



JohnsonMowat
Planning & Development Consultants

PLANNING CASE REPORT

NEWETT HOMES

**LAND OFF DODWORTH GREEN ROAD
DODWORTH
BARNSELY**

**FULL APPLICATION FOR THE RECONFIGURATION OF AN
EXISTING DWELLING AND RESIDENTIAL DEVELOPMENT
OF 50 NO. DWELLINGS INCLUDING ASSOCIATED WORKS
AND PROVISION OF ON SITE OPEN SPACE**



Newett Homes
Land off Dodworth Green Road, Dodworth

Planning Case Report

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1.0 INTRODUCTION

- 1.1 This Planning Case Report has been produced on behalf of Newett Homes. The report is in support of a Full Planning Application for the reconfiguration of an existing dwelling and residential development of 50 no. dwellings including associated works and the provision of onsite open space on Land off Dodworth Green Road, Dodworth.
- 1.2 The Application Site is located on 'white land' within the development limits of Dodworth, Urban Barnsley. The current use of the land is a mixture of residential dwelling and garden land to the rear of properties along Strafford Walk and Chantry Orchards.
- 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 – **Newett Homes**;
 - Planning Case Report – **Johnson Mowat**;
 - Design and Access Statement – **Highstone**;
 - Heritage Statement – **MB Heritage**;
 - Preliminary Ecological Appraisal Report – **Whitcher Wildlife**;
 - Arboricultural Report – **JCA**;
 - Energy Report – **Award Energy**;
 - Flood Risk Assessment – **OEC**; and
 - Transport Statement – **Andrew Moseley Associates**.
- 1.4 This Planning Case Report identifies the characteristics of the Application Site and its location, the relevant planning history, the relevant planning policy context and the planning case in support of the proposed residential scheme.



2.0 LOCATION AND SITE DESCRIPTION

- 2.1 The Application Site comprises various parcels of land located on southern side of Dodworth. The entirety of the Application Site is located within the Settlement Limits of 'Urban Barnsley', within the administrative boundaries of Barnsley Metropolitan Borough Council (BMBC).
- 2.2 The proposed development has a single point of vehicular and pedestrian access, taken from the north western corner where the Application Site borders Dodworth Green Road. Residential development lies to the north, east and west of the Application Site with Ratten Row Woodland to the south.
- 2.3 The Application Site is roughly rectangular in shape and measures 1.86 Ha in area (1.90Ha including the Fieldhouse). The topography is slightly undulating with a slope down to the Application Site's southern boundary. The northern half of the site contains the residential garden of Hillside property and Fieldhouse property. A small number of domestic outbuildings will be demolished in the northern part of the site.
- 2.4 The Application Site is located within a sustainable location in relation to access to services, facilities, employment opportunities and public transport links. Buses run along Dodworth High Street approx. every 30 minutes towards Barnsley and Gilroyd. Dodworth Train Station is located 450m from the proposed site access, with regular services towards Sheffield and Huddersfield.
- 2.5 In terms of local primary schools, 'Keresforth Primary School' is located on Keresforth Road (B6099), approximately 800m from the Application Site and 'Dodworth St John The Baptist C Of E Primary School' is located on Barnsley Rd approximately 450m from the Application Site. Secondary education is provided at the Horizon Community College which is located on Dodworth Road approximately 1.8km from the Application Site. All are accessible by car/bus from the proposed development.
- 2.6 The nearest doctors surgery to the site is the Dodworth Medical Practice which is located approximately 200m from the Application Site.
- 2.7 The Application Site is not located within or partly within any Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar Site and is not likely to significantly affect the notified interest features of such sites. The Application Site is not located within or partly within a National Park, Area of



Outstanding Natural Beauty or Heritage Coast and is unlikely to impact upon the purposes for which these areas are designated or defined.

- 2.8 The Application Site is located solely within Flood Zone 1 (lowest risk) according to the Environment Agency (EA) Flood Zone maps for planning.



3.0 PLANNING HISTORY

- 3.1 The Application Site has an in-depth planning history relating to residential development, these are set out below under the relevant headings.

