

PLANNING, DESIGN AND ACCESS STATEMENT



Punch Partnerships (PML) Limited
The Kings Head Inn, Mapplewell, Barnsley

2 February 2018



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1.0 INTRODUCTION

1.1 WYG have been instructed by the applicant, Punch Partnerships (PML) Limited, to prepare a Planning, Design and Access Statement in support of their planning application to Barnsley Metropolitan Borough Council for the erection of 2 no. 4-bed detached dwellings and associated works on the site known as Land at The Kings Head Inn, Darton Lane, Mapplewell, Barnsley.

1.2 On 30 November 2017, the Council approved a similar application relating to this site under reference number 2017/1299, for the erection of 2 detached dwellings. Subsequently, it has come to light that, due to land ownership issues, it is not possible to deliver the approved access to the dwellings via Croft Drive to the south of the site. This current application therefore seeks to gain planning permission for an alternative access via Towngate to the north of the site and, as a result of this, reorientation of the dwellings to face north rather than south and other minor amendments to the previously approved scheme.

1.3 This statement analyses the application site, surrounding areas, key policy and planning history context, and explains why the proposed development is appropriate with regards to key local policies and planning guidance, relevant planning history, and technical considerations.

1.4 Having regard to the site context, scope of this project and local validation requirements, in addition to this Statement, the application pack comprises the following plans and technical reports:

- Site Survey prepared by CPLS – Drawing No. 270317CP-01;
- Development Plans prepared by PLC Architects including:
 - Proposed Site Plan - Drawing No. 18.3044.100 Rev P4
 - Proposed Floor Plans - Drawing No. 18.3044.101 Rev P2
 - Proposed Elevations - Drawing No. 18.3044.102 Rev P2
 - Proposed Street Scene Elevation - Drawing No. 18.3044.103 Rev P2
 - Proposed Block Plan and Location Plan - Drawing No. 18.3044.104 Rev P3
- Acoustic Assessment prepared by AB Acoustics;
- Phase 1 Desk Study Report prepared by Demeter Environmental Ltd;
- Coal Mining Risk Assessment prepared by Demeter Environmental Ltd; and
- Transport Statement prepared by Transport Planning Associates (TPA).

1.5 This Planning, Design and Access Statement has been informed by and should be read in conjunction with the above plans and documentation.

2.0 THE APPLICATION SITE & SURROUNDINGS

- 2.1 The application site is located on the land to the rear of a popular village public house called The Kings Head Inn on Darton Lane in Mapplewell, approximately 4.3km to the north of the centre of Barnsley in the north of England, and as such falls under the jurisdiction of Barnsley Metropolitan Borough Council (BMBC).
- 2.2 The site is currently in use as a public house (Use Class A4) named the 'The Kings Head Inn'.
- 2.3 The application site comprises approximately 0.06ha of unused grass area to the rear of the public house abutting the pub's western car park boundary which currently accommodates an unused small single storey red-brick outbuilding associated with the public house.
- 2.4 The surrounding area is generally mixed retail and residential in nature. Retail uses are concentrated to the south on Darton Lane and to the east on Towngate. Bordering the site to the west on Croft Drive is a concentration of residential development comprising mostly 2-storey red/yellow-brick detached dwellings set back from the road by private driveways and front gardens. To the north of the site the development pattern is primarily residential in character and mostly occupied by 2 storey residences fronting onto Towngate. The application site is bound by the existing car park for the public house on its northern and eastern boundaries and steel fencing to the south.
- 2.5 The existing public house comprises a two-storey structure with a slate tile roof and painted tyrolean render finish. To the south of the main public house building a single storey extension has extended the dining capacity of the public house and incorporates similar finishes to the original building. Beyond the extension, immediately to the south of the public house, is an associated beer garden and play area. The site frontage and access onto Towngate is mostly occupied by a large area of hardstanding which accommodates the pub's car park.
- 2.6 Regular bus services to the centres of Barnsley and Leeds can be accessed from a bus stop located in front of the public house on Towngate. The Stagecoach circular route service '1' provides regular access to Barnsley (within 35 minutes) with departure intervals every 10-15 minutes between the hours of 6am and 11:30pm. The Stagecoach X10 service provides access to the centres of Barnsley (within 12 minutes) and Leeds (within 50 minutes) at regular intervals of an hour between the hours of 7am and 11:30pm.
- 2.7 The site is located within Flood Zone 1 and has a low probability of flooding.

