute to a new route.**

4.18 **Policy CC1 (Climate Change)** seeks 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.**



- 4.19 **Policy CC2 (Sustainable Design and Construction)** states 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.
- 4.20 **Policy CC3 (Flood Risk)** states that 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;**
  - **Ensuring that in the Functional Floodplain (Flood Zone 3b), only water compatible development or essential infrastructure (subject to the flood risk exception test) will be allowed. In either case it must be demonstrated that there would not be a harmful effect on the ability of this land to store floodwater;**
  - **Requiring developers with proposals in Flood Zones 2 and 3 to provide evidence of the sequential test and exception test where appropriate;**
  - **Requiring site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3;**
  - **Expecting proposals over 1000 m<sup>2</sup> floor space or 0.4 hectares in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or managing flood risk; and**
  - **Expecting all development proposals on brownfield sites to reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates requiring development proposals to use Sustainable Drainage Systems (SuDS) in accordance with policy CC4; and**
  - **Using flood resilient design in areas of high flood risk.**
- 4.21 **Policy CC4 (Sustainable Drainage Systems)** requires all major development to use Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that all types of SuDS are inappropriate.
- 4.22 **Policy I1 (Infrastructure and Planning Obligations)** states 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.

### **Adopted SPD's**

- Design of Housing Development
- Parking
- Open Space Provision on New Housing Developments
- Sustainable Travel
- Planning Obligations



- Financial Contributions For Schools
- Trees and Hedgerows
- Affordable Housing
- Biodiversity and Geodiversity

### National Planning Policy Framework

4.23 The National Planning Policy Framework (“NPPF”/“the Framework”) was published on the 27 March 2012 and the most recently updated version was published in September 2023. The NPPF is a key part of the Government’s reforms to make the planning system less complex and more accessible to protect the environment and promote sustainable growth. It clearly sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.

4.24 The NPPF retains the Government’s commitment to the achievement of sustainable development. Paragraph 11 establishes a presumption in favour of sustainable development, and states that for decision-taking this means:

**“Approving development proposals that accord with an up-to-date development plan without delay; or**

**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”**

4.25 Paragraph 8 confirms that there are three dimensions to sustainable development: economic, social and environmental.

4.26 The recently revised Framework indicates the tests that this application will be required to satisfy and outlines a series of considerations against which development should be assessed. Considering the nature of the proposed development, the notable chapters within the NPPF are as follows, with further details outlined below:

- Chapter 4 – Decision-making;
- Chapter 5 – Delivering a sufficient supply of homes;
- Chapter 6 – Building a strong, competitive economy;
- Chapter 8 – Promoting healthy and safe communities;
- Chapter 9 – Promoting Sustainable Transport;
- Chapter 11 - Making Effective use of land;

- Chapter 12 – Achieving well-designed places;
- Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change;
- Chapter 15 - Conserving and Enhancing the Natural Environment; and
- Chapter 16 - Conserving and Enhancing the Historic Environment.

*Chapter 4: Decision-making*

- 4.27 In relation to the decision-taking section of the revised NPPF, paragraph 38 notes that Local Planning Authorities should “approach decisions on proposed development in a positive and creative way”. This includes working proactively with the applicant to “secure developments that will improve the economic, social and environmental conditions of the area.”
- 4.28 In determining applications, paragraph 47 requires that “applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise” in line with the established plan-led planning system.
- 4.29 Paragraph 55 states that local planning authorities “should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations” and that obligations should only be used where “it is not possible to address unacceptable impacts through a planning condition”.
- 4.30 Paragraph 60 of the Framework also addresses the need to significantly boost the supply of homes, in particular where it is needed.
- 4.31 Paragraph 69 recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.
- 4.32 Paragraph 92 encourages development to achieve healthy, inclusive and safe places.
- 4.33 Relating to highways, Paragraph 111 of the Framework states that developments should only be 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.
- 4.34 Paragraph 112 encourages proposals to give priority first to pedestrian and cycle movements, create places that are safe, secure, and accessible and be designed to enable low emission vehicles.
- 4.35 Paragraph 121 also requires local planning authorities to take a proactive role in identifying and helping bring forward land that may be suitable for meeting development needs.
- 4.36 Paragraph 126 of the Framework stipulates that “The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

