



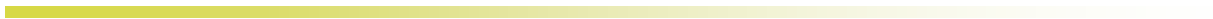
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Planning & Development Consultants

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Land to the Rear of 1-2 Greenland, High Hoyland Lane,
High Hoyland, Barnsley

FULL PLANNING APPLICATION FOR THE ERECTION OF 1 No. SELF-BUILD
RESIDENTIAL DWELLING

PLANNING STATEMENT





Land to the Rear of 1-2 Greenland, High Hoyland

Planning Statement

Date: 28 May 2025

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1.0 INTRODUCTION

- 1.1 The purpose of the planning system is to positively promote the spatial organisation of land in order to achieve long-term sustainable development. In the Planning Acts, 'sustainable development' means managing the use, development and protection of land, the built environment and natural resources in a way, or at a rate, which enables people and communities to provide their social, economic and cultural wellbeing while sustaining the potential of future generations.
- 1.2 Planning is a vital means of securing the long-term wellbeing of our communities. It enables the efficient use of resources and infrastructure, with multiple benefits to society, the environment and the economy. England is a geographically small, densely populated nation, with multiple demands on land and built environment.

The Proposal

- 1.3 This planning statement has been produced to support a full planning application for the erection of 1 no. self-build residential dwelling.
- 1.4 This planning statement identifies the site location, provides a description of the site, outlines the relevant planning history, sets out the relevant planning policy and concludes with the planning case in support of the proposed development.



2.0 LOCATION AND SITE DESCRIPTION

- 2.1 The application site (“the site”) is approximately 0.14 hectares in size and presently consists of a redundant back filled quarry that is in private ownership.
- 2.2 The topography is sloping from north to south. A cliff face toward the front of the site is a remnant feature of the site's former quarry use (with no provision for its restoration). The land plateaus from the cliff face to the proposed site access on to High Hoyland Lane. The Site has strong defensible boundaries in the form of existing arboricultural features and existing residential development. The site is in Flood Risk Zone 1.
- 2.3 The site is in proximity to Greenland Cottages, which are terraced properties. The cottages on either end of the terraced block are single storey and those in the middle are two storeys. There is a pleasing symmetry to the form of the cottages. The site has also historically contained buildings within it and currently accommodate steel containers and a small stone outbuilding. The site's historical uses are detailed within the Coal Mining Stability Risk Assessment that was submitted alongside the planning application.
- 2.4 The site is brownfield and is also classified as grey belt. The site is in a sustainable location and is an appropriate location for residential development.
- 2.5 There is a loose pattern of development in this area of High Hoyland with properties well set back from the road. There are also several mature trees in proximity to the appeal site and fields on the opposite side of High Hoyland Lane are largely undeveloped. These aspects combine to create a semi-rural character.
- 2.6 The topography is sloping from north to south, with a cliff face (associated with the former quarry use) that is located approximately 25m from the proposed site access. The land plateaus from the cliff face to the proposed site access on to High Hoyland Lane. The Site has strong defensible boundaries in the form of existing arboricultural features and existing residential development. The site is in Flood Risk Zone 1.
- 2.7 The site is “infill” in nature on account of it being sandwiched between the private residential curtilage areas associated with The Mount to the east; The Greenland Cottage to the west; and The Perch and Hoyland Hill Cottage which are located to the north. The site has an existing access onto High Hoyland Lane located on the site's southern boundary.



- 2.8 The site is located outside of the 'Urban Fabric' of High Hoyland. However, it is only a short distance from the centre of the village around The Cherry Tree Public House and the bus stops. Despite the lack of a footpath and the topography of the area, the site is as accessible as other locations within High Hoyland.
- 2.9 In addition to the above, planning permission has recently been obtained for a "annex" building to the Greenland Cottage residential property (Ref: 2022/0960), which will be positioned directly to the south and in front of the proposed location of the residential dwelling.



3.0 PLANNING HISTORY

3.1 The most relevant planning history is set out below: -

Planning Applications

- 2023/0880 – Development of 1 no. Self-Build Residential Dwelling and associated works – Refused 29 February 2024;
- 2021/0795 - Development of one dwelling and associated work – Refused 29 June 2022; and,
- 2018/0380 - Erection of 1 residential dwelling and associated infrastructure – Refused 22 November 2019.