3.0 PLANNING HISTORY

3.1 Application Site

Two previous applications have been submitted for the application site involving the erection of new dwellings fronting on to Croft Drive. These are summarised below.

3.1.1 **Application Reference:** 2017/0562

Description: Erection of 2 pairs of semi-detached dwelling houses and associated parking.

Outcome: Withdrawn

The first application (2017/0562), submitted on 25 April 2017, was withdrawn following the receipt of detailed comments recommending its withdrawal. The application proposed the erection of 4 no. 3-bed semi-detached dwellings and associated works. The main reasons for the application's withdrawal included the potential impacts imposed by noise and disturbance from the dwellings' relationship with the public house and the proposal's lack of accord with the South Yorkshire Residential Design Guide (SYRDG) SPD in terms of room sizes, garden spaces and the size and layout of proposed parking spaces.

3.1.2 **Application Reference:** 2017/1299

Description: Erection of 2 no. detached dwellings. Resubmission following 2017/0562.

Outcome: Approved conditionally on 30.11.2017.

Following the withdrawal of the above application, the proposed development was revised to address the comments received from Council and resubmitted on 26 September 2017. The amended application proposed the erection of two no. 4-bed detached dwellings, reducing the number of proposed units by 50% to accord with comments raised regarding space standards and to better reflect the surrounding residential pattern. To address the concerns regarding potential disturbance caused by the site's relationship with the existing public house, the application was submitted with a noise survey recommending measures for potential mitigation. The resubmission was ultimately approved on 30 November 2017. Development has not commenced on site due to the land ownership issues in delivering the approved access to Croft Drive.

3.2 Surrounding Sites

Applications of relevance in close proximity to the application site include:

3.2.1 **Application Reference: 2017/0045**

Address: Land off Kingsway, Mapplewell.

Description: Planning application for the erection of 2 pairs of semi-detached dwellings (4 no. dwellings in total).

Outcome: Approved conditionally on 14 March 2017.

3.2.2 **Application Reference: 2015/0538**

Address: Land off Kingsway, Mapplewell.

Description: Planning application for the erection of 2 no. detached dwelling houses and associated landscaping.

Outcome: Approved conditionally on 3 September 2015.

3.2.3 **Application Reference: 2013/1131**

Address: 22 New Street, Mapplewell.

Description: Erection of 1 no. dwelling.

Outcome: Approved conditionally on 23 January 2014.

3.2.4 **Application Reference: 2008/1090**

Address: Land Adjacent 115 Towngate, Mapplewell.

Description: Planning application for the erection of 1 detached dwelling with integral garage (Resubmission of 2006/0725).

Outcome: Approved conditionally on 1 July 2008.

The applications above indicate that the surrounding area is appropriate for residential and infill development, and can be designed to be unobtrusive to existing residential character.

4.0 THE APPLICATION PROPOSALS

- 4.1 This development proposal has been prepared to form a resubmission of planning permission reference no. 2017/1299 and seeks planning permission for the erection of no. 2 detached 4-bed dwellings on the residual land currently part of the Kings Head Inn PH site. The application has been revised following the granting of permission on 30 November 2017 in response to the land ownership issues affecting the delivery of the approved access to Croft Drive.
- 4.2 The land included within the application site boundary is considered surplus to the operational requirements of the public house and has since been safeguarded as residual land for a separate residential planning application.
- 4.3 The current application proposes a number of modifications to the recently approved application (2017/1299), most notably the revised orientation and access of the dwellings which now front on to Towngate to the north.

Existing Public House

- 4.4 The proposals will retain the public house as a viable business on the eastern portion of the Kings Head Inn site such that customer footfall will not be affected and that no changes will be made to the layout, parking facilities, existing building, or delivery and servicing arrangements. The proposals will result in the splitting of the public house's wide vehicular access on to Towngate in order to serve both the proposed C3 uses and the existing A4 use.
- 4.5 Associated works involved with the proposal will include the demolition of an existing unused outbuilding associated with public house to accommodate the garden and eastern proposed dwelling on the site.