## 5.0 Planning Policy Assessment

5.1 This section of the Statement identifies the main planning considerations and provides an analysis of how the development proposals accord with planning policy at all levels. The analysis is ordered according to the following themes:

- Principle of Development
- Design
- Landscaping
- Sustainability
- Ecology
- Trees
- Transport
- Flood Risk & Drainage
- Affordable Housing

### Principle of Development

- 5.2 In line with legislation set out in Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) & Section 70 (2) of the Town and Country Planning Act (TCPA), all applications for planning permission should be determined in accordance with provisions set out in a development plan, unless material considerations indicate otherwise.
- 5.3 The principle for development of this site for housing has been established both through its allocation within the Local Plan (allocation ref. HS5 which states *“the site has planning permission for 70 dwellings”*) and the subsequent approved outline consent application including details of access and associated works for residential development (ref. 2015/1089). The proposed development seeks to deliver 51no houses, therefore within the parameters of the allocation. The principle of residential development is therefore supported on this site.
- 5.4 Paragraph 11 of the Framework applies a presumption in favour of sustainable development provided that the development proposals accord with an up-to-date development plan they should be approved without delay. The Local Plan echoes this through Policy SD1 providing a key focus on sustainable development across the area.
- 5.5 The site is located within the urban area of Barnsley where policy LG2 “The Location of Growth” seeks to prioritise development to this location. The site also accords with the requirements of policy H1 “The Number of New Homes to be Built” which sets a target of 43% within the Urban Area of Barnsley. The development site comprises of brownfield development which accords with paragraph 118 of the Framework.
- 5.6 The presumption in favour of sustainable development set out within the Framework and echoed by Local Plan Policy SD1 seeks to secure development, which is economically, socially, and environmentally sustainable.
- 5.7 As such this site has been assessed against the three dimensions which constitute sustainable development as outlined in the Framework as economic, social and environmental.

- 5.8 From an economic perspective, the site currently represents under-utilised brownfield land. The re-development of this site would support jobs within the local area including during construction phases of development. Furthermore, the occupation of the site by future residents would support local businesses and services with an injection of income into the local economy.
- 5.9 From a social perspective, the scheme would provide much needed housing on an allocated housing site to assist in meeting the housing targets outlined for the Borough of 21,546 up to 2033. A range of types and tenures will be provided to ensure the creation of a mixed and balanced community. Including the provision of 5no. affordable properties onsite which accords with local planning policy (10%).
- 5.10 From an environmental perspective, the site will deliver Biodiversity Net Gain through a combination of onsite landscaping and a commuted sum to be agreed and will transform an under-utilised brownfield site into a thriving new community with well-designed landscaping and green planting to the benefit of the area.
- 5.11 The principle of the development is therefore acceptable. The proposed development utilises a brownfield site, it is located on a housing allocation, the proposals provide much needed housing within an urban and sustainable area and the development brings a raft of economic, social and environmental benefits. The proposals therefore fully accord with both local and national planning policy and as such this application should look to be supported without delay.

### Design

- 5.12 The layout of the site including the size, scale, form and design of the proposed dwellings has been informed by careful consideration of the existing character of the surrounding area and the 'Secured by Design' standards to ensure the proposals provide a high quality and attractive development.
- 5.13 The proposal contains a mix of dwellings, including two-storey properties and so it is considered that their scale would not be out of character with the existing housing in the area. Separation distances between dwellings and private amenity areas have also been carefully considered and are compliant with guidelines within the local SPD to ensure no issues are present in terms of overbearing, overshadowing or overlooking.
- 5.14 The layout of housing on site accounts for the preservation of existing trees along the southern corridor which have been seamlessly integrated into the proposal and form a key feature of the layout. As well as taking into consideration the constraints created by the topography of the site.
- 5.15 The design of the site includes provisions for 3no. vehicular access points, establishing a connection between the site and West Street. Simultaneously, the proposal promotes pedestrian accessibility through making a connection to the Trans Pennine Trail to the south.
- 5.16 Secured by Design principles have been incorporated into the property to increase the safety of the development, namely:
- No through road within the site which could create a rat run, the site has three new access points serving small sections of the development);
  - Each property will be fitted with external lighting operated from dusk to dawn sensors
  - All windows and doors will be fitted with locks / dead bolts etc. to the appropriate BS/ PAS standards;

