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Gleeson Regeneration, Harworth Estates and Ellis Family
Land West of Wakefield Road, Barnsley

Reserved Matters Application Pursuant to
Outline Planning Permission ref: 2017/1451 for 202 No. Dwellings
and Associated Works

Planning Statement

July 2022

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Appendix 1: Outline Committee Report - June 2019

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1. Introduction

- 1.1. This statement is submitted in conjunction with a Reserved Matters submission for the erection of 202 dwellings (Use Class C3) by Gleeson Regeneration and Harworth Estates and Ellis Family on land West of Wakefield Road, Barnsley (Barnsley Metropolitan Borough Council).
- 1.2. The Reserved Matters application (Planning Portal Reference: PP-11300960) for 202 dwellings is submitted pursuant to an outline planning permission (ref: 2017/1451) with all matters reserved with the exception of access.
- 1.3. The outline permission has established the principle of development for this quantum of housing, but it reserved all outstanding matters other than access for subsequent approval.
- 1.4. The reserved matters application, therefore, seeks approval for these outstanding matters:
 - Layout;
 - Scale;
 - Design and External Appearance; and
 - Landscaping.
- 1.5. This statement should be read in junction with the Design Summary prepared by PRA Architecture. It demonstrates that the proposed development accords with the broad thrust of relevant policy within the development plan, and national policy. Any limited impacts would be mitigated and would not significantly and demonstrably outweigh the benefits of the proposals in respect of housing delivery. The presumption in favour of sustainable development as set out at Para 11 of the NPPF therefore indicates that the application should be approved.

Purpose and Structure of Report

- 1.6. The report seeks to address all relevant planning considerations prior to drawing conclusions as to the merits of the applications.
- 1.7. The remainder of this report is structured as follows:
 - (a) Section 2: describes the site and discusses the planning history;
 - (b) Section 3: describes the proposed development;

- (c) Section 4: positions the proposals in the context of planning policy;
- (d) Section 5: analyses the planning considerations relevant to the proposal; and
- (e) Section 6: provides a summary and conclusions.

1.8. This statement should be read in conjunction with the other supporting plans and reports which provide key supporting information and technical justification for the proposed development. These include the following:

- Location Plan prepared by PRA Architecture;
- Proposed Site Plan prepared by PRA Architecture;
- Noise Report prepared by Tetra Tech;
- Detailed Landscaping Proposals prepared by Rosetta Landscape Design;
- Arboricultural Method Statement prepared by Rosetta Landscape Design;
- Flood Risk Assessment and Drainage Strategy prepared by Rodgers Leask Consulting Civil and Structural Engineers;
- Landscape Ecology Management Plan prepared by Applied Ecological Services Ltd;
- Transport Assessment prepared by Optima.

1.9. The following sections of this statement set out how the site is considered to represent a sustainable location for a new residential development, which accords with all relevant Local Plan policies, alongside associated paragraphs of the Framework, as listed in Section 4. In our view, the application should therefore be approved without delay¹.

¹ NPPF Paragraph 11c

2. Site Description and Planning History

- 2.1. The site is located on the western edge of Athersley South, north of the town of Barnsley. Historic mapping shows that the area originated as a rural landscape of enclosed fields and woodland known as Smithy Wood.
- 2.2. The application site comprises 7.73ha of land located west of Wakefield Road between New Lodge, Athersley South and Smithies.



Site Location

- 2.3. The site lies in an area of housing and commercial uses where it is well served by shops, schools and community facilities. Barnsley town centre shops, leisure, jobs and the interchange are easily accessible by public transport from the site.

Local Context

- 2.4. The application site is situated to the west of the A61 Wakefield Road between the developments of Smithies and New Lodge. The site's topography falls from north to south, with a linear valley running within the central part of the site.
- 2.5. The site is not within a conservation area and there are no listed buildings present at the site, as confirmed by Historic England's online map search facility. The site is located within Flood Zone 1, as confirmed by Environment Agency Planning Flood Maps.

- 2.6. The site is located near a number of bus stops which are a short journey to Barnsley centre and Barnsley Interchange which links to the wider public transport network including rail services. There are also two other weekday bus routes which offer different connections to nearby villages.
- 2.7. The site is located immediately next to Athersley South Primary School, with Laithes Primary School and Athersley North Primary School located circa 0.8mile/3minute walk away. Holy Trinity Secondary School, Barnsley college campus and Barnsley sixth form college are all located approximately 1-2 miles from the site.
- 2.8. Smithies and Athersley offer a number of other services and facilities, which include a Post office, independent shops, public houses, takeaways, independent small businesses and a medical practice. These can be accessed via foot, cycle or car if necessary. Retail parks including supermarkets are located approximately 1.5 miles south of the site, in Barnsley. There are also leisure opportunities within 1 mile of the site including Barnsley bowl, recreational grounds and football fields, children's play areas, a gym, a trampoline park and several public walk routes through the countryside.

