



JohnsonMowat
Planning & Development Consultants

PLANNING CASE REPORT

**HARRON HOMES AND FITZWILLIAM WENTWORTH
ESTATE**

**LAND OFF HIGH STREET,
GREAT HOUGHTON,
BARNSELY**

LOCAL PLAN HOUSING ALLOCATION HS90

**FULL APPLICATION FOR THE RESIDENTIAL
DEVELOPMENT OF 90NO. DWELLINGS INCLUDING
ASSOCIATED WORKS AND PROVISION OF ON SITE OPEN
SPACE**



Harron Homes and Fitzwilliam Wentworth Estate
Land off High Street, Great Houghton, Barnsley

Planning Case Report

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1.0 INTRODUCTION

- 1.1 This Planning Case Report has been produced on behalf of the Harron Homes and Fitzwilliam Wentworth Estate. The report is in support of a Full Planning Application for the residential development of 90No. dwellings including associated works and provision of on site open space on land off High Street, Great Houghton, Barnsley.
- 1.2 The application site is an allocated housing site HS90 in the adopted Barnsley Local Plan (January 2019) plus additional land inside the development limit of the settlement. The principle of the residential development of the site is therefore considered acceptable by its allocation as a housing site in an adopted development plan.
- 1.3 This Planning Case Report demonstrates how the above matters have been addressed and should be read in conjunction with the following reports which form this planning application submission:-
- Plans and Details – Harron Homes;
 - Planning Case Report – Johnson Mowat;
 - Design and Access Statement – Harron Homes;
 - Phase II Desk Top Site Investigation – JNP Group;
 - Preliminary Ecological Appraisal Report – Brooks Ecological;
 - Arboricultural Impact Assessment - AWA;
 - Flood Risk Assessment – JNP Group;
 - Drainage Assessment – RED Ltd;
 - Transport Statement – Optima;
 - Travel Plan – Optima;
 - Landscaping Details – Rosetta Landscape Design;
 - Construction Method Statement – Harron Homes;
- 1.4 This Planning Case Report identifies the characteristics of the site and its location, the planning history of the site, the planning policy context and the planning case in support of the proposed residential scheme.



2.0 LOCATION AND SITE DESCRIPTION

- 2.1 The site is located off the east of High Street, a main route through Great Houghton linking to the A1695 and Doncaster Road providing links to both Barnsley and Doncaster Town Centres.
- 2.2 The site currently an agricultural field used for growing crops and is characterised by a hedgerow on its western, northern and eastern boundaries with Manor Farm located to the immediate south of the application site.
- 2.3 The site is located in a predominately in a residential area, with residential properties located along the entirety of the western boundary of High Street adjacent to the application site boundary. To the north and east there are agricultural fields used for harvesting crops. Beyond Manor Farm, to the south of the application site, are residential properties aligning along High Street.
- 2.4 The site area covers an area of 3.55 hectares (net). The majority of the application site is designated as an allocated housing site HS90 within the adopted Barnsley Local Plan (January 2019) with a site area of 3.15Ha with capacity for 67no. dwellings.
- 2.5 It is recognised that the application site extends to the south, beyond the allocation boundary, into Manor Farm. As such, the proposals represent a residential scheme with capacity for 90no. dwellings.
- 2.6 The site is located solely within Flood Zone 1 (lowest risk) according to the Environment Agency (EA) Flood Zone maps for planning.
- 2.7 The site is located within a sustainable location in relation to access to services, facilities, employment opportunities and public transport links. The nearest bus stops are located at the turnaround adjacent to the western boundary with bus links to Barnsley Town Centre, Doncaster Town Centre and Goldthorpe approximately every 60 minutes and is served by the 219, 219a, 449 and 664 buses.
- 2.8 The site lies within a short walk of a number of facilities including takeaways, pubs, cafes, pharmacy, service station and convenience store.