- As part of the house designs each property will enjoy a principal room to each main elevation thus providing overlooking to both public and private areas;
- Access to all rear gardens is via paths to the side of each plot, these will incorporate lockable gates;
- Existing boundary fences to be retained/ repaired where possible. All rear gardens are enclosed with 1.8m high timber fences matching gates.

- 5.17 The appearance and materials of the proposed properties on site have been informed by the existing housing of the surrounding area. The predominant materials of surrounding houses comprise brick with some limited stone and render with a predominantly concrete tiled roofing profile. Based on this, the proposed development employs a series of materials which are considered most suitable as outlined in section 3.0 and detailed further in the Design and Access Statement.
- 5.18 There will be cycle storage provided for each dwelling as well as bin storage areas for each property. There are also lockable gates to the rear gardens to promote accessibility and security. Each dwelling will also benefit from an EV charging points.
- 5.19 The proposed development is a high quality design which accords with policies GD1 and D1. The development seeks to reinforce the local character of the area contributing to placement making and to a healthy, safe and sustainable environment.

### Landscaping

- 5.20 Policy GD1 requires development to include landscaping to provide a high-quality setting for buildings, incorporating existing landscape features and ensuring plant species, hard surfaces, boundary treatments reflect protect and improve the character. Moreover, policy D1 requires careful consideration of the landscape character, topography, green infrastructure, important habitats and other natural features.
- 5.21 Tree planting to the front gardens of selected plots will break up the hard lines of the buildings and create green focal points within the development. A mix of evergreen and deciduous shrubs will be planted in selected front gardens to soften the visual impact of the proposed development. Hedges will be planted in selected plots to strengthen boundaries and improve screening.
- 5.22 With regards to landscaping, the site has a small number of trees, generally along its southern and eastern boundary which are of a high quality suitable for retention. These have been included in the proposals and will be retained and reinforced with new planting of the same species or of a compatible species.
- 5.23 Parking spaces have been positioned together where possible to create areas for tree and shrub planting adjacent to assist in breaking up the hard landscape elements of the proposal and enhance the overall attractiveness of the scheme.
- 5.24 Each property benefits from a private rear garden which can be utilised to further enhance the planted areas to the front elevations/ road as well as defined existing boundaries.
- 5.25 The landscaped spaces along the road are overlooked and where in front gardens will be kept to species that will grow no higher than ground floor windows cill, addressing the secured by design requirements whilst the private rear gardens offer a degree of seclusion. There is also an element of overlooking providing a sense of security, representing defensible space.

- 5.26 Given the attention to detail with regards to the landscaping scheme associated with the development, it is considered that the scheme accords with policies GD1 and D1 of the local plan.
- 5.27 The proposed development includes landscaping which provides a high-quality setting to the buildings, incorporates existing landscape features and proposes native plant species that appropriately reflect, protect and improve the character of the local landscape when compared to the exiting vacant brownfield site.
- 5.28 The scheme takes account of the topography of the site and is split over two levels. With housing located such that it overlooks the existing green infrastructure and protects these natural features.