Proposed Dwellings

- 4.6 The application proposals seek to make better use of the redundant land on the western side of the public house by way of its redevelopment and introducing 2 new dwellings. The proposed dwellings will comprise 2 No. 4-bed two-and-a-half-storey detached dwellings, associated landscaping and driveways fronting on to Towngate.
- 4.7 The proposed development site is bound by residential dwellings to the east, south and north on Croft Drive, Kingsway and Towngate, many of which comprise 2-2.5 storey units. The site is also bound by the public house car park to the west and retail uses on the opposite side of Croft Drive to

the south. To reflect the character of the surrounding area and emulate existing building heights, the proposed dwellings (137.5 sqm plus 19.6 sqm integral garages) are set back from the access on Towngate such that they are in line with the existing pattern of built development on Croft Drive. In order to blend with the prevalent style of building design and reinforce local distinctiveness, the proposed dwellings will be constructed with a material design similar to the immediate area.

- 4.8 The rear gardens of the proposed dwellings include a garden depth of 10.7 metres and 8.6 metres respectively and total garden areas of 109.1 sqm and 89.4 sqm.

Access, Parking, Servicing / Deliveries

- 4.9 Access into the site is achieved via the existing access point on Towngate which currently serves the car park of the public house. The wide access will be split and separated by 0.6m post and rail fencing to serve both the two proposed dwellings and the existing public house. The residential access will run parallel to the western boundary of the site and will serve the private driveways and manoeuvring space fronting each property.
- 4.10 The proposed dwellings are provided with 1 external parking space and 1 garage space, each with sufficient turning space provided on site to allow vehicles to exit the site in forward gear.
- 4.11 Refuse and cycle storage has been provided within the rear curtilage of each property.
- 4.12 Deliveries, servicing and refuse collection for the dwellings will be achieved from the roadside on Towngate.

5.0 PLANNING POLICY CONTEXT

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in the determination of planning applications, decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The site lies within the jurisdiction of Barnsley Metropolitan Borough Council (BMBC) where the Statutory Development Plan currently comprises the Barnsley Core Strategy 2011 and saved policies from the Barnsley Unitary Development Plan 2000. In addition, the National Planning Policy Framework (NPPF) and Planning Practice Guidance form material considerations in the determination of the application, as well as various supplementary planning documents.

National Planning Policy Framework

- 5.3 The National Planning Policy Framework (NPPF) was published in March 2012 and establishes a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 5.4 Paragraph 7 confirms that there are three dimensions to sustainable development – economic (building a strong, competitive economy); social (providing the supply of housing required to meet needs and creating a high quality built environment); and environmental (protecting and enhancing the natural, built and historic environment). Paragraph 8 confirms that these roles should not be taken in isolation and are mutually dependent. Therefore, to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously through the planning system.
- 5.5 It is a requirement that Local Planning Authorities positively seek opportunities to meet the development needs of their area (Paragraph 14). Paragraph 14 also states that development proposals that accord with the development plan should be approved without delay and where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole or specific policies of the NPPF indicate that development should be restricted.

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- 5.6 Underpinning plan-making and decision-taking, the NPPF sets out 12 core planning principles at Paragraph 17. Of particular note these principles consider that planning should:
- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve places in which people live their lives;
 - Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
 - Always seek to secure high quality design and a good standard of amenity for all existing and future occupants;
 - Take account of the different roles and character of different areas;
 - Encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value; and
 - Promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas.
- 5.7 Section 1 relates to building a strong, competitive economy including supporting sustainable economic growth and proactively meeting the development needs of business.
- 5.8 Section 6 on housing sets out that the Government is committed to increase the overall level of supply and mix of housing in order to meet local needs. Paragraph 49 confirms that housing applications should be considered in the context of the presumption in favour of sustainable development. The first bullet point at paragraph 50 states that to deliver a wide choice of quality homes and create sustainable, inclusive communities, local planning authorities should “plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.”
- 5.9 Design is covered in Section 7, where the Government attaches great importance to the design of the built environment. This policy highlights that good design is a key aspect of sustainable development, that should be indivisible from good planning, which in turn should contribute positively to making places better for people.
- 5.10 Paragraph 60 stresses that decisions should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles, but that it is proper to seek to promote or reinforce local distinctiveness. Paragraph 61 goes further in identifying that securing high quality inclusive design goes beyond aesthetic considerations, and as such decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