- 2.9 In terms of local schools, Sandhill Primary School is located centrally to Great Houghton, approximately 800m from the application site. Ward Green Primary School is circa 350 meters to the south of the site. There are 2no. primary schools in the nearby village of Darfield, 1no. secondary school within Goldthorpe and 1no. special needs school located at Thurnscoe, all of which are accessible by car/bus from the application site.
- 2.10 The nearest doctors surgery to the site is the Hollygreen Practice which is located circa 650m from the site. The Highgate Surgery is approximately 750m from the site, all within a short 10 minute walk of the application site.



3.0 PLANNING HISTORY

- 3.1 The site is allocated for housing, under reference, HS90 within the newly adopted Barnsley Local Plan (January 2019). There is no planning history in relation to the site however this is most likely due to its previous longstanding use as agricultural land prior to the adoption of the Local Plan.
- 3.2 The additional area of land to the south of the housing allocation (HS90) forms part of Manor Farm and sits inside the adopted development limit.

4.0 PROPOSED DEVELOPMENT

- 4.1 The application seeks full planning permission for the erection of 90No. dwellings including associated works and the provision of on site open space.
- 4.2 Further detail of the proposals can be seen in the submitted Design and Access Statement and detailed on submitted plans.
- 4.3 The proposals seek a mix of housing including:-
- 4No. 2-bed homes;
 - 22No. 3-bed homes;
 - 61No. 4-bed homes;
 - 3No. 5-bed homes.
- 4.4 The current scheme provides 10% on-site affordable housing, which equates to the provision of 9No. dwellings,
- 4.5 The proposed dwelling mix will yield a range of house type sizes and scale with a variety of dwelling footprints to create interesting layout form and character.
- 4.6 The proposals work with the character of the site to enable the development to integrate comfortably within its setting. The response to the site characteristics and surrounding context inform the design and layout of development to create an appropriate and distinctive design which responds to adjacent land uses and creates character areas within the development.
- 4.7 A landscaping and planting scheme accompany the application which seeks to create a visually pleasing environment with biodiversity benefits.

5.0 PLANNING POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:
“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise.”
- 5.2 At the time of writing the current development plan comprises solely of the adopted Barnsley Local Plan (January 2019). The Local Plan covers both the strategic and site specific proposals. The northern section of the application site is designated as an allocated housing site HS90 within the adopted Barnsley Local Plan (January 2019) for 67 dwellings. The additional land within the southern section of the application site brings the total site capacity to 90 dwellings.
- 5.3 National Policy Guidance is provided by the National Planning Policy Framework (the Framework) which was adopted on the 27th March 2012 and subsequently revised. The most up to date version is the August 2021. The Framework is a significant material consideration.

Local Policy

Barnsley Local Plan (January 2019)

- 5.4 The Barnsley Local Plan was adopted by Full Council on 3rd January 2019. The Local Plan replaces the Barnsley Core Strategy and Unitary Development Plan. The document sets out the strategic policies, development management policies and site specific policies and allocations.
- 5.5 The Local Plan, Section 2 Vision and Objectives sets out that to meet its objectives it will enable the delivery of at least 21,546 homes.
- 5.6 Para 5.4 sets out the spatial strategy for Barnsley and identifies the main area of focus for development within Barnsley. Para 5.9 sets out the Settlement Hierarchy and classifies Great Houghton as a village. Development in villages is encouraged in order to meet and support the vitality of the local village economy and vitality of the local community.