### **Sustainability**

- 5.29 The proposed development will contribute to the present and recognised need for sustainable housing within Barnsley, in an urban location with low flood risk that will encourage the use of public transport, walking and cycling. The site provides the redevelopment of an existing brownfield derelict site in a sustainable location.
- 5.30 West Street provides a good quality link to the nearest bus stops, and both High Street, and the A61 Park Road, which both contain local shops and services. There is small supermarket with ATM located on High Street adjacent to its junction with West Street approximately 350m (i.e., walking distance) northeast of the site. There is also a large medical centre located directly opposite the site which contains GP surgeries. The local footway network is considered suitable in terms of width, construction, and lighting. West Street, High Street, and Park Road all contain dropped footway crossing facilities and tactile paving in most cases.
- 5.31 There are several pedestrian refuge islands along the A61 Park Road through Worsbrough allowing pedestrians to access the shops and services on both sides of the road safely. Park Road also has the benefit of a push button cycle and pedestrian crossing facility located adjacent to the Trans Pennine Trail.
- 5.32 The pedestrian catchment includes the whole of Worsbrough and its local services and amenities such as a large supermarket, food outlets, bakers, hairdressers, convenience stores, post offices, and a pharmacy. Worsbrough also provides good employment potential as a result of the large number of commercial and retail properties. There are 3 primary schools and an academy within this catchment, catering for all school ages.
- 5.33 Within the cycle catchment area of 5km is the whole of Barnsley Town Centre, together with the neighbouring town of Hoyland, and the village of Birdwell. Barnsley Town Centre offers significant employment, retail, and leisure facilities for the residents of the proposed development.
- 5.34 Bus stops are located on or adjacent to West Street within 400m of the centre of the site. Most of these stops have timetable cases, with the nearby stop on Elmsdale also having the added benefit of a shelter.
- 5.35 There are up to 2 bus services per hour to the large commercial and retail areas of Barnsley Town Centre. There are also hourly services to the nearby settlements of Hoyland, Wombwell, Darfield, and Great Houghton. These bus services also travel to the nearest railway station at Barnsley Interchange. The bus services are therefore considered to be of a good standard and will provide a suitable alternative to the private car in line with current Government guidelines.

5.36 In summary, the site is in a highly sustainable location being within proximity of the nearest bus stops and within acceptable walking distance of the many local services and amenities within Worsbrough. There are also four schools within this catchment. Within cycling distance of the site there is the whole of Barnsley Town Centre and surrounding industrial properties to the east including the significant industrial areas of Stairfoot. Barnsley Town Centre offers significant employment, leisure, and retail opportunities for the potential residents of the proposed development. Therefore, the site conforms to current Government directives for ensuring developments are in a sustainable location.

5.37 The development is therefore compliant with policies LG2, T3 and T4.

### Ecology

5.38 An Ecological Impact Assessment has been undertaken by Whitcher Wildlife Ltd to assess the impact of the proposed works and determine whether there are any ecological issues associated with the planned works.

5.39 The following conclusions were drawn from the report with regards to the impacts, residual effects and mitigation required from the proposed scheme.

5.40 The habitat to be affected by the proposed works is an area of sparsely vegetated urban land previously used as a commercial factory business. The scheme would represent a reduction in biodiversity, as such negotiations will be undertaken with the Local Authority to agree a scheme to provide BNG to ensure no residual negative impact on habitats.

5.41 With regards to bats there are no buildings or trees of sufficient maturity present on site to provide potential for roosting bats and the works will therefore have no negative impact on any bats roosting in trees. Moreover, the tree line alongside the Trans Pennine Trail provides a potentially good value bat foraging habitat and this habitat will be retained as part of the scheme.

5.42 The vegetation on site provides some opportunities for nesting birds during the nesting season, which extends from March to September each year. Vegetation clearance will be undertaken outside the nesting bird season, which extends from March to September. Any vegetation clearance in that time will be preceded by a nesting bird survey by a suitably experienced ecologist immediately prior to works commencing. Any active nests found will be left undisturbed until the young have fledged. By following the above, there will be No Negative Residual Impact on nesting birds.

5.43 Two alien, invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act (1981) were found growing within the survey area and therefore, there will potentially be a High Negative Impact on the spread of Schedule 9 plants in the wild. Japanese knotweed clumps were found down the western site boundary, along the southern site boundary with one clump on the eastern site boundary. It looks as though the plant has been spread across the site during previous site clearance works and this has resulted in new clumps of small plants appearing. An approved company will be employed to eradicate both species from the site prior to development works commencing. Following the above mitigation measures, there will be no residual negative impact on alien, invasive, non- native plant species.