Relevant Planning History

- 2.9. From a review of available online records there are two planning applications which are considered to be of material relevance to this application, these are for the outline consent and subsequent discharge of condition application: 2017/1451 and 2021/0718.
- 2.10. The outline consent was approved by the Council's Planning Committee in June 2019, subject to the completion of a Section 106 Agreement (see Appendix 1). The description of development is as follows:

"Development of up to 232 dwellings with associated open space, road and drainage infrastructure (outline with all matters reserved apart from means of access (Amended Description))"
- 2.11. The discharge of condition application dealt with conditions 12 (Remediation) and 24 (Archaeology) of planning permission reference 2017/1451 and the conditions were discharged in September 2021.

Section 106 (S106) - Planning Obligations

2.12. Gleeson Regeneration, Harworth Estates and the Ellis Family are fully supportive of the provisions of the Outline consent (2017/1451) and attached S106 Agreement. None of the attached obligations will be contested on viability grounds aside from the Affordable Housing provision as is permitted by the agreement and the applicants will be paying all other contributions owing under the agreement.

2.13. The following sections of this statement will set out how the 'Reserved Matters' application accords with both the outline consent and quantum of development that was originally proposed; alongside the adopted Local Plan for the District.

3. Proposed Development

3.1. The description of development for the Reserved Matters application is as follows:

Reserved matters application under Outline permission 2017/1451 for the erection of 202 dwelling houses (C3) with layout, scale, landscaping and design and external appearance for consideration. Outline application was not subject to an EIA.

3.2. The Reserved Matters application is submitted by Gleeson Regeneration, Harworth Estates and the Ellis family. It seeks approval of all of the matters that were not approved as part of the outline permission. This comprises:

- Layout;
- Scale;
- Design and external appearance; and
- Landscaping.

3.3. The submitted Reserved Matters scheme comprises 202 dwellings made up of a mix of 2, 3 and 4-bedroom, two-storey detached or semi-detached properties. All dwellings have dedicated parking provision and many of the properties have garages set back within the curtilage of their garden to minimise the amount of frontage parking across the scheme.

3.4. Vehicular access would be as per the outline permission; the site is directly accessed via Wakefield Road. This will comprise a new give way priority junction for the main portion of the development, with additional private drive access for 5 dwellings, which require a separate entry point due to the retained entrance to existing properties.



Proposed Access from Wakefield Road

- 3.5. The highway hierarchy includes estate road, private drives and shared pedestrian and vehicular surfaces. These surfaces are used to encourage traffic calming, as they provide a pedestrian-friendly street; helping to reduce traffic speed.
- 3.6. Private drives are used to overlook a central public open space area equipped with a L.E.A.P (Local Equipped Area of Play). Footpaths throughout public open space areas allow for ease of navigation and form a connecting link between the proposed development and its surroundings, therefore connecting the public space to its wider context.
- 3.7. A number of large attenuation basins have been positioned at the lowest part of the site. Surface water drainage will be to the existing public sewer through the site at a discharge rate agreed with the LLFA and Yorkshire Water.
- 3.8. The finer details of proposed external materials remain subject to the Council's approval however it is proposed that external walls will be facing brick with brick window heads and cills. The roof coverings will be a mix of flat and profiled concrete interlocking tiles. The design intent is to deliver an attractive development that whilst traditional in its form, the materials provide a contemporary aspect.

Sustainability

- 3.9. The approach to sustainability is to address the key drivers by applying the Building for a Healthy Life assessment and taking initiative from the former government Code for Sustainable Homes scheme. In terms of drainage, the strategy to be provided by specialist consultants will demonstrate that surface water run-off generated up to and including a 1 in 100 critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

4. Planning Policy Context

4.1. This section outlines the relevant national, strategic and local planning policies against which the proposals will fall to be considered. The following section examines the relationship between the proposals and the relevant areas of planning policy outlined above in more detail.

4.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan

4.3. The Development Plan for Barnsley Metropolitan Borough Council is comprised of the Barnsley Metropolitan Borough Local Plan, which was adopted in January 2019. This document provides local planning policy for the future development of Barnsley up to the year 2033.

4.4. Material policy considerations include the National Planning Policy Framework (July 2021) which is supported by Planning Practice Guidance (PPG), as well as the LPA's Residential Amenity and Siting of Buildings SPD, Design of Housing Development SPD, Open Space Provision SPD, Affordable Housing SPD, Sustainable Travel SPD and the Parking SPD.

Barnsley Local Plan (January 2019)

4.5. Policy GD1 General Development advises that proposals for development will be approved if:

"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, culverts and other surface water bodies that may cross the site 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."