- 5.7 Policy SD1 sets out the presumption in favour of sustainable development.
- 5.8 Policy GD1 sets out the general approach to development within the authority. The policy details a series of criteria of which development meeting each of the requirements will be approved without delay. Such considerations include impacts on amenities of existing and future occupiers, compatibility with neighbouring uses and environmental impacts. The proposal does not conflict with the requirements of this policy.
- 5.9 Policy LG2 sets out the location of growth in the district.
- 5.10 Policy H1 sets out that the Council will seek to achieve the completion of at least 21,536 net additional homes between 2014 and 2033. Para 9.1 sets out a target of 1,134 dwellings per annum.
- 5.11 Policy H2 proposes a total of 9,070 new homes between 2014 and 2033 which is 43% of the overall supply for the district. The policy identifies 590 dwellings through existing planning permissions within villages resulting in the requirements for a further 211 dwellings.
- 5.12 Policy HS90 Land off High Street, Great Houghton relates to the majority of the application site. The policy requires development to fully evaluate any hedges which are proposed for removal, and maintain the hedgerow at the north of the site. Mature trees must be assessed and retained, and strategies must be put in place to ensure the impacts on landscape are appropriately minimised and mitigated against.
- 5.13 An archaeological assessment is required by the policy. Currently there is a crop on-site preventing the applicant from undertaking an archaeological assessment currently. The approach to submission with the absence of an archaeological assessment has been agreed with the Local Authority prior to submission of a planning application. The assessment will follow.
- 5.14 Policy H6 relates to housing mix and the efficient use of land. The policy seeks an appropriate mix of house type, size and tenure, together with a target density of 30 dwellings per hectare in villages. The policy does support lower densities where they are necessary for character and appearance, need, viability or sustainable design.



- 5.15 Policy H7 relates to affordable housing and sets out that developments of 15 or more dwellings will be expected to provide affordable housing. It sets out that 10% affordable housing will be expected in Great Houghton, as such it is proposed that 9No. affordable houses are provided on site.
- 5.16 Policy T3 relates to new development and sustainable travel and expects 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 having regard for cross boundary local authority liaison; 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 having regard for cross boundary local authority liaison. Travel plans will be secured through a planning obligation or a planning condition.”
- 5.17 Policy T4 relates new development and transport safety it requires development to be safe and secure access for all road users.
- 5.18 Policy D1 relates to high quality design and place making. The policy sets out the design principles and a checklist of design considerations for development proposal to consider. The proposal does not conflict with the requirements of this policy.
- 5.19 Policy CC3 sets out sites over 1 hectare in Flood Zone 1 requires a site specific flood risk assessment. It also requires development of brownfield sites to reduce surface water run off by 30%.
- 5.20 Policy CC4 requires SuDS to manage surface water drainage unless SuDS are inappropriate. The policy sets out that detailed planning applications must be supported by a detailed drainage plan and SuDS design statement.

Barnsley Developer Contributions SPDs

5.21 BMBC have adopted a series of lower order planning documents known as Supplementary Planning Documents (SPD's). There are a number of SPD's that set out where the Council will seek planning contributions. These are:

- Financial Contributions for School Places
- Sustainable Travel
- Affordable Housing
- Open Space Provision on New Housing Developments

5.22 The overarching Developer Contribution SPD informs at para 4.2 that where contributions are required for school places or sustainable travel, these will take precedence.

National Policy

National Planning Policy Framework

5.23 The Government's National Planning Policy Framework (the Framework) now forms the relevant policy guidance at the national level for the determination of all planning applications; this is especially so where the local development plan is either silent, absent or out of date. The Framework is a material consideration which must be taken into account in all planning decisions.

5.24 Para 2 of the advice states:-

“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.”

5.25 There are three objectives (Para 8) of sustainable development comprising the economic, social and environmental roles.

5.26 Para 10 sets out that the heart of the framework is a presumption in favour of sustainable development.

5.27 So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Para 11 of the Framework identifies how this presumption is to be applied in making decisions on individual applications stating:-

“For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay;” (JM underlining).

5.28 It is considered that the proposal complies with the Development Plan which allocates the site for housing.

5.29 Beyond Chapter 4 of the Framework there are 13 topic areas (as well as Annex 1 and 2) which form the Framework document and those topic areas considered of relevance to this planning application are set out below:-

Section 4: Decision Making

5.30 In determining applications, Para 38 states:-

“Local Planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

5.31 Para 47 requires that:-

“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.”