5.44 The following biodiversity enhancements will be incorporated into the new dwellings in line with the requirements of the NPPF:

- One integrated bat brick will be provided in 20% of the new dwellings on the site.
- Two integrated swift nest boxed will be built into 20% of the new dwellings.



- Hedgehog access gaps will be built into all fences between gardens in order to provide hedgehogs free access across the site. These will be 130mm by 130mm and there will be at least one in every run of fence.

- 5.45 Tree planting on site will utilise tree species which will maximise food and nectar sources for birds and invertebrates. A mix of evergreen and deciduous shrubs will be planted to provide a valuable food source for birds and invertebrates.
- 5.46 Native species shrub and groundcover mix to be planted underneath the existing trees to the southern boundary of the site. This tiered planting, combined with the existing retained planting, will improve the ecological value of the site. Species to be planted in random groups to create a 'natural' effect.

### Trees

- 5.47 A tree survey was conducted by Lakeland Tree Consultancy who surveyed trees within and close to the site in accordance with the British Standard guidance outlines in BS5837: 2012 *Trees in relation to design, demolition and construction*.
- 5.48 The survey identified three individual trees and five groups of trees, which were located both within the site and on areas of immediately adjacent land.
- 5.49 5 trees within the site to the east boundary and one tree immediately adjacent the site to the north were identified as Category U (Unsuitable for retention). Whilst 16 Trees are identified as Category C (Low quality), and 4 trees identified as Category B (moderate quality).
- 5.50 Policy GD1 states that where existing trees are to remain on site these should be considered in the layout in order to avoid overshadowing. As detailed within the Design and Access Statement, a number of trees are to be retained and reinforced through additional planting and seamlessly integrated into the proposal. As such, careful consideration has been given to the integration of existing trees into the proposals to avoid any negative impacts such as overshadowing. Accordingly, the proposal is in accordance with local plan policy GD1.

### Transport

- 5.51 Paragon Highways were commissioned to produce a Transport Statement to support the application and assess the traffic impact of the development alongside highway safety and access proposals.
- 5.52 The report outlines that the site is considered to be in a generally sustainable location, being within walking and cycling distance of local shops, schools and primary care facilities. The development will also benefit from public transport links in the form of the nearby bus stops on West Street. It is considered that the site generally conforms to the Government directives for ensuring developments are situated within sustainable locations.
- 5.53 In relation to the proposed development, the TRICs based early morning peak would generate some 22 combined trips and the late afternoon peak would generate approximately 32 trips.
- 5.54 Overall, the report concludes that the development is considered acceptable and that there are no highway safety or efficiency reasons why planning consent for the proposal should not be granted.



- 5.55 There are 3no. access points to the development off West Street. The most eastern point of access will serve plots at the higher level, whilst the access point west of this will serve the plots at the lower levels, with no loop connection. The final access point to the west, serves a private drive.
- 5.56 The proposed 3no. access points are considered appropriate give the levels on site which fall from north to south. Provision of multiple access points enables the development to achieve compliant road accessibility and assists in provision of a safe and secure environment with no through road.
- 5.57 The development therefore accords with relevant local plan policies T3 and T4 and is therefore acceptable in this regard.

### **Flood Risk & Drainage**

- 5.58 A drainage investigation report was undertaken by Environmental Drainage Solutions to accompany the application. Additionally, drainage layout plans were produced by Eastwood Consulting Engineers. A Flood Risk Assessment has been prepared by ARP in support of this application. Further information can be found in the accompanying report. The Assessment demonstrates compliance with Policy CC3.
- 5.59 The site is located in Flood zone 1, with the lowest probability of flooding. The development will not impact on flooding elsewhere an appropriate drainage solution is proposed. The drainage strategy includes the provision of onsite surface water attenuation tanks to ensure surface water is appropriately managed following the development of the site.
- 5.60 The proposals are therefore considered acceptable in terms of local plan policy CC3 and the development can be supported in this regard.

