

Planning Statement

**Residential development – Erection of 8 no. dwellings at
Former BMBC garage site, Bloemfontein Street, Cudworth, Barnsley**

Planning Policy

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making.

Barnsley Local Plan

The Barnsley Local Plan was adopted at the full Council meeting held 3rd January 2019, after it was found to be sound by the appointed Planning Inspector following the examination process. Hence it now carries full weight for the decision-making process in planning law terms, as the development plan for the Borough. Therefore, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this enquiry, the following policies are relevant:

- D1: High Quality Design and Place Making
- GD1: General Development
- SD1: Sustainable Development
- *H4: Residential development on small non-allocated sites*
- H6: Housing Mix and Efficient use of Land
- *T3: New Development and Sustainable Travel*
- T4: New Development and Highway Improvement

SPDs

- Design of Housing Development
- Parking

Proposal

The application is for development of 8 dwellings comprising 4No semi-detached properties with associated access, parking and amenity areas.

Biodiversity

The site was formerly a garage site owned and operated by Barnsley MBC. As such it is unlikely to have current biodiversity value.

Hence a supporting ecology report is not be required.

SYMAS:

According to records, the site partially lies within a Coal Authority Referral area due to the likely presence of shallow workable coal. Consequently, the proposed development will have some degree of risk from mining legacy hazards such as instability from mining void migration to surface should any uncharted workings of this coal be present. Where planning applications of this scale are located in a coal mining referral area, the applicant should submit a Coal Mining Risk Assessment as part of the planning application. The risk assessment should be undertaken by a suitably qualified person in line with the Coal Authority

A CMRA is included with the submitted documents.

Drainage

The Council have no records of any culverted or open watercourses crossing the site indicated on the submitted plan.

There is no evidence of any flooding issues associated with the site and would confirm that it is not affected by any flood plains from major watercourses in the area.

The Site

The site is allocated as Urban Fabric. The surrounding use of the area is residential with some small examples of industrial/commercial. However, the principle of redeveloping the land into residential is considered totally acceptable.

The surrounding properties to the south and east are residential, predominantly terraced houses of traditional construction.

Between the southern boundary and the rear of the properties to Bloemfontein Street is an access road that is believed to be adopted.

To the west of the site is a commercial operation described as Classic Car Dealers and Scrap yard. It is evident that large vehicles, some with trailers will access these premises.

The proposal shows portions of landscaping within the site which will be beneficial to screen the site from the scrap yard and the rear of the Bloemfontein properties. Landscaping will also serve to break up the hard surfacing/parking areas.

Highways have been consulted on a similar scheme but not offered a response.

However, access to this site has minimum carriageway width of 4.2 m at the site entrance. This is acceptable for both refuse vehicles and fire appliances.

Bloemfontein street is an adopted highway that adequately serves the properties along its full length. This includes the Car dealership/Scrap yard and possibly the rear of the Bloemfontein Street properties via the adopted access road.

The addition of an adopted, surfaced and drained turning area within the proposed development will be beneficial to all residents of Bloemfontein street who may currently have to make difficult turning manoeuvres on the existing highway.

Any concerns raised by the tight nature of existing highway network and the impact on larger, emergency and refuse vehicles reaching the site are unfounded.

The amenity areas to all the proposed properties meet or exceed the requirements set out in the South Yorkshire residential Design Guide.

The properties proposed and compatible with the local vernacular. The accommodation meets both internal and external areas as set out in the South Yorkshire Residential Design Guide.

There will be no overlooking or overshadowing of existing residential properties and the separation distances recommended in the South Yorkshire Residential Design guide are met.

The considered redevelopment of the site and enhancement to the access/turning provisions proposed outweigh any adverse highway considerations. It should also be noted that the former use of the site had potential for a significantly greater number of visits by car users, commercial vehicles etc than the traffic that will be generated as a result of the proposed development.

Planning History

The principle of residential development of up to 8 dwellings has been established. See approval for application ref APPLICATION NO. 2021/0608.

This application seeks approval for a similar proposal with Plots 1-4 reorientated to improve the layout, outlook for the occupants of these properties and general visual amenity value of the development.