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- 5.11 Section 8 relates to promoting healthy communities and states that planning decisions should plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments. Paragraph 70 also encourages an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 5.12 Paragraph 111 states that planning decisions should encourage effective use of land through promoting the re-use of brownfield land provided that it is not of high environmental value.
- 5.13 In relation to decision making, paragraph 186 confirms that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and paragraph 187 states that local planning authorities should look for solutions rather than problems. Local planning authorities should work proactively with applicants to secure development that improves the economic, social and environmental conditions of the area.
- 5.14 Paragraph 196 confirms that the planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.15 Paragraph 197 states that the NPPF is a material consideration in planning decisions and that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Planning Practice Guidance

- 5.16 Planning Practice Guidance (PPG) was published online in March 2014. It advises that:

"The National Planning Policy Framework represents up-to-date Government planning policy and must be taken into account where it is relevant to a planning application or appeal. If decision takers choose not to follow the National Planning Policy Framework, clear and convincing reasons for doing so are needed. A development that is consistent with the National Planning Policy Framework does not remove the requirement to determine the application in accordance with the development plan unless there are other material considerations that indicate otherwise."

5.17 The Guidance advises that the statutory development plan is "*the plan for the future development of an area*". It consists of:

- Local plans: development plan documents adopted by local planning authorities, including any 'saved' policies from plans that are otherwise no longer current, and those development plan documents that deal specifically with minerals and waste.
- Neighbourhood plans: where these have been supported by the local community at referendum and subsequently made by the local planning authority.

5.18 Regarding how decisions on planning applications must be made, it advises that:

"The National Planning Policy Framework stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development at paragraph 14 of the National Planning Policy Framework. Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified".

5.19 In relation to affordable housing, a change to the Guidance on 16 November 2016 confirms that affordable housing provision is not required on sites of 10 or less dwellings.

Local Planning Policy and Guidance

5.20 The current Local Plan for BMBC currently comprises the Core Strategy adopted in September 2011 and a list of saved policies from the Unitary Development Plan adopted in December 2000.

5.21 BMBC are currently undergoing the preparation of a new Local Plan (Local Plan Consultation Draft 2016) which when adopted (anticipated to be during Spring 2018) will replace the policies of the Core Strategy and remaining saved policies from the Unitary Development Plan. The emerging BMBC Local Plan is currently in the process of examination following two rounds of consultation. Hearings for the examination period were undertaken between May and October 2017. Although the policies of these plans do not currently form part of the statutory development plan, it is currently anticipated to be adopted in Spring of 2018 and hence will be given weight in the determination of planning applications.

Barnsley Metropolitan Borough Council Core Strategy 2011

- 5.22 The key policies from the Core Strategy 2011, as relevant to this application submission include:
- 5.23 Policy CSP1 'Climate Change' refers to the Council's presumption in favour of development which seeks to reduce and mitigate impacts of climate change both now and in the future. This may include sustainable construction, sustainable drainage systems (SuDS), and renewable and efficient energy.
- 5.24 Policy CSP2 'Sustainable Construction' states that new development will be expected to meet sustainable construction standards to meet the longer term impacts of climate change.
- 5.25 Policy CSP3 'Sustainable Drainage Systems (SuDS)' States that all new development will be expected to use SuDS unless deemed impractical.
- 5.26 Policy CSP4 'Flood Risk' requires all new development to reduce and manage the impacts of flooding.
- 5.27 Policy CSP10 'The Distribution of New Homes' sets out the distribution of homes throughout the Borough for the Plan Period 2008-2026. The minimum housing requirement for the borough has been revised since the adoption of the Core Strategy and will be replaced by Policies H1 and H2 of the emerging Local Plan 2014-2033 once it is formally adopted.
- 5.28 Policy CSP14 'Housing Mix and Efficient Use of Land' refers to the expectation of the Council for new development to provide a diverse range of house sizes, types, and tenures to help create mixed and balanced sustainable communities.
- 5.29 Policy CSP22 'Loss of Shops and Local Services in Villages' states that the Council will resist the loss or change of use of community services or facilities within villages, unless their retention is proven to be economically unviable.
- 5.30 Policy CSP25 'New Development and Sustainable Travel' sets out the Council's expectations for new development to enhance integration and accessibility of the transport network whilst encouraging the use of sustainable modes of transport.
- 5.31 Policy CSP29 'Design' refers to the Council's requirement for all new development to be designed to a high quality standard which respects, takes advantage of, and enhances the characteristic features of the Borough.
- 5.32 CSP39 'Contaminated and Unstable Land' states that applications for new development which may affect current or future users as a result of contamination or stability issues (including stability issues