2008/1688 – Residential Development including means of access (Outline)

- 3.2 An Outline application was submitted on 3rd November 2008 for the residential development of 12no. detached dwelling, including the demolition of one dwelling. At that time, garden land was deemed to be brownfield in PPS3 and the application debate was centred on the case that this was a brownfield site.

- 3.3 The application was refused 12th February 2009, on grounds relating to the greenfield use of the site and lack of need of housing. The decision was appealed on 5th March 2009 and subsequently allowed on 30th July 2009; however a subsequent Reserved Matters application was not forthcoming and the planning permission therefore lapsed

2012/0162 – Residential development including means of access (Outline)

- 3.4 An Outline application was submitted on 16th February 2012 for the residential development of 51no. residential units. On 16th May 2012 the Council informed the applicant that they could not support the proposals due to highways and trees, and urged the applicant to withdraw the application. Subsequently, the application was withdrawn on 16th May 2012 in order for the outstanding issues to be addressed.

2012/0797 – Erection of 51 no dwellings (Outline)

- 3.5 As indicated by the withdrawal of application ref. 2012/0162, a re-submission application was submitted on 9th July 2012 for a scheme which sought to address the earlier issues raised. This application was approved on 28th March 2013; however a subsequent Reserved Matters application was not forthcoming and the planning permission therefore lapsed.

2016/0268 – Residential development including means of access (Outline)

- 3.6 The most recent planning application for residential development was submitted on 16th March 2016, and sought approval for 51no. dwellings on the application site. This application was approved on 4th April 2018; however a subsequent Reserved Matters application was not forthcoming and the planning permission therefore lapsed.



- 3.7 The planning history demonstrates that the principle of residential development has been accepted within this sustainable location with no technical constraints which would prevent the development of the site.



4.0 PROPOSED DEVELOPMENT

- 4.1 The application seeks full planning permission for the erection of 50 no. dwellings including associated works and the provision of on-site open space on land off Dodworth Green Road, Dodworth.
- 4.2 Further detail of the proposals are provided in the accompanying Design and Access Statement and detailed on submitted plans.

Summary of Development

- Number of Dwellings – 50 dwellings
 - Dwelling Type – Detached and Semi Detached
 - Bedroom Range – 2 bed (8%), 3 bed (74%), 4 bed (16%) & 5 bed (2%) properties
 - Storey Height – 2 storey to 3 storey
- 4.3 The proposed development is accessed from Dodworth Green Road at the north west corner of the Application Site. Landscape features are to be retained on the road frontage, protecting the visual amenity of the existing street scene.
- 4.4 The Application Site is constrained by the existing levels and slop southwards towards an existing watercourse, however good quality engineering solutions have been sought to overcome these site-specific constraints. 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.
- 4.5 There are Tree Preservation Order groups along the north eastern corner, at the proposed site access, as well as along the southern boundary of the Application Site. Furthermore, there are several TPO'd trees central to the Application Site. The proposed development seeks to ensure the protection and maintenance of protected trees, and where removal cannot be avoided there are mitigation measure proposed within the support Landscape Masterplan.



4.6 A Landscape Masterplan accompanies the application which seeks to create a visually pleasing environment with biodiversity benefits in line with Policy D1 which promotes high quality design and place making.



5.0 PLANNING POLICY

5.1 The duty in Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA) enshrines in statute the primacy of the Development Plan.

5.2 Section 38(6) of the PCPA 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.”

5.3 Paragraph 2 of the Framework recognises the provisions of Section 38(6) stating: -

“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 when preparing the development plan, and is material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements”.

5.4 The correct approach to determining whether a proposal is in compliance with a development plan is uncontroversial: -

- All the relevant policies should be identified;
- An assessment should be made as to whether the proposal complies or not with each of those policies and the weight to be given to these;
- The development plan must be read as a whole;
- It must be recognised that separate policies within the same development plan can pull in different directions; and
- A development can conflict with one individual policy and still comply with the development plan as a whole.

5.5 Section 39 of the Act requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.



- 5.6 The reason for a decision must be intelligible and they must be adequate. They must enable the reader to understand why the matter was decided as it was and what conclusions were reached on the principle important controversial issues, disclosing how any issue of law or fact was resolved¹.
- 5.7 The development plan for this residential development comprises solely of the adopted Barnsley Local Plan (BLP) (January 2019). The BLP covers both the strategic and site specific proposals.