Section 8: Promoting healthy and safe communities

- 5.32 Para 92 sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places.

Section 9: Promoting Sustainable Transport

- 5.33 Para 105 sets out that:-

“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.”

- 5.34 Para 112 sets out development should:-

- “a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and*
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.”*

- 5.35 Para 113 sets out that:-

“all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.”

Section 12: Achieving Well Designed Places

5.36 Para 126 stresses the Government's commitment to achieving good design, beautiful and substantial high quality buildings and places.

5.37 Para 130 sets out planning policies and decisions should:-

- a) *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;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

Section 14: Meeting the challenge of climate change, flooding and coastal change

5.38 Para 154 sets out that new development should be planned to:-

- "a) *avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed*



through suitable adaptation measures, including through the planning of green infrastructure; and

- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards."*

5.39 Further at Para 157 it sets out that:-

"In determining planning applications, local planning authorities should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption."*

Section 15: Conserving and enhancing the natural environment

5.40 Para 174 sets out the requirement to contribute to and enhance the natural environment in policies and decisions by:-

- "d) minimising the impacts on and providing net gains for biodiversity....*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

Annex 1: Implementation

5.41 Para 218 with regard to decision taking:-



“The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication.”

- 5.42 The proposals constitute sustainable economic development and under the circumstances, it is clear that significant weight should be attached to this. The proposals wholly conform to the advice in the Framework and it is considered that the applicants are entitled to anticipate presumption inherent being weighed in their favour.

6.0 THE PLANNING CASE

- 6.1 This section of the report identifies the main planning considerations and provides an assessment of the planning merits of the case in support of the proposed development.

Principle of Development

- 6.2 The majority of the application site is allocated for housing under reference HS90 within the adopted Barnsley Local Plan (January 2019). Additional land to the south is included and this increases the capacity of the site.
- 6.3 The supporting allocation text for the site sets out that there is an indicative number of dwellings on the site of 67, there is no restrictive text which states the proposed development cannot extended beyond the allocation boundary. As the proposal extends southwards, into land occupied by Manor Farm, the capacity of the site is increased to accommodate a scheme of 90No. dwellings as is proposed. The proposed number of dwellings therefore conforms with the site specific policy.
- 6.4 Policy H6 relates to housing mix and the efficient use of land. The policy seeks an appropriate mix of house type, size and tenure together with a target density of 30 dwellings per hectare in Villages. The policy does support lower densities where they are necessary for character and appearance, need, viability or sustainable design.
- 6.5 It is considered that in this case a reduction in the density is appropriate. The immediate area is characterised by dwellings with large gardens and the proposed drainage basins to the north of the site also has to be considered. The scheme also has been designed to ensure there is no negative impact on the surrounding landscape. The need to stand-off substantial trees and hedgerows is also a factor.

Housing Mix & Demand

- 6.6 The proposals seek to balance the local housing mix through the provision of family housing which will also meet demand in the local area. Darfield & Great Houghton MSOA have a considered lower proportion of 4No. bedroom and 5No. Bedroom properties, 4% and 3% respectively, than the national average in terms of housing mix.



- 6.7 Furthermore, the demand for family housing in the UK is growing given the high demand for homes with gardens and homes working space. The Home Comforts Report (Place Alliance, October 2020) surveys 2,500 households, representing 7,200 people, to understand the impact of home design during a period of unprecedented stress on the home environment during the coronavirus lockdown. The findings offer insights into how we should be designing or adapting homes in the future in order that they are more resilient and better able to support happy and healthy lifestyles.
- 6.8 It was found that dwellings built most recently (post-2010) were most uncomfortable, with a clear desire amongst many for a greater degree of cellular design over open plan, including provision for a dedicated home office space. Furthermore, it was found that even for those with good space standards, there is an aspiration for access to better (larger) private external space followed by more living space in the home.
- 6.9 The proposed layout allows for a large proportion of 3No. and 4No. bedroom properties which seek to meet the current market demand for larger properties in order to accommodate the needs of modern day families. It is considered that this will provide a greater choice of housing within Great Houghton, where the provision of larger properties is well below the national average.

