
September 2019



Planning Policy Statement

Reserved Matters Planning Application for the development of 119 residential dwellings on land at Kingsmark Way, Goldthorpe, Rotherham

In accordance with Conditions 1 and 2 of Outline Planning Permission (Ref: 2018/0103)

On behalf of

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1.0 Introduction

- 1.1 This Planning Policy Statement has been prepared on behalf of Sir Robert Ogden CBE LLD and Countryside Properties to support a reserved matters planning application for the development of 119 residential dwellings on land at Kingsmark Way, Goldthorpe, Rotherham.
- 1.2 The reserved matters application follows on from outline planning permission granted in 2018 (Ref: 2018/0103) where residential development of the site was approved alongside access into the site. Therefore, the principle of residential development in this location is already accepted.
- 1.3 The site is part of a wider residential allocation in the adopted Barnsley Local Plan (2019) under Site Ref: HS49 and is expected to be delivered for housing. Details of the site allocation are shown at Section 2 of this Report.
- 1.4 This Statement describes the application site and proposed development before detailing the design principles of the residential scheme for approval. Particular regard has been had to policies within the statutory Development Plan and the National Planning Policy Framework.
- 1.5 The reserved matters application is supported by the following documents and plans:

- Application forms and certificates;
- Draft Heads of Term for S106 Agreement;

Plans

- House Types;
- Garage Plans;
- Site Location Plan;
- Site Layout Plan;
- Materials Plan;
- Boundary Plan;
- Affordable Housing Plan (Condition 16)
- Street Scenes and Elevations Plan;
- Existing and Proposed Levels

Landscaping

- Landscape Management Plan (Condition 21)
- Landscape Plans

Supporting Reports

- Design and Access Statement;
- Planning Policy Statement;
- Statement of Community Involvement;
- Site Investigation Report (Condition 10);
- Tree Survey (Condition 13);
- Noise Survey (Condition 12);
- Education Report (Condition 19);
- Ecology Report (Condition 14).

2.0 Site Description and Planning History

Site Description

- 2.1 The site is approximately 4.17ha in size and is bordered to the north by allotment gardens and to the east and west by residential development and a recreation ground. Grassland, allotments, a dismantled railway line, public footpath and further residential development lies to the south of the site.
- 2.2 Vehicular access to the site is achieved from Kingsmark Way, which links to Doncaster Road. Access to the site was approved under the outline permission. Pedestrian access is via the same route with further access from Beever Street. The internal road layout is submitted for approval as part of the reserved matters.
- 2.3 In terms of the wider area, the site is within a sustainable location being approximately 250m from the general amenity facilities in Goldthorpe and approximately 320m from the bus stops also on Doncaster Road. These bus stops provide regular access to the surrounding area and locations further afield such as Barnsley town centre and Doncaster town centre.

Allocation of the site within the Barnsley Local Plan (2019)

- 2.4 The site is part of a wider residential allocation in the adopted Barnsley Local Plan (2019) under Site Ref: HS49 and is expected to be delivered for housing.
- 2.5 The site formerly had planning permission to be developed for up to 190 dwellings which is detailed further in the Planning History below.
- 2.6 Policy HS49 reads as follows:

“Part of the site has planning permission for 180 dwellings. The indicative dwelling number above relates to the remainder of the site. The development will be expected to:

- ***Comply with the Goldthorpe Masterplan; and***
- ***Retain, enhance and manage a buffer strip of existing vegetation to the disused railway at the south plus mature trees and hedgerows.***
- ***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.***

Planning History

- 2.7 The site forms part of the larger colliery site which has been the subject of a number of planning applications in the past. It has always been the intention for this site to be developed for residential use.
- 2.8 As previously stated, this reserved matters application seeks to agree the details relating to appearance, landscaping, layout and scale of development following

approval of outline planning permission for residential development in 2018 (Ref: 2018/0103).