Local Policy

Barnsley Local Plan (January 2019)

- 5.8 The BLP was adopted by Full Council on 3 January 2019. The BLP replaced the Barnsley Core Strategy and Unitary Development Plan.
- 5.9 The BLP, Section 2 Vision and Objectives sets out that to meet its objectives it will enable the delivery of at least 21,546 homes.
- 5.10 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 Dodworth as 'Urban Barnsley and Principle Towns'. Urban Barnsley the Principle Towns are the main focus for development, and will support the important role of Barnsley Town Centre.
- 5.11 Policy SD1 sets out the presumption in favour of sustainable development. It sets an expectation that the Local Authority will work proactively with applicants jointly 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
- 5.12 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.

¹ [2017] EWHC 664 (Admin)



- 5.13 Policy LG2 sets out the location of growth in the district. Priority is given to Urban Barnsley where it is expected there will be significantly more growth than anywhere else in the borough.
- 5.14 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. A significant proportion of housing delivery is focused within Urban Barnsley area as detailed in Policy H2 where a total of 9,070 new homes are proposed between 2014 and 2033 which is 43% of the overall supply for the district.
- 5.15 Policy H5 supports residential development on unallocated sites above 0.4Ha where they:-
- Are located on previously or part previously developed land;
 - Are located within Urban Barnsley, Principal Towns and Villages;
 - Are accessible by public transport; and
 - Have good access to a range of shops and services.
- 5.16 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 40 dwellings per hectare in Urban Barnsley. The policy does support lower densities where they are necessary for character and appearance, need, viability or sustainable design.
- 5.17 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 30% affordable housing will be expected in Dodworth, unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable.
- 5.18 Policy T1 sets out accessibility priorities within Barnsley, with an emphasis on promoting high quality sustainable transport links and implementing improvements to existing transport networks.
- 5.19 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.”

5.20 Policy T4 relates new development and transport safety it requires development to be safe and secure access for all road users.

5.21 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.

5.22 Policy HE1 encourages developments which will help in the management, conservation, understanding and enjoyment of Barnsley’s historic environment, especially for those assets which are at risk.

5.23 Policy CC1 seeks to reduces the causes of and adapt to the future impacts of climate change.

5.24 Policy CC2 ensure sustainable design and construction is at the heart of new development in Barnsley, with a focus on minimising resource and energy consumption.

5.25 Policy CC3 sets out sites over 1 hectare in Flood Zone 1 requires a site specific flood risk assessment.

5.26 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

5.27 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

5.28 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

5.29 National policy is a factor that is required, as a matter of law, to be taken into account. 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. The Framework was adopted on 27 March 2012 and subsequently revised. The most up to date version is the 20 July 2021. The Framework is a significant material consideration.

5.30 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.”

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

d) 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.”

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

5.33 Beyond Chapter 4 of the Framework there are 13 topic areas (as well as Annex 1 and 2) which form the Framework document; those topic areas considered of relevance (as set out in the formal pre-application response) to this planning application are set out below.

- **Chapter 4:** Decision Making;
- **Chapter 5:** Delivering a Sufficient Supply of Homes;
- **Chapter 6:** Building a Strong, Competitive Economy;
- **Chapter 7:** Ensuring the Vitality of Town Centres;
- **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.

Planning Practice Guidance (PPG) (2014)

5.34 The Planning Practice Guidance (PPG) provide more detailed guidance to support the provision of the Framework and the policies included.



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 Application Site is 'white land' within the development limits of Urban Barnsley. Numerous applications and appeal decisions have considered the principle of residential development to be acceptable. The supporting documents demonstrate that the proposed development would constitute sustainable development, which is supported by Policies SD1, GD1 and LG2 which seeks to focus the priority of development in Urban Barnsley.

6.3 Policy H5 allows for development of large non-allocated sites provided they have high quality access to local services and facilities, and cover previously developed land (in part). The Application Site partly comprises previously development land, which includes the reconfiguration of an existing dwelling and demolition of outbuildings. Furthermore, the Application Site is located within Urban Barnsley with close walking links to bus stops, a nearby train station and local shops and services. It is considered that the criteria of Policy H5 is met in full.