### **Noise**

- 5.61 Local plan policy I1 states that developments would be expected not to produce a level of noise pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.
- 5.62 A Noise Impact Assessment was conducted by Environmental Noise Solutions Ltd for the proposed residential development at land south of West Street
- 5.63 The assessment concluded that the ambient noise climate at the site is characterised (dominated) by road traffic on West Street, with no significant noise noted from the adjacent commercial estate.
- 5.64 A scheme of sound insulation works has been developed to protect the proposed residential development from the identified ambient noise climate. The proposed amenity of future residents will therefore be protected.
- 5.65 As such, it is considered that any potential noise impacts on relevant sensitive receptors have been adequately mitigated through effective design and that the proposals accord with local plan policy I1 and can be considered acceptable in this regard.

### **Affordable Housing**

- 5.66 Affordable housing is proposed in accordance with Policy H7 of the local plan which requires housing developments of 15 or more dwellings to provide affordable housing. For development in Worsborough this is expected to be 10%.

- 5.67 5no. affordable properties are delivered on site. These include 4no. 2-bed and 1no. 3 bed-properties. They have been distributed throughout the site to ensure a mixed community and will be indistinguishable from the private market dwellings in terms of design, appearance and materials used.
- 5.68 The proposed development therefore delivers the 10% affordable housing need as per local policy. The exact mix of units will be agreed with the local planning authority through the application process.

### **Green Space**

- 5.69 The Councils SPD Open Space Provision on New Housing Developments requires that a minimum of 15% of the developable site area of a proposal should be green space, unless the Council deems it appropriate to seek an off-site contribution in the context of a green space assessment.
- 5.70 Small areas of green space are proposed within the development. Albeit the constraints of the site, including the topography have made it difficult to deliver any meaningful central open space on the site which is well overlooked. Nevertheless, a new pedestrian access route to the Trans Pennine Trail is delivered providing future residents with access to wider open space from the Green Belt to the south. The site is also within walking distance (200m and 110m) of parks and open space providing future residents with easy access to green open space.
- 5.71 The location of the site on the edge of the development with good access to the Green Belt for walking and other recreational pursuits further reduces the anticipated need for formal green space within the site. Each property has a private garden providing residents with necessary outdoor space.
- 5.72 The proposed development broadly complies with open space requirements of the SPD. The constraints of the sites topography restrict the provision of onsite open space. Nevertheless, the proposed development has sufficient formal green space in close proximity to the site and access to green infrastructure is available adjacent to the site, and therefore the proposals can look to be supported.

### **Summary**

- 5.73 In summary, the proposals are considered to be compliant with local planning policy in terms of design, layout and all relevant technical matters. The scheme has been designed to a high standard to ensure accessibility and safety and will provide a well-landscaped area to both improve the appearance of the area and introduce a thriving new community to Worsbrough.

## 6.0 Conclusion

- 6.1 This statement has been prepared on behalf of Hoover Homes to support a full planning application for the development of 51no. dwellings and associated infrastructure and landscaping on land off West Street, Worsbrough.
- 6.2 The proposed development has been carefully developed to respond to the site context, opportunities, and constraints. The site is a vacant brownfield site which is allocated for housing in the Development Plan therefore the principle of the development is supported and subject to material considerations should look to be approved without delay.
- 6.3 A full range of technical assessments and reports have been prepared to support the proposals and ensure that they accord with policy requirements. These confirm that the proposed development will not result in any significant or demonstrable harm that would outweigh the benefits of the scheme.
- 6.4 The proposed development offers a range of housing types and tenures and constitutes sustainable development due to the numerous economic, social and environmental benefits. The proposed scheme will assist in meeting the housing needs of the borough of delivering 21,546 homes up to 2033 on an allocated housing site.
- 6.5 The proposed development will deliver local benefits and constitutes sustainable development, and any harm is outweighed by these benefits. The proposal is fully compliant with the aspirations of the NPPF and all other relevant planning policies within the local planning framework. It is therefore respectfully requested that this application is approved without delay.