Appeal under Section 78 of the Town and Country Planning Act 1990

- Appeal Ref: APP/R4408/W/24/334746 – Dismissed 29 February 2025; and,
- Appeal Ref: APP/R4408/W/20/3247092 – Dismissed 31 July 2020

Planning Applications on Neighbouring Site

- 2024/0453 - Loft conversion with front and rear facing dormers, erection of single storey side extension and erection of detached single storey garage to single storey dwelling – Approved 13 November 2024
- 2022/0960 – Erection of Single Storey Detached Annexe Building – Approved 20 December 2022

4.0 PROPOSED DEVELOPMENT

- 4.1 The Framework indicates that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. In addition, it outlines that planning decisions should ensure that developments are visually attractive and are sympathetic to local character.
- 4.2 In addition, it advises that planning decisions should contribute to the natural and local environment by recognising the benefits of trees and woodland.
- 4.3 The proposed development seeks to develop 1 x 4 no. bedroom residential dwelling on land to the rear of Greenland Cottage.
- 4.4 Vehicular and pedestrian access to the site will be from the existing access road running along the rear of Greenland Cottages which in turn is served direct from High Hoyland Lane.
- 4.5 The proposed dwelling will sit within the former quarry. The ground floor level and part of the first floor level are built 'into the quarry' at the rear. The proposals are supported by an Arboricultural Impact Assessment (AMA) which confirms that only minor pruning works are required to T2 and consequently there will be no significantly impacted in terms of condition or loss of visual amenity.
- 4.6 The resultant built form will respect the scale and proportion of other buildings in the settlement and the surrounding street-scene and will create a natural step in profile between the existing roof levels of the adjacent Greenland Cottages to the southwest and the detached dwelling known as 'The Mount' to the northeast.
- 4.7 The dwelling will be constructed to satisfy the requirements of the Disability Discrimination Act (DDA) and access into the dwelling will be via a level surface.
- 4.8 The supporting plans show how appropriately the proportions of the proposed dwelling will integrate into the built fabric of the wider settlement.
- 4.9 Wider garden areas beyond the building will remain and are generally at a higher level.
- 4.10 Views from the dwelling are mainly towards the south and the majority of habitable room windows are on the south facing frontage or the rear north facing elevation looking onto the



private rear garden areas. The side elevations will only contain minimum openings or 'non-habitable' windows. A detached single garage and bin / bike store will be provided to the front. A detailed landscaping plan has been provided to show how the site can assimilate with its immediate surroundings.

- 4.11 The new window arrangements are in part informed by a recently approved householder application (24/0453) at High Croft. This property occupies a prominent position above High Hoyland Lane. The front elevation benefits from a significant amount of glazing and is finished in white render and timber cladding.
- 4.12 Views of the building from High Hoyland Lane will be limited when approaching from the east. Only when immediately in front of the Site will the dwelling be visible from High Hoyland Lane but this in turn will be softened by existing landscape and tree screening. Long distance views of the site from any public footpath or bridleway will re-affirm that the building does not have a negative impact on the 'openness' of the wider landscape and will appear as a natural infill within the existing built form.
- 4.13 At present there are three steel containers on the land, which do detract from the rural setting. However, their removal can be secured by the approval of this planning application via a suitably worded planning condition. The Council has already confirmed that it cannot otherwise enforce the removal of the containers due to the time that these features have been on the land.

Building Materials and Green Credentials

- 4.14 The proposed dwelling has been designed to meet the criteria set out in the governments 'Future Building Standard' in respect of energy efficiency, ventilation, and overheating.
- 4.15 The architecture of the proposed dwelling will respect the local vernacular; with the external materials comprising locally sourced natural / sawn stone or natural / composite slate roof coverings. Windows and doors will be finished in colour coated aluminium
- 4.16 During the engineering works necessary to complete the excavations for the proposed dwelling, the stone from the former quarry will be inspected and set aside for re-use where the material is deemed suitable. The stone will be used as walling material or alternatively salvaged for use in the formation of the retaining embankments created as part of the external re-grading works and carefully integrated to create 'natural rock transitions' between the various changes in ground levels.