- 2.9 Planning permission was originally granted in October 2005 for the wider re-development of the colliery (application reference B/04/2330/DE). This application proposed a mix of employment and residential uses on the site and showed the parcel of land which is the subject of this application as being used for employment purposes.
- 2.10 A second application was submitted in August 2006 seeking to use this parcel of land for residential purposes instead of employment uses (application reference 2006/1402). This application was refused by the local planning authority in September 2006.
- 2.11 An appeal was subsequently allowed in August 2007 (appeal reference APP/R4408/A/07/2040687) and permission was granted to develop the site for residential purposes. The indicative masterplan for the application showed the site being developed for up to 190 dwellings comprising of 132 houses and 58 apartments.
- 2.12 An extension of time application (application reference 2010/0983) was further approved in October 2010. This extended the lifetime of the 2007 permission to October 2013.
- 2.13 Following time expiry of planning permissions (Ref: 2006/1402 / 2010/0983); a new submission for outline planning permission, proposing the same as was agreed previously, was submitted in December 2013 (Ref: 2013/1330) and subsequently approved. This was required due to the extant nature of the previous permissions and sought to extend the lifetime of the permission for a further three-year period.
- 2.14 Subsequently, the planning approval from 2014 (Ref: 2013/1330) also expired. A further outline planning application was submitted and approved in 2018 under (Ref: 2018/0103).

Pre-Application Consultation

- 2.15 The applicants have undertaken a pre-application enquiry with Council Officers prior to the submission of the reserved matters application.
- 2.16 A meeting was held with Officers and written advice was received on the 24th June 2019 under Ref: 2019ENQ00326. Advice received from pre-application discussions has been used to shape the final reserved matters proposals.
- 2.17 Public consultation was also undertaken with Ward Councillors and residents prior to the submission of the reserved matters application. Full details are set out within the Statement of Community Involvement submitted with the application.

3.0 The Proposed Development

- 3.1 This reserved matters application seeks to agree the outstanding matters relating to appearance, landscaping, layout and scale of development in accordance with Conditions 1 and 2 of outline planning permission (Ref: 2018/0103).
- 3.2 It is proposed to develop the site for 119 residential dwellings with associated landscaping and public open space. Full details are shown on the site layout plan and the suite of architectural plans submitted with the application.

Housing Mix

- 3.3 The proposed housing mix consists of the following:
- 4x 2 bed dwellings
 - 94x 3 bed dwellings
 - 21x 4 bed dwellings

Density of Development

- 3.4 Policy H6 of the Local Plan sets out guidance on appropriate housing mix and the density of development to be achieved on new development sites for residential use. Policy H6 requires that a density of 40 dwellings per hectare net will be expected in Principal Towns including Goldthorpe. Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.
- 3.5 The number of dwellings proposed and the density of development is less than that approved under planning permission (Ref: 2006/1402 / Appeal Number: APP/R4408/A/07/2040687) and Policy HS49 where development of up to 190 dwellings was approved.
- 3.6 The reserved matters propose a development of 119 dwellings at a density of 35 dwellings per hectare. The number of dwellings achieved on site is considered to be appropriate taking into account the provision of public open space on site, retention of the existing Right of Way and retention, enhancement and management of a buffer strip of existing vegetation to the disused railway at the south of the site plus protection of mature trees and hedgerows particularly along Kingsmark Way.

Access

- 3.7 Access to the site is taken from Kingsmark Way with an internal road system as shown on the submitted plans. Access was approved under the outline permission and includes a new roundabout junction. The internal road layout is submitted for approval as part of the reserved matters
- 3.8 Pedestrian access is maintained on the public footpath to the south of the site and through the site as shown on the Layout Masterplan.

Public Open Space

- 3.9 Open space is provided within the site to the south east as shown on the site Masterplan. The open space has been proposed in this location as it provides a buffer around the existing Public Right of Way (PROW) that runs through the site from Kingsmark Way onto the old railway line to the south.

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- 3.10 The applicants are aware that there have been incidents of anti-social behaviour historically with motor vehicles using the PROW to access the railway line. As such, the open space has been designed to include a K/A Frame to restrict motor vehicle access.

Affordable Housing

- 3.11 The policy requirements for affordable housing in this location is 10% in accordance with Policy H7. An Affordable Housing Plan is submitted with the application.

4.0 Planning Policy Assessment

- 4.1 Planning law requires that applications for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 The Statutory Development Plan for Barnsley comprises of the Barnsley Local Plan that was adopted on the 3rd January 2019. The Local Plan replaces the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011).
- 4.3 In addition to the Development Plan, planning applications are also governed by National planning policy set out by the Government. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

National Planning Policy

National Planning Policy Framework Volume 3 (NPPF3)