caused by former coal mining activities) must show that investigations have been carried out to fully assess the nature and risk of the issue, and set out appropriate measures for the development to go ahead safely.

- 5.33 Although these policies still form part of the statutory development plan for BMBC, they are currently anticipated to be soon replaced by the emerging Local Plan 2014-2033. Many of the revised policies listed in the emerging Local Plan resemble similar policies introduced by the adopted Core Strategy. These are set out in detail below.

Barnsley Metropolitan Borough Council Unitary Development Plan Review 2000

- 5.34 Although outdated and soon to be superseded, the following saved policies from the Unitary Development Plan Review 2000 can be considered of relevance to the current application submission:
- 5.35 Policy H4 determines that sites identified for housing proposals on the proposals map will be developed primarily for residential development such that the principle of development in these locations is deemed appropriate.
- 5.36 Policy DT1, in accordance with Policy H4, sets out the sites which were previously allocated for housing development within Darton. Part 5 of this policy identifies 25ha of land to the west of Darton Lane as a strategic housing allocation for 48 dwellings. Since the expiry of the original Unitary Development Plan Period (1986-2001) this strategic allocation has now been mostly developed.

Draft Emerging Barnsley Metropolitan Borough Council Local Plan 2014-2033

- 5.37 Policy SD1 'Presumption in Favour of Sustainable Development' sets out the Council's presumption in favour of sustainable development in accordance with the NPPF. The policy states that the Council will work proactively with applicants to find solutions to proposals and will seek to approve development which improves the economic, social and environmental conditions in the area.
- 5.38 Policy GD1 'General Development' lists the general development criteria for appropriate development throughout the Borough. The criteria generally include minimising impacts to and enhancing aspects of local amenity, the built and natural environment, and health and wellbeing. Further detail on the criteria set out in Policy GD1 is emphasised in Policy D1 – Design.
- 5.39 Policy E9 'Loss of Local Services and Community Facilities in Villages' determines that development proposals which would result in the loss of local services and community facilities will be resisted in most cases unless it can be demonstrated that the business is no longer economically viable, or the

change of use would not have a significant effect on the availability and accessibility of similar local services.

- 5.40 Policy H1 'The Number of New Homes to be Built' sets out the minimum housing requirement for the Borough over the 2014-2033 Plan period. The Council will seek to achieve a minimum of 20,900 dwellings over the 19-year Plan period.
- 5.41 Policy H2 'The Distribution of New Homes' illustrates the Council's Borough-wide distribution of their minimum housing requirement for the duration of the Plan period. The majority of new housing development is focused in areas highlighted within the settlement hierarchy with Urban Barnsley (which the site is located within) accounting for 45% (9,327 dwellings) of the targeted housing supply.
- 5.42 Policy H7 'Housing Mix and Efficient Use of Land' requires all new housing development to include a broad range of house types, sizes and tenures to help create balanced communities and states that a minimum density of 40 dwellings per hectare will be sought on sites unless it is demonstrated that a lower density is more appropriate.
- 5.43 Policy H8 'Affordable Housing' sets out the Council's requirements for developer contributions towards affordable housing. New residential development proposals of 15 or more dwellings in North Barnsley are required to provide a minimum requirement of 20% affordable housing unless it can be demonstrated that the required figure would render the proposals unviable.
- 5.44 Policy T3 'New Development and Sustainable Travel' determines that all new development proposals should be located and designed to reduce the need to travel through accessible public transport and by meeting the needs of pedestrians and cyclists. Development proposals will be required to meet the minimum level of parking provisions for cycles and provide no more than the maximum standard for car parking spaces as set out in the relevant Supplementary Planning document.
- 5.45 Policy T4 'New Development and Highway Improvement' requires that all new development proposals be designed to provide safe and convenient access for all road users.
- 5.46 Policy D1 'Design' sets out the design principles for high quality development throughout the Borough. New development proposals will be expected respect and enhance the distinctive character and features of Barnsley including natural features of the Borough, key views and landmarks, heritages assets, and townscape characteristics such as building scales, layout, styles and built form.
- 5.47 Policy CC1 'Climate Change and Sustainable Construction' illustrates the Council's presumption in favour of development proposals which seek to mitigate the impacts of climate change both now and

