
2023/1160

Applicant: Homes by Honey

Description: Variation of condition 2 of application 2023/0195 (Residential development of 95no. dwellings (Amended Plans)) to allow changes to and repositioning of house types on plots 52 to 64 along with footpath and gabion wall amendments to facilitate level changes to pump station, reduction of hard margin widths, and raising of road to south of plots 8 and 16 by 200mm (Amended Plans)

Address: Land North of Barnburgh Lane, Goldthorpe, Rotherham

Site Description

The site is located on the eastern edge of Goldthorpe on Barnburgh Lane and is a former agricultural field. Bordering the western side of the site is a formal tarmac Public Right of Way (PROW) that separates the site from existing allotments. The PROW connects Kingsmark Way, Barnburgh Lane through to Engine Lane and provides access to Goldthorpe Primary School and Goldthorpe High Street. The site is undulating and rises from Barnburgh Lane (southern boundary) to the northern boundary, as well as rising from the eastern corner to the centre of the site. The land to the north of the site contains existing trees and vegetation whilst a partial hedgerow line borders the southern part of the site with Barnburgh Lane. No existing dwellings share a boundary with the site with the nearest housing being the properties on the opposite side of Barnburgh Lane which face the south-western corner of the site. The subject site is accessed from Barnburgh Lane. The site is not within a Conservation Area, nor is it within the Green Belt.

Proposed Development

This application seeks a variation to a previously approved planning application. Full planning permission for the erection of 95 dwellings with associated access, open space and landscaping was granted under planning application 2023/0195. This application does not seek to change the number of units on the site, nor the access into the site or the internal adopted road layout. The S106 contributions secured under the previous permission will also remain as approved. However, this scheme does propose a number of alterations to the scheme which are detailed below:

- Detached plots with garages (Rosemary) 63 and 64 have been swapped with the semi-detached 'Avocado' house types without garages. 'Rosemary' are now located at plots no. 53 and 54
- Plots no. 61 and 62 are also proposed to be the 'Avocado' house types with the 'Beech' house types repositioned to plots no. 59 and 60
- The 'Jarrah' house type with garage has been repositioned from plot 60 to plot 52.
- The 'Chestnut' house type with garage has been repositioned from plots no. 56 and 57 to plots no. 55 and 56
- The 'Lavender' house types have been repositioned from plots no. 58 and 59 to plots no.57 and 58
- Footpath and gabion wall amendments to facilitate level changes for the pump station
- Positioning of garages to plots 18,19,25 and 26 have been moved closer to associated dwellings
- In terms of the construction of the road the hard margin width has been reduced to 0.675m and the road to the south of plots 8 and 16 will be raised by approximately 200mm to become level with the block paved raised table at the junction.

History

2023/0195 - Residential development of 95no. dwellings (Amended Plans) – Approved 7th November 2023

There have also been a number of discharge of conditions applications submitted in connection with 2023/1095 which are summarised as below:

2023/1042 – Discharge of conditions 3, 6 and 22

2023/1043 – Discharge of condition 24

2023/1044 – Discharge of conditions 10, 35 and 36

2023/1055 – Discharge of conditions 7,19,25,26 and 28

2023/1056 – Discharge of conditions 4 and 5

2023/1057 – Discharge of condition 33

2023/1091 – Discharge of condition 32

2023/1092 – Discharge of conditions 12, 20 and 27

2024/0018 – Discharge of conditions 8,11,18, 30 and 34

All the above discharge of conditions applications have been approved.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Site Allocation: Housing Allocation

Site HS48 Land north of Barnburgh Lane, Goldthorpe Indicative number of dwellings 109

The allocation states the following:

The development will be expected to retain hedgerows around the periphery of the site.

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following: Information identifying the likely location and extent of the remains, and the nature of the remains; An assessment of the significance of the remains; and Consideration of how the remains would be affected by the proposed development.

Other relevant policies would be as follows:

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

LG2 'The Location of Growth

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are expected to include a broad mix of house size, type and tenure and a density of 40 dwellings per hectare is expected

H7 'Affordable Housing' seeks 10% affordable housing in this area T3 'New Development and Sustainable Travel'.

T4 'New Development and Transport Safety' D1 'High Quality Design and Place Making'

GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction' CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land' Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Parking
- Open Space Provision on New Housing Developments
- Sustainable Travel
- Financial Contributions for Schools
- Trees and Hedgerows
- Affordable Housing
- Biodiversity and Geodiversity
- Planning Obligations Other

Other

South Yorkshire Residential Design Guide

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

Consultations

Affordable Housing- As the changes do not affect the affordable housing provision they have no

objections

Biodiversity Officer- No objections raised

Coal Authority- No objections raised.

Education Services- Re-iterated the need for the education contribution that was secured as part of the S106 with application 2023/0195.

Highways DC- No objections raised.

Parks- No objections raised

Pollution Control- No objections raised

Public Rights of Way- Have re-iterated their previous comments on application 2023/0195 where they stated that there is a Public Footpath (Dearne 17) that runs to the West of the development site, this does not appear to be directly affected by the proposed development, therefore we don't have any objection to the proposals.

Rotherham Council – No objections raised

Superfast South Yorkshire- No objections raised.

South Yorkshire Mining Advisory Services- No objections raised

Ward members – Councillor Coates responded to say she had no objections

Yorkshire Water Services Limited- No objections raised

Representations

The application was publicised by notices in the press, on site and by neighbour notifications letters. Re-consultation has also been carried out on the latest plans. Three representations have been received raising the following concerns:

- Loss of view
- Issues over construction vehicles leaving their engines running
- Road safety

Assessment

Principle of Development

The principle of 95 dwellings on this site has already been established with the granting of planning application 2023/0195 which is still an extant application. This application does not seek to change the number of units on the site, nor the access into the site or the internal road layout. The S106 contributions secured under the previous permission will also remain as approved. The assessment of this application therefore concentrates on the impacts of the proposed changes to the scheme

Design/Appearance/Layout

The site layout has been designed around a primary route with secondary and tertiary routes in a branch formation with access off Barnburgh Lane. This will remain as previously approved.