6.4 The principle of residential development is therefore considered to be acceptable.

6.5 The planning history demonstrates that the Application Site is capable of delivering 51no. dwellings, the proposed development consists of 50no. dwellings at a density of 27dph. 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 40 dwellings per hectare in Urban Barnsley and Principal Towns. The policy does support lower densities where they are necessary for character and appearance, need, viability or sustainable design.

6.6 A lower density than 40dph is required, and has previously been accepted on this Application Site, due to the site-specific constraints relating to topography, landscape and heritage. The proposed number of dwellings responds to the site-specific constraints and accords with the housing mix and density policies of the Local Plan.

6.7 Although the site has a history of gaining planning consent this application is submitted by Newett Homes demonstrating a clear intention to deliver housing on the site.



The Presumption in Favour of Sustainable Development

- 6.8 At the heart of the Framework is the presumption in favour of sustainable development, which should be at the heart of the plan-making and decision taking². This is the overarching consideration laid out in Government policy. However, the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.
- 6.9 The Framework confirms the presumption in favour of sustainable development applies (as does Local Policy SD1) when determining development proposals, including housing applications.
- 6.10 There are three dimensions to sustainable development: **economic**, **social** and **environmental**³. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 6.11 The consideration of whether a development proposal represents sustainable development is a question unaffected by whether it accords with policies in an up-to-date Development Plan. The determination of whether a proposal represents sustainable development is a planning judgment based upon the criteria set in the Framework.
- 6.12 In making the planning balance the Framework does not indicate that any one element should represent a trump card⁴. However equally that does not mean that a proposal has to pass all three of the sustainability tests to be acceptable and that any of the three roles can act as a trump card against the development. The Framework is clear, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.
- 6.13 It is rare for any development to have no adverse impacts and on balance many fail one of the roles. For the Framework's sustainability test to have meaning then, all of the competing considerations have to be assessed together and an overall balanced conclusion reached.
- 6.14 Whilst the starting point for decision making is the development plan, the presumption in favour of sustainable development always applies and feeds in to the planning balance.

² Framework - §10

³ Framework - §8

⁴ Appeal Ref: APP/N1350/A/14/2217552 – Land off Sadberge Road, Middleton St George, Darlington - §70



Consequently, it is necessary to consider the proposals against the three dimensions of sustainable development.

Economic Role

- 6.15 The economic role of sustainable construction contributes 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 also by identifying and coordinating development requirements including the provisions of infrastructure.
- 6.16 In this context it is useful to identify the economic contribution of construction in terms of both direct impacts (through developers themselves and their contractors) and well as indirect and induced impacts (from other sectors and firms that rely on development and its supply chains and spending). The benefits are broadly categorised (all are relevant) as:-
- Capital Investment and Expenditure Benefits;
 - Construction Benefits;
 - Direct Employment Benefits;
 - Indirect and Induced Employment Benefits;
 - Customer Expenditure Benefits;
 - Public Finances;
 - Local Authority Revenue Benefits;
 - Local Community Benefits; and,
 - Other “Softer” Benefits
- 6.17 When the quantitative and qualitative benefits are considered in tandem the wider economic benefits are as follows: -

Development as a Driver of Economic Growth



- 6.18 Improving the long-term competitiveness of the UK economy, including through its significant network of supply chains and contracting relationships.

Delivering “Real” Jobs and Economic Value

- 6.19 Construction is a major source of national employment, with construction supporting more jobs compared with investment in many other sectors of the economy. The construction industry provides a crucial labour market entry point for young, lower skilled workers and those moving out of unemployment.

Sector Skills and Employability

- 6.20 The construction industry offers a range of opportunities across different trades and skill sets from bricklaying and carpentry through to plumbing and maintenance. Apprenticeship opportunities are particularly prevalent, and have been increasing over the last few years.

Enhancing Place Competitiveness and Local Economic Development

- 6.21 The proposals will create competitiveness within the construction industry and it will be the intention to use local suppliers. This is considered important for an area to remain competitive and attractive to business and economic activity, which in turn will drive the economic growth the country needs.

Social Role

- 6.22 The social role of sustainable development supports strong, vibrant and healthy communities by providing the residential accommodation required to meet the needs of present and future generations. It will also provide a high-quality built environment, with accessible local services that reflect the community’s needs and support health, social and cultural well-being.