in the future. This includes giving preference to the development of brownfield sites in sustainable locations, development located and designed to reduce flood risk, and promoting development which incorporates sustainable construction methods and materials, SuDS, improved energy efficiencies and sustainability, and net gains in biodiversity.

- 5.48 Policy CC3 'Flood Risk' requires that all development does not induce unacceptable levels of flood risk on site or to surrounding development and that where appropriate include the incorporation of Sustainable Drainage Systems (SuDS) in accordance with Policy CC4.
- 5.49 Policy CC4 'Sustainable Drainage Systems (SuDS)' states that the Council will promote the use of SuDS on minor development where deemed appropriate.
- 5.50 Policy CL1 'Contaminated and Unstable Land' requires new development proposals which may be affected by contamination or stability issues be supported by a report which identifies the extent of the issues and the possible effect these may have of the proposed development and its users. The report should list detailed mitigation measures to allow the development to go ahead safely including addressing issues regarding stability issues which may arise from former coal mining activities.

Supplementary Planning Documents (SPDs)

BMBC Designing New Housing Development SPD 2012

- 5.51 The BMBC Designing New Housing Development SPD primarily supports the requirements set out under Policy CSP29 (Design) of the BMBC Local Development Framework Core Strategy and sets out the principles which will apply to the consideration of planning applications for new residential development in the Borough, including infill and backland development. The guidance set out in the SPD includes detailed information on acceptable designs standards including appearance, planting, access and parking, and dwelling siting. The principles set out in the SPD also require all new proposed dwellings to meet various external space standards including meeting rear garden spaces of at least 60m² (3-bed or more).

South Yorkshire Residential Design Guide SPD 2011

- 5.52 The South Yorkshire Residential Design Guide SPD supports the policies set out within the Local Development Frameworks for local authorities located within South Yorkshire. The SPD includes key design guidance and technical requirements for new development proposals within the county and forms a material planning consideration in determination of planning application within the Barnsley Metropolitan Borough. The technical requirements listed within the SPD list various spaces standards for residential development occurring within the county covering the areas of parking external area,

and internal space standards. The adopted design guide sets out standard minimum room dimensions and requires all new residential development of 4-bed or more to meet a minimum standard of 93m² Gross Internal Floor Area.

6.0 KEY DEVELOPMENT CONSIDERATIONS

Principle of Development

- 6.1 The application site is located within the strategic allocation policy boundary of Policy DT1 from the saved policies of the BMBC Unitary Development Plan 2000, which determines the principle of residential development in this location is acceptable. It has also been established by the approval of the previously approved application (reference no. 2017/1299) that residential development of this scale and design on this brownfield site location is acceptable in principle.
- 6.2 The proposed development will contribute towards the Borough's minimum housing requirement and entails the use of previously developed and "infill" land within the curtilage of the existing public house. The redevelopment of previously developed land, such as the application site, is a sustainable form of development that conforms with NPPF Guidance. In particular, the proposed development will comply with NPPF Guidance relating to the natural environment which states at paragraph 111 *"planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided it is not of high environmental value."* The application site is not of high environmental quality and is therefore suitable for re-development in this respect, conforming with NPPF guidance and Policy CC1 of the emerging Local Plan 2014-2033 which prioritises the re-use of brownfield sites.