The main design changes are the swapping round of certain plots. The plots affected are mainly on the rear northern boundary of the site so would not impact greatly on the streetscene as viewed from Barnburgh Lane. The plots that are changed are still utilising plot types approved on the original

application albeit with some moved to different places. As such it is not considered that the overall design changes would differ significantly from the design ethos approved in the original application. The minor changes to the positions of the garages would be barely visible from outside the development.

The 'Design of Housing Development' SPD states that 'all new streets should be defined by the fronts of plots with buildings orientated to face the public highway, space or private street space to create an active frontage'. The SPD goes on to state that blank street elevations facing onto streets should be avoided.

When taking all of the above into consideration, the proposed development would maintain the visual amenity of the existing area and also puts forth a policy compliant layout and high quality house types in accordance with Local Plan Policy D1, SPD 'Design of Housing Development' and the NPPF

Scale and mix of housing

The scale and mix of housing over the whole development would not change. In terms of Affordable Housing, the policy requirement for the area is 10%. The 10 units designated for affordable housing have been split into two clusters with a mix of five shared ownership, three first homes and two affordable rent. This has not been altered since the previous approval and the affordable housing officer accepts the mix and the proposed affordable housing dispersion. As such, the development is considered to provide a broad mix of house size, type and tenure, in line with policy H6.

Residential Amenity

In terms of neighbouring amenities, the site is not directly bordered by any existing residential occupiers, however it is noted there are houses to the south of the site. The development has been designed so that the nearest proposed properties to these existing houses are over 21m away. The changes proposed do not affect this and as such it is not considered that there would be any loss of light or privacy to these existing occupiers.

In terms of internal amenity, all dwellings proposed meet the overall internal space standards recommended in the South Yorkshire Residential Design Guide. In addition, the Avocado, Dandelion, Eucalyptus, Jarrah, Lavender, Linden and Rosemary house types are capable of conversion to meet accessible property standards (building regulations M4 (2) compliant).

The Designing New Housing Development SPD states that rear gardens of proposed dwellings should be at least 50m² in the case of two-bedroom houses/bungalows and 60m² for houses/bungalows with three or more bedrooms. All of the dwellings meet this standard and are therefore acceptable. In addition it is considered that the residents have access to good on site public open space.

In taking all of the above, the development has a good standard of residential amenity in compliance with Local Plan Policies GD1 and D1.

Highways

The proposed changes do not impact on the access point off Barnburgh Lane or the layout of the internal adopted road. The Council's Highways DC Section have inspected the plans and commented as follows:

"The alterations are mainly to the house type for a number of plots. This does not affect the proposal meeting the parking criteria set out in Barnsley Council's Parking SPD. The rerouting of the footpaths is also acceptable to HDC.

The intention to narrow the hard margin and raise sections of the carriageway as per the request from Section 38 engineers is welcomed.

The proposed variations to Condition 2 are acceptable to HDC officers."

Given the above, the proposed alterations are considered acceptable from the perspective of the Highways Section and is seen to be in accordance with Local plan Policy T4

Public Rights of Way

There is a Public Footpath (Dearne 17) that runs to the West of the development site, this does not appear to be directly affected by the proposed development. An access point is provided through to this PROW but the development will not impinge on it. As such, subject to informing the applicant that the PROW should not be obstructed then the proposal is not considered to be detrimental to the PRO

Ecology

The Council's Biodiversity Officer has assessed the changes and is confident they do not affect the biodiversity metric that was considered and accepted under application 2023/0195. As such they do not raise any objections to the changes proposed.

The proposals will therefore still ensure that there is a no net loss in terms of biodiversity on the site in relation to the current situation in accordance with Policy BIO1 and guidance in the NPPF

S106 Agreement

The following contributions were secured by S106 with application 2023/0195 in order to make the development acceptable:

Affordable Housing- 10% on site

Sustainable Travel - £71,250

Education: £540,000

Greenspace/Open Space: £153,281.43

The S106 contains a clause that ensures that any future applications for variations of conditions would also be subject to the requirements of the S106 so these contributions would still be applicable and would not be affected by the changes proposed as part of this application.

These S106 obligations are compliant with the requirements of Policy I1 Infrastructure and Planning Obligations which states that development must contribute as necessary to meet all onsite and off- site infrastructure requirements to enable development to take place satisfactorily.

Archaeology/Drainage/Trees/Pollution Control/Mining/Air Quality

The impact on these aspects would not be significantly greater than was approved under planning application 2023/0195. Information to discharge conditions relative to a number of these aspects have been approved under the relevant discharge of condition applications. This includes information relating to archaeology, trees, and drainages. With regards to pollution control a condition was imposed on the original permission for limits on construction hours which would be carried forward onto any future permission.

Other Matters

In terms of the issues raised by objectors, the loss of view is not considered to be a material consideration, whilst the issues over engines running outside the site would be dealt with through environmental health legislation and statutory nuisance legislation. The issue of highway safety is considered within the report but the changes do not affect the amount of dwellings proposed so would not affect the amount of traffic associated with the site compared to what has previously been granted.

Conclusion

The changes proposed are not considered to have any significant detrimental impact on the material considerations assessed above. The site already has planning permission for 95 houses and the changes proposed would not affect the number of units being built. The proposed amendments are therefore considered in line with relevant local and national planning policies.

Recommendation: Approve subject to conditions.