- 4.4 The National Planning Policy Framework Volume 3 ("NPPF3") was published in February 2019 and supersedes the previous 2012 and 2018 versions published by the Government. The purpose of the NPPF is to provide clear, concise planning policy guidance to guide local development plans and maintain a presumption in favour of sustainable development.
- 4.5 The NPPF sets out policies based upon a number of themes. The policies relevant to this reserved matters application are detailed below.
- 4.6 Paragraphs 7 and 8 of the NPPF3 highlight that the purpose of the planning system is to contribute to the achievement of sustainable development and achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- ***an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;***
 - ***a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided 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; and***
 - ***an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently,***

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

- 4.7 At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11), which should be seen as a golden thread running through both plan-making and decision-taking. For decision taking this means:

“approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

- 4.8 Paragraph 38 confirms that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 4.9 Paragraph 59 confirms that Local Planning Authorities should support the Government’s objective of significantly boosting the supply of homes and that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 4.10 Paragraph 73 confirms that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply
- 4.11 Paragraph 91 confirms that planning policies and decisions should aim to achieve healthy, inclusive and safe places.
- 4.12 Paragraph 93 also confirms that planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.
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- 4.13 Paragraphs 102 – 111 provides guidance on sustainable transport options for new developments. Paragraph 109 makes clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.14 Paragraph 117 sets out policies on making effective use of land confirming that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed land.
- 4.15 Paragraph 122 sets out guidance on achieving appropriate densities within new development confirming that Planning policies and decisions should support development that makes efficient use of land.
- 4.16 The NPPF also considers design matters and confirms that the Government attaches great importance to the design of the built environment (paragraphs 124 and 127).

The Statutory Development Plan

- 4.17 Barnsley's Statutory Development Plan comprises of the Barnsley Local Plan (2019) that was adopted on the 3rd January 2019 and the Joint Waste Plan (2012). The new Local Plan supersedes all previous saved policies within the Unitary Development Plan (2007) and the Core Strategy (2011). The adopted Local Plan will guide development in the District until 2033.
- 4.18 The proposed development site is part of a wider allocation for residential development in the Local Plan under Site Ref: HS49 (land south of Beever Street, Goldthorpe).
- 4.19 The allocation of the site under Ref: HS49 states that:

“Part of the site has planning permission for 180 dwellings. The indicative dwelling number above relates to the remainder of the site. The development will be expected to:

- ***Comply with the Goldthorpe Masterplan; and***
- ***Retain, enhance and manage a buffer strip of existing vegetation to the disused railway at the south plus mature trees and hedgerows.***
- ***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.***

- 4.20 The following policies within the Local Plan are also applicable to this reserved matters application.

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- 4.21 **Policy SD1** states that the Council will take a positive approach that reflects the presumption in favour of development contained in the National Planning Policy Framework
- 4.22 **Policy GD1** - states that proposals for development will be approved where:
- there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
 - they are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
 - they will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
 - they include landscaping to provide a high-quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
 - any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
 - adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
 - any drains and culverts are considered;
 - appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
 - any pylons are considered in the layout; and
 - existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.
- 4.23 **Policy LG2** sets out the locations for growth and confirms that Goldthorpe is classed as a Principal Town where priority will be given to development.
- 4.24 **Policy H1** states how many new houses need to be built in the District over the plan period to meet objectively assessed housing need. Policy H1 states that the Council will plan for the completion of at least 21,546 net additional homes during the period 2014 to 2033. A minimum five-year supply of deliverable sites will be maintained.
- 4.25 **Policy H2** sets out the distribution areas for the 21,546 new homes stating that a minimum of 1,969 new homes will be planned for the Dearne Region over the plan period which includes Goldthorpe.
- 4.26 **Policy H3** confirms that sites allocated as housing sites will be developed for residential purposes. The site is allocated for development under Policy HS49 of the Local Plan.
- 4.27 **Policy H6** sets out guidance on Housing Mix and the efficient use of land stating that housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. With regards housing density of new development, Policy H6 requires that a density of 40 dwellings per hectare net will be expected in Principal Towns including Goldthorpe. Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons. Details of the density proposed and the Housing Mix are detailed in Section 3 of this Report.
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- 4.28 **Policy H7** sets out affordable housing requirements for new residential developments of 15 dwellings or more. For new development in Goldthorpe, 10% affordable housing would be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable. An affordable housing plan is submitted as part of the reserved matters application detailing how the 10% affordable housing is to be delivered.
- 4.29 **Policy H8** sets out Housing Regeneration Areas which includes Goldthorpe. The Policy states that sustainable housing growth to support creation of an overall balanced housing market will be supported.
- 4.30 **Policies, T3, T4 and T5** – sets out guidance relating to new development, sustainable travel, highway improvements and reducing the impact of road travel.
- 4.31 **Policy D1** sets out guidance for good design principles advising that high-quality development will be expected to respect, take advantage of and reinforce the distinctive character and features of Barnsley.
- 4.32 **Policy HE6** looks at archaeological sites advising that applications for development on sites where archaeological remains may be present must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary). Condition 15 of the outline planning permission and Policy HS49 of the Local Plan requires a scheme of archaeological investigation to be undertaken prior to development commencing on-site. These works will be submitted for approval as part of a separate approval of conditions application as they do not form part of the reserved matters.
- 4.33 **Policy I1** sets out guidance for infrastructure and planning obligations advising that development must be supported by appropriate physical, social, economic and communications infrastructure, including provision for broadband.