- 4.17 The ground floor foundation / floor construction will be a fully externally insulated reinforced raft slab, preventing cold bridging issues. The walls will be constructed in insulated concrete formwork (ICF) and were exposed externally; these will be faced in natural regular coursed local stone.
- 4.18 Upper-level superstructure will again be ICF faced externally with stone or alternatively SIP wall panels faced externally in locally sourced natural stone. Floors will be insulated engineered timber joists and the roof will be SP panels faced with slate.
- 4.19 The main habitable room windows are located on the south and northern elevations. Where south facing, the advantages of passive solar design will come into play. South facing window locations also have the benefit of distant views over the surrounding countryside.
- 4.20 High levels of air tightness will be achieved throughout and potential thermal bridging details will be avoided. A mechanically vented heat recovery system will be introduced as part of a comprehensive programme of energy saving measures.
- 4.21 'Grey water' and rainwater will be recovered and harvested. A roof based photovoltaic array will take advantage south facing roof elevation.

5.0 PLANNING POLICY

- 5.1 The whole purpose and intention of the planning system is to enable the development of appropriate sites which are sustainable as defined by the National Planning Policy Framework (“the Framework”) and as set out at Paragraph 8.
- 5.2 The purpose of the planning system is to positively promote the spatial organisation of land in order to achieve long-term sustainable development. In the Planning Acts, ‘sustainable development’ means managing the use, development and protection of land, the built environment, and natural resources in a way, or at a rate, which enables people and communities to provide their social, economic and cultural wellbeing while sustaining the potential of future generations.
- 5.3 Planning is a vital means of securing the long-term wellbeing of our communities. It enables the efficient use of resources and infrastructure, with multiple benefits to society, the environment and the economy. England is a geographically small, densely populated nation, with multiple demands on land and built environment.

Development Plan

- 5.4 The duty in Section 38(6) of The Planning and Compulsory Purchase Act 2004 (“the Act”) enshrines in statute the primacy of the Development Plan.
- 5.5 The Act 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.”***
- 5.6 The development plan for this residential scheme comprises the following local documents: -
- Barnsley Local Plan (adopted January 2019) (LP).
- 5.7 The correct approach to determining whether a proposal complies 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.

5.8 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.

5.9 Although a development plan has a legal status and legal effects, it is not analogous in its nature or purpose to a statute or a contract. As is often observed development plans are full of broad statements of policy, many of which are mutually irreconcilable, so that in a particular case one must give way to another. In addition, many of the provisions of development plans are framed in language whose application to a given set of facts requires the exercise of judgment.

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

Adopted Planning Policy

5.11 The site is in the Green Belt where LP Policy GB1 'Protection of Green Belt' applies. Other relevant policies include: -

- **SD1** – Sustainable Development;
- **GD1** – General Development;
- **LG2** – The Location of Growth;
- **H1** – The Number of New Homes to be Built;
- **H2** – The Distribution of New Homes;
- **D1** – High Quality Design and Place Making;
- **LC1** – Landscape Character;
- **BIO1** – Biodiversity and Geodiversity; and,

¹ [2017] EWHC 664 (Admin)

- **CC2 – Sustainable Design and Construction**

National Policy

National Planning Policy Framework (December 2024)

- 5.12 The revised National Planning Policy Framework (the Framework) was published on 12 December 2024. The Framework now forms the relevant policy guidance at the national level for the determination of all planning applications. The Framework is a material consideration which must be taken into account in all planning decisions.
- 5.13 On the same date, the Government publish the results of the 2023 Housing Delivery Test (HDT). Over the preceding three years 84% of the Council's housing requirement was delivered, this has decreased from 102% which was the measurement in the 2022 HDT. The consequence of the underperformance is now a 20% buffer should be applied to the Council's supply of specific deliverable sites.
- 5.14 The Council **cannot** demonstrate a five-year supply of deliverable housing sites.
- 5.15 Paragraph 2 of the Framework recognises the provisions of the Act 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”.***
- 5.16 There are three objectives (Para 8) of sustainable development comprising the **economic**, **social** and **environmental roles**.
- 5.17 Para. 10 sets out that the heart of the framework is a presumption in favour of sustainable development.
- 5.18 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-date², 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 proposed³; 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”.