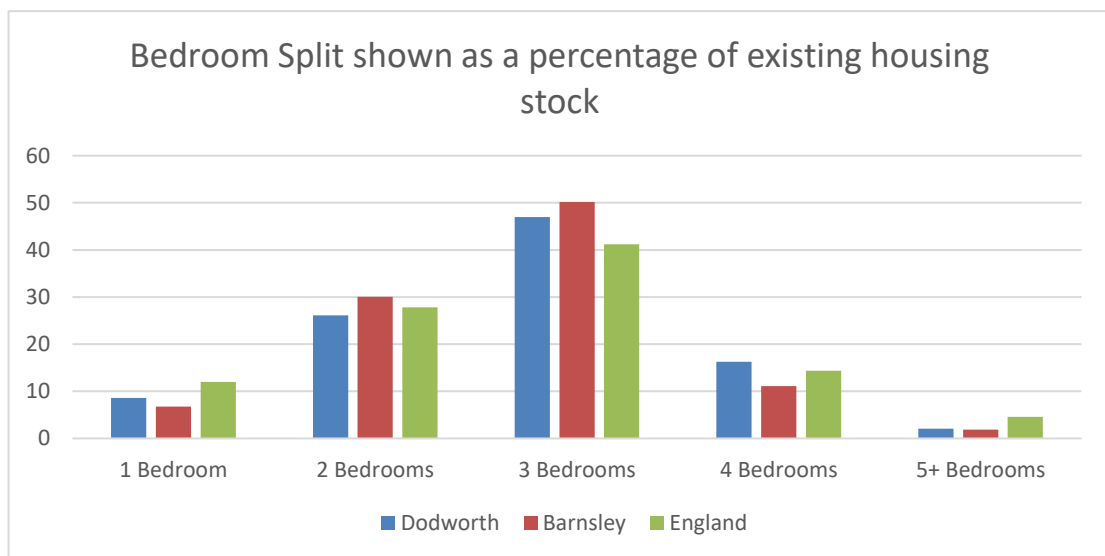
Housing Mix & Demand

- 6.23 The proposals seek to balance the local housing mix through the provision of family housing which will also meet demand in the local area. Dodworth MSOA (E02001527) has a considerably lower proportion of 2 no. bedroom and 3 no. bedroom properties, 4% and 2.5% respectively, than the Barnsley average. On the basis that 82% of the properties will be 2 no. bedroom and 3 no. bedroom this development will assist in addressing this shortfall.

6.24 The planning history relating to the Application Site demonstrates the viability struggles which have led to a lack of housing delivery. The application submission is supported by a Viability Appraisal which justifies a 0% provision of affordable housing, allowing for a development which can be delivered. This approach is in line with the guidance set out in Local Plan policy H7.

6.25 As there is no affordable housing provided within the proposed development, it is not necessary to submit an Affordable Housing Statement alongside this planning application.

6.26 Figure 3.1 Bedroom split in the Dodworth, compared to Barnsley and England:



Source: <https://www.nomisweb.co.uk/census/2011/dc4405ew> (Census 2011)

Table ID: DC4405EW

6.27 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.

6.28 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.

- 6.29 The proposed layout allows for a balanced housing mix with a specific focus on the provision 3 no. bedroom properties. Such provisions not only provide a greater choice of housing within Dodworth, but when considered cumulatively with the smaller number of 2 no. , 4 no. and 5 no. bedroom properties also proposed, the scheme has the ability to meet the needs of modern-day families (in particular a movement towards increased homeworking).
- 6.30 Market research undertaken by Zoopla informs that 8.9 million bedrooms were repurposed during the pandemic, with 5 million being converted into home offices. With home-working now being an accepted normality of modern day life, it is expected that many smaller bedrooms proposed within this development will indeed be converted into home offices. Therefore the need for larger family housing is justified by the growing need for additional floorspace within dwellings following the pandemic.

Design & Sustainability

- 6.31 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.
- 6.32 Well-designed places have individual characteristics which work together to create its physical character. The ten characteristics set out in the National Design Guide help to **1)** nurture and sustain a sense of community **2)** work to positively address environmental issues affecting climate change and **3)** contribute towards the cross-cutting themes for good design set out in the Framework.
- 6.33 As detailed earlier in this document, the Application Site is highly sustainable given its location within Dodworth. 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 there is a long-standing history of planning approval for residential development on the Application Site.