The Goldthorpe Masterplan (not yet adopted or available)

- 4.34 Since 2008/2009 work has been ongoing with the community to develop a Goldthorpe Masterplan which identifies a variety of regeneration priorities and projects for central Goldthorpe. The Masterplan sets out the framework for the overall regeneration of Goldthorpe and shows the intention is for the application site to be developed for residential purposes.
- 4.35 The allocation of the site within the new Local Plan as part of Site Reference HS49 confirms that any development proposals should be guided by the aspirations of the Goldthorpe Masterplan.
- 4.36 At the time of writing this report and submission of the reserved matters application, Policy Officers at the Council have confirmed they are still working on the Goldthorpe Masterplan and it is not currently available to be viewed in draft format. As such, it has not been possible to assess the reserved matters scheme against the Masterplan prior to submission. The development has therefore been designed in accordance with deign guidance set out in the Local Plan and the NPPF3.

Supplementary Planning Documents (SPDs)

In addition to the Development Plan Policies, the Council have produced new and updated Supplementary Planning Documents in May 2019. The following SPD's are applicable to the proposed development.

Financial Contributions to Schools SPD (May 2019)

- 4.37 This SPD sets out guidance on financial contributions required to support local education provision. An Education Report has been undertaken and is submitted with the reserved matters application in accordance with Condition 19 of the outline permission.
- 4.38 The SPD advises that a financial contribution will be needed for planning applications for housing developments where: -
- The scheme provides 10 or more homes; and
 - There is insufficient capacity in schools; or
 - There is a need for contributions to ensure schools are in an appropriate condition.
- 4.39 When assessing the need for a contribution the Council will consider: -
- How many pupils a development will generate; and
 - The available spaces at schools in the school planning area within which the development is located; and
 - The condition of schools in the school planning area within which the development is located, in particular whether any work is required to ensure the school is fit for purpose and can be considered to be "appropriate" infrastructure in line with Local Plan policy I1.

Trees and Hedgerows SPD (May 2019)

- 4.40 Offers guidance on how to deal with existing trees and hedgerows on development sites. A Tree Survey is submitted with the Reserved Matters in accordance with Condition 13 of the outline permission.

Design of New Housing Development (May 2019)

- 4.41 Sets out the design principles that will apply to new housing development, including infill and back land development. It also provides advice on conversions to dwellings from other uses and gives guidance on houses in multiple occupation (HMO). The design guidance has been taken into account as part of the reserved matters application.

Open Space Provision on New Housing Developments (May 2019)

- 4.42 Requires that a minimum of 15% of the gross site area of new housing development of over 20 dwellings must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses. Where it is impossible to make such provision on land either within or immediately adjacent to the site in a satisfactory and acceptable manner, or where the Council deem it appropriate, suitable off-site open space facilities, remote from the development land, may be acceptable either as new facilities or improvements to those existing. A greenspace assessment will be carried out to determine what the most appropriate greenspace requirement is in line with identified local need.

4.43 Open space is provided on-site as shown on the submitted Masterplan.

5.0 Assessment against the Development Plan

- 5.1 This reserved matters application seeks to agree the outstanding matters relating to appearance, landscaping, layout and scale for the development of 119 dwellings on land at Kingsmark Way in Goldthorpe.
- 5.2 The principle of residential development in this location has already been agreed through the approval of outline planning permission (Ref: 2018/0103) and the allocation of the site for residential development as part of a wider allocation in the adopted Barnsley Local Plan (2019) under Site Reference: HS49.