5.19 Beyond Chapter 2 of the Framework there are 15 topic areas (as well as Annex 1 and 2) which form the Framework document; those topic areas considered of relevance to this planning application are set out below: -

- **Chapter 3:** Plan Making;
- **Chapter 4:** Decision Making;
- **Chapter 5:** Delivering a Sufficient Supply of Homes;
- **Chapter 6:** Building a Strong, Competitive Economy;
- **Chapter 8:** Promoting Healthy and Safe Communities;
- **Chapter 9:** Promoting Sustainable Transport;
- **Chapter 11:** Making Effective Use of Land;
- **Chapter 12:** Achieving Well Designed Places;
- **Chapter 13:** Protecting Green Belt Land; and,
- **Chapter 14:** Meeting the Challenge of Climate Change, Flooding and Coastal Change.

² This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.

³ The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.



Grey Belt

- 5.20 The site is in the green belt. LP Policy GB1 states that the green belt will be protected from inappropriate development in accordance with national planning policy. Paragraph 153 of the Framework states that inappropriate development is, by definition, harmful to the green belt. Paragraph 155 of the Framework indicates that the development of homes in the green belt should not be regarded as inappropriate subject to the specified criteria.
- 5.21 The site was formerly a quarry but there was no provision for its restoration. Several structures were also located on the site, including an outbuilding which remains to the current day. Therefore, the appeal site is previously developed land and consequently it can be classified as grey belt land.
- 5.22 A large proportion of the borough of Barnsley is green belt land, the site represents a very small amount of this land. Development on this parcel of land would not fundamentally undermine the purposes of the remaining green belt across the area of the plan. The Council cannot demonstrate a five-year supply of deliverable housing sites. Also, the development would be in a sustainable location. Moreover, as the proposal is not major development the 'Golden Rules' do not apply. For these reasons, the proposals would comply with the criteria set out within paragraph 155 of the Framework. Consequently, the proposed dwelling would not be inappropriate development in the green belt.
- 5.23 There is no requirement for this planning statement to assess the proposal against other exceptions specified in paragraph 154 of the Framework, as it has already been concluded that the development is not inappropriate. Also, the Lee Valley v Epping Forest District Council Judgment outlines where the development is not inappropriate in the green belt, applying the exceptions identified in the Framework, it should not be regarded harmful to the openness of the green belt. An assessment on the effect of the proposed development on the openness is not therefore required. Likewise, very special circumstances do not need to be demonstrated for the proposal to be considered acceptable.
- 5.24 Accordingly, it is concluded that the proposal would not be inappropriate development in the green belt having regard to local and national planning policy. The proposal would comply with LP Policy GB1 and paragraphs 153 and 155 of the Framework for the reasons given above.



Other Material Considerations

Barnsley Local Plan Monitoring Report (1 April 2022 – 31 March 2023)

- 5.25 The monitoring report references the Barnsley Local Self Build Register and is clear that the Local Plan and the Affordable Housing SPD give general support to custom and self-build housing. As at 30 October 2022 there were 91 people on the Local Self Build register and 103 people at 30 October 2023. The need to make self-build plots available continues to grow.