Environmental Role

6.34 The environmental dimension is concerned with protecting and enhancing our natural, built and historic environment. A range of technical documents support this planning application (see Paragraph 1.3). It is considered that there are no technical reasons for refusal and any further recommendations can be dealt with via the imposition of appropriately worded planning conditions.

- Heritage Statement – MB Heritage;
- Preliminary Ecological Appraisal Report – Whitcher Wildlife;
- Arboricultural Report – JCA;
- Energy Report – Award Energy;
- Flood Risk Assessment – OEC; and
- Transport Statement – Andrew Moseley Associates

Heritage

6.35 A Built Heritage Statement has been provided by MB Heritage which sets out an assessment of the potential impacts upon the historic environment arising from the development proposals. No designated or non-designated heritage assets fall within the site or will be directly impacted by the proposed development.

6.36 Although a number of listed buildings (each grade II listed) lie within the vicinity of the site, the distancing, topography and intervening built and landscape form result in no substantive inter-visibility between these assets and the site. One designated asset is potentially affected by the proposed development, the Traveller's Inn located immediately to the west of the northern section of the application site.

6.37 The supporting Heritage Statement concludes that the proposed development will not directly impact, through physical intervention upon fabric, on the significance of the listed building but will comprise a new built element within its wider historic setting. Overall it is considered that the development will have no significant impact upon those elements which contribute positively to the setting of the Inn, including key views onto the principal facade. Whilst removing some degree of openness to the east and south of the building it is



considered that, given the wider urban context of the building, this impact, particularly in visual terms, will be largely neutral.

- 6.38 The Assessment confirms the conclusions arrived at within the previously submitted heritage assessments in that no significant impacts are identified upon the significance, within setting, of the Traveller's Inn, a grade II listed building. This conclusion has been previously accepted by the Local Planning Authority in its consideration of previous Outline planning applications. The material circumstances of the site in respect of the historic environment have not altered since this determination. On this basis it is not considered that the proposed development will give rise to a degree of harm which engages with the provisions of the Framework.
- 6.39 In summary, the proposed development accords with Policies D1 and HE1 with regards to high quality design and protecting identified heritage assets.

Ecology

- 6.40 A Preliminary Ecological Appraisal has been undertaken by Whitcher Wildlife following survey works undertaken on 25th April 2022. The habitats on the site are all locally common habitats with locally common species although they do provide some good value for small fauna and bird species. Furthermore, Bat Transect surveys are currently being undertaken and their results will be presented to the Council in due course.
- 6.41 In accordance with Policy CC1 and BIO1, there is a requirement to provide an overall biodiversity net gain on the site. This will be achieved through high quality landscape planting and retention of existing landscape features which have a high ecological value.

Trees

- 6.42 An Arboricultural Report has been provided by JCA which provides detailed, independent, arboricultural advice on the trees present, in the context of potential development. The tree survey revealed a total of 32 items of vegetation (25 individual trees, 5 groups of trees and 2 hedges). Of these, 1 tree and 1 group were identified as retention category 'A', 8 trees and 2 groups were identified as retention category 'B', 13 trees, 2 groups and 2 hedges were identified as retention category 'C' and 3 trees were identified as retention category 'U'. It is recognised that there are several tree protected by a TPO within the Application Site.



- 6.43 T3, T6 and T19 require removal as a matter of low (T3), moderate (T6) or high priority (T19) due to the defects detailed within Appendix 1 of the JCA Report. Where trees are proposed for removal, subsequent mitigation is proposed within the supporting Landscape Masterplan.
- 6.44 T9, T13, T20, T21, T23, T26 and T29 were noted to have structural or physiological defects. Although these trees were considered to be in an acceptable condition at the time of the inspection, the defects observed may lead to their early demise or render them unsafe in the future. As such, it is recommended that these trees be monitored (re-inspected and assessed) on a biennial basis to assess if their condition is still acceptable.
- 6.45 It is considered that the development can be brought forward sustainably, in line with Policy BIO1. This conclusion has been previously accepted by the Local Planning Authority in its consideration of previous Outline planning applications. The material circumstances of the site in respect of the arboricultural impacts have not altered since this determination.