Dwelling Size, Scale and Form

- 6.3 Design of the proposed layout reflects the existing characteristics of development within Mapplewell which comprises property situated alongside Darton Road, Croft Drive and Towngate. In terms of scale and mass the proposed dwellings will be readily assimilated within the predominantly 2-2.5 storey existing properties in the immediate area.
- 6.4 The application proposes the construction of 2 no. 2.5-storey, 4 bedroom dwellings with total internal floor areas of 135.7 sqm (the same as previously consented) and garden spaces of 109.1 sqm and 89.4 sqm. The development proposals will therefore contribute towards increasing the overall supply and mix of housing in this location to help meet local need in accordance with the South Yorkshire Residential Design Guide SPD, BMBC Designing New Housing Development SPD 2012, Section 6 and Paragraph 50 of the NPPF, Policy CSD14 of the Core Strategy, Policy H4 of the Unitary Development Plan and draft Policy H7 of the emerging Local Plan.

Affordable Housing

- 6.5 The proposal will provide 2 new dwellings and as such does not reach the threshold for affordable housing set out in the November 2016 Government Guidance or Policy H8 of the emerging Local Plan.

Residential Amenity

- 6.6 The siting and orientation of the development and its relationship to neighbouring properties will ensure future and existing residents benefit from satisfactory living arrangements and will not suffer from overlooking or loss of privacy. Each dwelling will have a private amenity space, within the recommended standards of the North Yorkshire Residential Design Guide SPD, to the south of the properties. These have been repositioned and the buildings reoriented, since the previous application, to accommodate the new achievable access at the north of the site. This will mean that the gardens now benefit from longer sunlight hours for future residents. The proposed relationship between the proposed residential driveway on Towngate and the rear garden of the adjoining property on Croft Drive is no different than the existing relationship the pub currently has with this neighbouring dwelling. The proposals will conserve this existing garden-driveway relationship and fencing to ensure this existing garden remains screened from the proposed residential driveway.
- 6.7 The boundary treatments to the rear gardens of the proposed dwellings will comprise a 1.8m close boarded fence panels to prevent overlooking from neighbouring front gardens and driveways on Croft Drive, and the public house car park. The access from Towngate and private driveways of the proposed dwellings will be separated from the public house car park by 0.6m and 1m post and rail fencing to create a clear threshold between the two uses. The proposed dwellings will also be separated from the neighbouring residential properties on Croft Drive by 1.8m high fencing.
- 6.8 The scheme proposals demonstrate the development will be compatible with and not of detriment to the visual amenity of the locality in compliance with Paragraph 17 of the NPPF, Policy CSP29 of the Core Strategy and draft Policy D1 of the emerging Local Plan.

Noise

- 6.9 The application is supported by an Acoustic Assessment to determine the existing external noise levels in the area adjacent to the public house. The assessment illustrates that the proposed dwellings would not be detrimentally affected by noise levels from the public house to adversely impact future residents' health and wellbeing. It includes recommendations for ventilation and glazing to be incorporated into the proposals to minimise any potential impacts.

Ground Conditions

- 6.10 The application is supported by a Coal Mining Risk Assessment which identifies two shallow coal seams present under the site. The assessment proposes further investigation works and provides appropriate mitigation measures for implementation in accordance with Policy CSP39 of the BMBC Core Strategy and draft Policy CL1 of the emerging Local Plan.

Trees

- 6.11 The existing trees on site will be preserved and form part of the rear landscaping of the dwellings.

Flood Risk and Drainage

- 6.12 The site is located within Flood Zone 1 and as such the proposed development is not anticipated to be at risk from flooding or significantly increase surface water runoff.

Sustainable Development

- 6.13 The application site lies within the Defined Urban Barnsley Settlement Boundary and is surrounded by existing development including residential, retail uses and other local services and facilities. The application site is therefore considered to represent a sustainable location for development and in accordance with relevant policies, including draft Policies SD1 and CC1 of the emerging Local Plan.
- 6.14 The proposed development meets all three dimensions of sustainable development as set out at Paragraphs 7 and 8 of the NPPF as follows:
- Economic = the proposed development will retain the public house on site and the associated jobs and contribution to the local economy that it provides, whilst also helping to maintain the pub site as a viable business. The proposed dwellings will also help to provide additional custom for the existing services and facilities in the local area.
 - Social = the proposed development will ensure that the application site continues to provide a community facility for local residents as well as helping to meet local housing need; and
 - Environmental = the supporting technical documentation submitted as part of the application and information provided above confirms that the proposed development will not have any significant adverse environmental impacts.