Appearance, Layout and Scale of Development

- 5.3 The Design and Access Statement and comprehensive suite of planning documents demonstrates how the site will be developed and provides information on the appearance, layout and scale of development proposed including house types and garage types proposed.
- 5.4 Layout of development is shown on the submitted layout plan.
- 5.5 The proposed scale / density of development is 35 dwellings per hectare.
- 5.6 Pedestrian access throughout the site is shown on the Masterplan.
- 5.7 A public right of way (PROW) runs from Doncaster road southwards down Kingsmark Way and through the area of proposed public open space to the railway line to the south.

Ecology, Landscaping and Open Space

- 5.8 To the south east of the proposed development site an area of public open space is provided as shown on the site Masterplan. It is anticipated this area will predominantly be grassed to provide a community space therefore shrub planting would be restricted to peripheral locations.
- 5.9 A landscape buffer is provided to the south along the railway line which acts as an area for ecological enhancement.
- 5.10 Full landscaping plans are submitted as part of the reserved matters application for approval which details the level of hard and soft landscaping proposed.
- 5.11 A Landscape Management Plan is also submitted in accordance with Condition 21 of the outline planning permission.
- 5.12 An Ecology Report is submitted as part of the Reserved Matters in accordance with Condition 14 of the outline permission to demonstrate what ecological enhancements have been designed into the scheme.
- 5.13 An existing Public Right of Way (PROW) that runs north to south through the proposed public open space area is to be retained as shown on the site layout plan.

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- 5.14 Overall the scheme provides active frontages created by the proposed dwellings. The layout also includes both public and private amenity space for residents, which is carefully balanced with the provision of parking for all users of the site. However, the layout ensures that the parking of cars will not be the dominant feature within the site.
- 5.15 In light of the above it is considered the proposals comply with Policy D1 of the Local Plan and the Supplementary Planning Document – Open Space Provision on New Housing Development.

Trees

- 5.16 A Tree Survey to BS5837:2012 has been undertaken and is submitted as part of the reserved matters in accordance with Condition 13 of the outline permission.
- 5.17 It is proposed to retain the existing mature boundary trees bordering onto Kingsway and also to provide tree planting through the site. Full details are shown within the submitted landscaping plans.

Ground Conditions

- 5.18 A ground investigation was undertaken as part of the outline permission which recommended that a Phase 1 investigation should be further undertaken to assess any potential for contamination on the site.
- 5.19 A Site Investigation, Gas Risk Assessment and Remediation Strategy are submitted for approval as part of the Reserved Matters in accordance with Condition 10 of the outline permission.
- 5.20 Existing and proposed levels are submitted as part of the reserved matters.

Noise

- 5.21 A noise survey has been undertaken and submitted as part of the reserved matters in accordance with Condition 12 of the outline permission. The layout has been designed in accordance with the findings of the survey.

Highways and Access

- 5.22 Access to the site is provided via a new roundabout junction on Kingsmark Way. Details of the access were approved under the outline permission. Pedestrians will also be able to access the site from this entrance. Pedestrian connectivity has been designed into the development.
- 5.23 A Transport Assessment submitted with the outline application provided a full assessment of the highways impact the development would have. A safe and inclusive layout is provided to reduce the risk of vehicle and pedestrian conflict.

Community Involvement

- 5.24 Public consultation has been undertaken prior to the submission of this reserved matters application. Full details on the community consultation undertaken as part of the application can be found in the supporting Statement of Community Involvement. The community consultation undertaken is in accordance with the aims of the NPPF and Barnsley Council's Statement of Community Involvement.

6.0 Conclusions

- 6.1 This Planning Statement has been prepared on behalf of Sir Robert Ogden CBE LLD and Countryside Properties to support a reserved matters planning application for the development of 119 dwellings on land at Kingsmark Way, Goldthorpe, Rotherham.
- 6.2 The site has outline planning permission for residential development granted in 2018 (Ref: 2018/0103). This reserved matters application seeks to agree the outstanding design details relating to appearance, landscaping, layout and scale of development as required by Conditions 1 and 2 of the outline permission.
- 6.3 The principle of residential development in this location and the access to the site has already been agreed through the approval of outline permission.
- 6.4 Additionally, the site is part of a wider residential allocation under Site Ref: HS49 of the Council's adopted Local Plan (2019) and is expected to be developed for residential use.
- 6.5 The reserved matters and technical reports have been used to design a high-quality scheme that meets national and local planning policy requirements and constitutes sustainable development.
- 6.6 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.