6.0 THE PLANNING CASE

- 6.1 Any planning application for proposed development will fall to be determined by Barnsley Council (“the Council”) against the policies contained in the development plan, and other material planning considerations.
- 6.2 The Councils five-year land supply position is currently well below five years. In these circumstances footnote 8 establishes that the policies which are most important for determining the application are out of date. Consequently, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 6.3 The site is grey belt and is therefore not inappropriate development in the Green Belt, having regard to local and national planning policy. Accordingly, the proposal would comply with LP Policy GB1 and paragraphs 153 and 155 of the Framework for the reasons given above. Further there is no requirement for this planning statement to assess the proposal against other exceptions specified in paragraph 154 of the Framework.
- 6.4 Importantly, the development will deliver much needed self-plot. In an area where we have evidenced a local demand.
- 6.5 The design of the proposed two storey dwelling is informed by the recent appeal decision and the neighbouring approval. The overreaching design and detailing will not be incongruent in the street scene, which is already characterised by a number of one, two and three storey houses. Overall, the design is considered to result in a dwelling capable of enhancing the character and appearance of its immediate environs and most importantly the surrounding street scene. Accordingly, there is no conflict with Local Plan Policy D1 and the SPD Design of Housing Development.
- 6.6 Local facilities, services, shopping and work can be easily accessed from the site. Accordingly, the site is an appropriate location for residential development and would be in general accordance with LP Policy T3.
- 6.7 The Council has already accepted that the development of this site will not have an adverse impact on protected species on or within the vicinity of the site and accordingly there is no conflict with Local Plan Policy BIO1 or the SPD Biodiversity and Geodiversity.

The Presumption in Favour of Sustainable Development

- 6.8 The Framework makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development, through 3 over-arching and inter-dependant objectives – economic, social and environmental.
- 6.9 There are three dimensions to sustainable development: **economic**, **social** and **environmental**⁴. 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.
- 6.10 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.
- 6.11 In making the planning balance the Framework does not indicate that any one element should represent a trump card⁵. 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.
- 6.12 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.
- 6.13 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. Consequently, it is necessary to consider the proposals against the three dimensions of sustainable development.

The Economic Objective

- 6.14 The economic objective 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

⁴ Framework - §8

⁵ Appeal Ref: APP/N1350/A/14/2217552 – Land off Sadberge Road, Middleton St George, Darlington - §70



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.

6.15 The economic benefits associated with the development of the Site 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

6.16 When the quantitative and qualitative benefits are considered in tandem the wider economic benefits are as follows: -

Development as a Driver of Economic Growth

6.17 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

6.18 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

6.19 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

- 6.20 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.
- 6.21 The economic benefits associated with the creation of employment, supporting existing businesses and generating funds to support existing services and facilitate the creation of new community infrastructure would be significant. As a result, the proposals would satisfy the economic objective of sustainable development which weighs significantly in the proposals favour.

The Social Objective

- 6.22 The Framework summarises the social objective of sustainable development supports strong, vibrant and healthy communities by providing the residential accommodation required to meet the needs of present and future generations and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- 6.23 The development provides a significant benefit in providing a new self-build dwelling. It will be occupied by the applicant, who is registered on the Council's Self-Build Register, in a location where the Applicant has grown up and has a significant number of historic and family ties. Further the Site constitutes a grey belt windfall site and does not prejudice the delivery of the Council strategic or spatial aims and policies.
- 6.24 Overall, the proposed development will contribute to and assist in maintaining a strong, vibrant and healthy community which is capable of meeting the needs of the present and future generations in a well-designed, integrated and accessible environment. In this context the proposed development would satisfy the social objective of sustainable development, which should be given significant weight.

The Environmental Objective

- 6.25 The Framework explains that the environmental objective of sustainable development is to contribute to protecting and enhancing the natural, built and historic environment, including making effective use of land, helping improve biodiversity, using natural resources prudently,



minimising waste and pollution, and mitigating and adapting to climate change, including moving towards a low carbon economy.

- 6.26 The proposals promote the effective use of land in meeting the need for homes which is supported by Para. 124 and Para. 155 of the Framework. The proposals will also facilitate the remediation of despoiled and degraded land which is supported by Para.125 of the Framework. Further the proposed development is looking to maximise the use of locally sourced and recycled materials (particularly stone) and embrace several green technologies within the building fabric. Details of these are clearly set out in Paragraphs 4.14 to 4.22 above. Further any perceived impacts can be easily mitigated for through the imposition of suitably worded conditions. In this context the proposed development would satisfy the environmental objective of sustainable development, which should be given significant weight.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 On balance the revised proposals align with all relevant policies as set out in the LP, consequently there are no adverse effects that would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. As a result, the presumption in favour of sustainable development does apply and the proposals should be approved without delay.