Design & Sustainability

- 6.10 The design rationale is located within the supporting Design and Access Statement and further full details of the proposed scheme are set out on the supporting plans. The scheme proposes a good mix of detached and semi-detached properties that would deliver choice and meet local needs within this area of Barnsley.
- 6.11 Consideration has also been given to CABE Building for Life 12 (2012) and the Design & Access Statement supporting the application.
- 6.12 As detailed earlier in this document, the site is highly sustainable given its location on the edge of Great Houghton. The site has excellent links with nearby services, facilities and local schools as set out in the site description. This is all reflected in the fact that it's a housing allocation that was proposed by BMBC and endorsed through independent examination.



Other Supporting Technical Documents

- 6.13 Other supporting technical documents support the application are set out above at para 1.3. It is considered that there are no technical reasons for refusal and any further recommendation can be dealt with via condition.

Planning Balance

- 6.14 The majority of the site is an allocated residential site located in Great Houghton, in the adopted Local Plan. The site is within a sustainable location, with good access to social and physical infrastructure locally present in this area of Barnsley.
- 6.15 The development can contribute toward the planned growth and residual requirement for Barnsley Villages and is therefore fully aligned with the spatial strategy's approach for development within Barnsley District.
- 6.16 The site is an area of land free of any statutory designations. Heritage has been considered in the allocation and ground evaluation of archaeology is set to be undertaken to ensure no valuable assets are disturbed.
- 6.17 The site is subject to no significant environmental constraints and the various technical reports produced to accompany this application submission demonstrate that there will be no adverse impacts as a result of granting planning permission.
- 6.18 The site is not of high environmental quality and there are no technical reasons for refusal.
- 6.19 The proposed development will be in keeping with the local characteristics and proposes a mix of property types without detriment to neighbouring amenities. The mix proposed conforms with the current very high level of demand for family housing with home-working opportunities. The settlement characteristics and the site's opportunities and constraints have been assessed in the supporting Design and Access Statement.
- 6.20 Other benefits arising from this 90No. dwelling proposal include:-
- The provision of a range of new house types to provide increased housing choice.
 - The development would generate a significant amount of investment to the area in terms of the construction value and associated spend during the construction period.



- Full-time direct on-site jobs during the construction phase.
- Planning Gain Package.
- Council Tax revenue.
- Indirect “spin-off” jobs in services and other business from the wage spending of construction workers and supplier sourcing and additional resident expenditure as a result of new homes in the town.

6.21 Having regard to all of the above, it is clear that there is a significant presumption in favour of the development. The proposal is policy compliant and has demonstrated there to be no technical issues which would prevent the grant of planning permission.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 Section 38(6) of the 2004 Act provides for a determination in accordance with an up to date Development Plan unless material considerations indicate otherwise.
- 7.2 The majority of this planning application is on an allocated housing site and is made in the context of the Government's requirement to significantly boost housing land supply, the presumption in favour of sustainable development and the Development Plan.
- 7.3 The development proposed constitutes sustainable development having access to a wide range of local facilities. The site is a housing allocation and its development will assist the Council in meeting its aspirations for the Barnsley District together with a significant number of economic and social benefits.
- 7.4 The site will make for a compatible use and the technical reports accompanying the application detail how the development will not give rise to any adverse impact upon matters of transport, drainage, trees or ecology or the amenities of present and future occupiers.
- 7.5 Therefore taking account of all of the above factors including all merits of the scheme taken as a whole, this report has demonstrated that proposal clearly constitutes 'sustainable development'. There are significant material considerations that weigh heavily in its favour. The scheme is in accordance with the Local Plan and the application should be approved without delay.