7.0 DESIGN

- 7.1 The two proposed dwellings have been designed and laid out to minimise the impact to the character of the surrounding areas, including the residential areas on Croft Drive and Towngate, and the maintained public house and associated car park. In order to blend with the prevalent style of building design and reinforce local distinctiveness, the proposed dwellings will be constructed to reflect the general characteristics of the immediate area.
- 7.2 Proposed design characteristics will include simple plan form and detailing reflecting the local vernacular design. Concrete interlocking tile roofing and polychromatic facing brickwork is proposed with grey powder coated aluminium windows and doors providing a simple and attractive appearance in keeping with the character of the locality. The proposals will also incorporate the use of pitched roofs, gables and canopied front entrances. Each dwelling will include landscaped front gardens and access drive. Planting will include new trees and shrubbery to enhance the siting of the houses.
- 7.3 The two dwellings will be set back from both the access from Towngate and the residential street on Croft Drive by a private residential drive and separate garden spaces respectively to conserve the surrounding development pattern. The proposed residential access from Towngate, and associated residential front curtilage will be screened from the public house access and car park to maintain privacy and residential amenity for future occupiers.
- 7.4 For these reasons, the layout and design of the proposal is appropriate and acceptable in residential amenity terms and conserves the character and setting of the surrounding area. The proposal therefore complies with the relevant provisions of Section 7 of the NPPF, Policy CSP29 of the BMBC Core Strategy and draft Policy D1 of the emerging Local Plan.

8.0 HIGHWAYS, ACCESS & PARKING

- 8.1 This report confirms that the application site represents a sustainable location for development surrounded by existing residential development and a variety of local amenities, and is accessible through multiple modes of transport.
- 8.2 The proposed parking and access layout has been rearranged to make the previously approved residential development on this site (reference no. 2017/1299) viable, as the currently approved access via Croft Drive cannot be delivered. The proposed access includes appropriate 2m visibility splays in either direction and hence is not deemed to adversely impact pedestrian or highways safety in accordance with Condition 6 of Planning Permission Reference No. 2017/1299.
- 8.3 A Transport Statement has been prepared by TPA and is submitted in support of the application. It confirms that car and cycle provision are unchanged from the previously approved scheme and are therefore acceptable, such that the only changes relevant to highways is the relocation of the proposed vehicular access to Towngate rather than Croft Drive. The Statement confirms that the proposed access arrangements provide suitable pedestrian and vehicle visibility splays and the amended public house access retains suitable access for all vehicles expected to enter and exit the public house car park. There are therefore considered to be no highways or transportation reasons why the application should not be approved.
- 8.4 The proposed layout has been designed to include 2 parking spaces per dwelling, including one driveway space and one garage space, and has been arranged such that there is sufficient manoeuvring space for vehicles to enter and leave the site in a forward gear without affecting the operation of the existing public house. The proposed access has been screened from the existing public house access to clearly separate between the residential and public house entrances and maintain residential amenity. Refuse collection, servicing and delivery access for the proposed dwellings will take place on Towngate and whilst servicing, delivery and refuse collection arrangements for the public house will remain unaffected.
- 8.5 Although the capacity of the existing public house car park will be unaffected and maximum capacity retained, the space will be slightly remodelled to accommodate the demolition of the unused outbuilding currently on site.
- 8.6 For the reasons set out above, the proposed development complies with the relevant policies of the NPPF, draft Policies T3 and T4 of the emerging 2014-2033 Local Plan and Core Strategy Policy CSP25.

9.0 SUMMARY AND CONCLUSION

9.1 This application demonstrates the appropriateness of the proposals in terms of the characteristics of the site and surrounding area, material considerations and its compliance with relevant planning policy. In particular, the development will achieve the following benefits:

- Contribution towards the provision of local housing;
- Comprise housing development that is appropriate in principle and sustainable taking into account the characteristics of the site and the Mapplewell / BMBC locality;
- The proposals will not be of detriment to highway safety considerations, including retention of adequate parking for the public house and appropriate access / visibility provision;
- Effective reuse of available brownfield land which will be compatible with the characteristics of the locality and not of detriment to the visual amenity and character of the surrounding area; and
- Provision of satisfactory living arrangements for future and existing residents which will not conflict or be of detriment to the continued operation of the public house.