Flood Risk

- 6.46 A Flood Risk Assessment has been undertaken by OEC and is submitted in support of this detailed planning application. The EA flood map for planning shows that the site is located within Flood Zone 1 and the site, therefore, has the lowest risk of fluvial flooding.
- 6.47 The proposed development is shown to be within a very low risk area for surface water flooding, with no flood routes from third party land affecting the site. However, medium to high risk areas are associated with the channels of the watercourses and flood rate in the south-eastern corner of the site.
- 6.48 A 700m³ attenuation tank is proposed in the south east of the Application Site. The proposed surface water drainage system shall be restricted to the agreed discharge rate with appropriate attenuation for a 1 in 100 year storm plus climate change event incorporated into the design, prior to discharge to watercourse.
- 6.49 Having regard for the recommendations set out in the supporting Flood Risk Assessment, the proposed development can be brought forward sustainably in line with Policies CC3 and CC4.

Transport

- 6.50 Andrew Moseley Associates have provided a Transport Statement that reviews the local highway network and the accessibility of the proposed development site, assessing the



impacts of the development in a local transport context. The Transport Statement demonstrates that the site is in an accessible location with good access to sustainable transport modes, in accordance with the National Planning Policy Framework (NPPF)

- 6.51 On average, across the day, the proposals could lead to one additional vehicle movement every three minutes. As such, it can be concluded that the impact of the development on the local road network will not be material, and will not lead to any severe cumulative impacts, nor adversely impact upon the existing highway safety record.
- 6.52 It is considered that the development can be brought forward sustainably, in line with Policies T1, T3 and T4. This conclusion has been previously accepted by the Local Planning Authority in its consideration of previous Outline planning applications. The material circumstances of the site in respect of the highways impacts have not altered since this determination.

Sustainability

- 6.53 An Energy Report has been provided by Award Energy Consultants which considers the issues surrounding sustainable construction with regards to the proposed residential development. In particular, it considers and evaluates the measures incorporated into the design of the development to reduce the predicted energy demand, carbon emissions and water usage of the site as per Barnsley Metropolitan Borough Council's development policies.
- 6.54 The report demonstrates that the proposed enhanced fabric specification reduces predicted Energy Demand on the site by a minimum of **13.50%** and Carbon Emissions by **6.69%** over the 2013 Building Regulations. Water consumption per person per day is anticipated to be less than that required by Building Regulations. In addition, sustainable measures are proposed that are in line with the National Planning Policy Framework 2021, which emphasises sustainable development and energy efficiency.
- 6.55 The proposed sustainability strategy for Green Road, Dodworth places great importance on the efficiency of a building's thermal envelope and internal building services, therefore ensuring that each dwelling on the development benefits from built-in energy reduction measures. As such, the sustainable design principles adopted align with the aims of Policy CC1 and CC2 ensuring sustainable construction methods and design adapt to the future impacts of climate change.



Summary on the Planning Case

6.56 The analysis above has discussed the development proposals and conformity against the relevant development plan policies and within the context of the presumption in favour of sustainable development. The principle of residential development on site is considered appropriate by virtue of its Local Plan designation as white land within Urban Barnsley, and given its highly sustainable location. The technical assessments supporting the application have not identified any significant impacts which would preclude planning permission. Where harms have been identified, appropriate measures can be secured, through condition or S106 contribution, to mitigate any anticipated harm. There are therefore no technical reasons why this application should not be granted 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 proposed development constitutes sustainable development on unallocated land within the urban fabric of Barnsley. Therefore the development will assist the BMBC in meeting its aspirations for the Barnsley District together with a significant number of economic and social benefits.
- 7.3 The proposed development constitutes sustainable development by virtue of having access to a wide range of local facilities. The proposals are a logical infill, making efficient use of land within Urban Barnsley. The delivery of a mix of 2, 3, 4 and 5 bedroom dwellings will contribute to the Councils housing need in a sustainable manner. The accompanying technical reports confirming that 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.
- 7.4 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, these principally being the delivery of much needed houses. The scheme is in accordance with the Local Plan and the application should be approved without delay.