4.6. Policy LG2 The Location of Growth states that priority will be given to development in the following locations: Urban Barnsley; Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (which includes Thurnscoe and Bolton on Dearne), Penistone and Royston; and Villages. Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town. The application site is located in Urban Barnsley in that regard.

4.7. Site H17 Land west of Wakefield Road allocates the site for residential purposes with an indicative number of 250 units. The development will be expected to:

- *Be accompanied by plans for the improvement, protection and maintenance of the adjacent Scheduled Ancient Monument known as East Gawber Hall Colliery Fanhouse and its setting. Planning conditions will be used to ensure that details for the improvement, protection and maintenance of the adjacent monument and its setting have been submitted to and approved by the Council before development commences; and*
- *Retain, buffer and manage all hedgerows plus the scrubland/swamp in the depression.*
- *Archaeological remains are known/expected to 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.*

4.8. Policy H6 Housing Mix and Efficient Use of Land states 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.

Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages.

Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons."

4.9. Policy H7 Affordable Housing states that:

"Housing developments of 15 or more dwellings will be expected to provide affordable housing. 30% affordable housing will be expected in Penistone and Dodworth and Rural West, 20% in Darton and Barugh; 10% in Bolton, Goldthorpe, Thurnscoe, Hoyland, Wombwell, Darfield, North Barnsley and Royston, South Barnsley and Worsbrough and Rural East.

These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable.

The developer must show that arrangements have been put in place to keep the new homes affordable.

Limited affordable housing to meet community needs may be allowed in or on the edge of villages."

4.10. Policy T3 New Development and Sustainable Travel states that new development will be expected to:

"Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists;

Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document;

Provide a transport statement or assessment in line with guidance set out in the National Planning Policy Framework and guidance including where appropriate regard for cross boundary local authority impacts; and

Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework including where appropriate regard for cross boundary local authority impacts. Travel plans will be secured through a planning obligation or a planning condition.

Where levels of accessibility through public transport, cycling and walking are unacceptable, we will expect developers to take action or make financial contributions in accordance with policy 11.

If it is not possible or appropriate for the minimum amount of parking for cycles, motorbikes, scooters and mopeds to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel."

4.12 Policy T4 New development and Transport Safety indicates that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement. If a development is not suitably served by the existing highway, or would create or add to problems of safety or the efficiency of the highway or any adjoining rail infrastructure for users, developers will be expected to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition.

4.13 Policy D1 High Quality Design and Place Making Design Principles states that development is expected to be of high-quality design and respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

"Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;

Views and vistas to key buildings, landmarks, skylines and gateways; and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should: Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;

Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;

Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;

Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;

Provide clear and obvious connections to the surrounding street and pedestrian network; Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;

Promote safe, secure environments and access routes with priority for pedestrians and cyclists; Create clear distinctions between public and private spaces;

Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;

Make the best use of high-quality materials; Include a comprehensive and high-quality scheme for hard and soft landscaping; and provide high quality public realm."

4.14 Policy LC1 Landscape Character explains that development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002 and any subsequent amendments). Development which would be harmful to the special qualities of the Peak District National Park will not be allowed.

4.15 Policy GS1 Green Space states that (inter-alia):

"In order to improve the quantity, quality and value of green space provision we will require qualifying new residential developments to provide or contribute towards green space in line with the standards set out in the Green Space Strategy and in accordance with the requirements of the Infrastructure and Planning Obligations Policy. The Supplementary Planning Document 'Open Space Provision on New Housing Developments' offers guidance to developers on what will be expected in terms of open space provision in order to achieve those standards.

Where there is a requirement to provide new green space, an assessment will be carried out to determine the most appropriate provision, taking into account site characteristics and constraints. In cases where it is deemed unsuitable to make provision for open space within or adjacent to a development site, suitable off-site open space facilities may be acceptable either as new facilities or improvements to those existing. Where appropriate new green space should secure access to adjacent areas of countryside."

4.16 Policy BIO1 Biodiversity and Geodiversity Development states that developments will be expected to conserve and enhance the biodiversity and geological features of the Borough by:

"Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006 (for list of the species and habitats of principal importance) and in the Barnsley Biodiversity Action Plan.

Maximising biodiversity and geodiversity opportunities in and around new developments.

Conserving and enhancing the form, local character and distinctiveness of the boroughs natural assets such as the river corridors of the Don, the Dearne and Dove as natural floodplains and important strategic wildlife corridors.

Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity interest.

Protecting ancient and veteran trees where identified.

Encouraging provision of biodiversity enhancements.

Development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured. Development which adversely effects a European Site will not be permitted unless there is no alternative option and there are imperative reasons of overriding public interest (IROPI)."

4.17 Policy CC2 Sustainable Design and Construction explains that development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable.

4.19 Policy Poll1 Pollution Control and Protection states that:

"Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate."

4.20 Policy I1 Infrastructure and Planning Obligations states:

"Development must be supported by appropriate physical, social, economic and communications infrastructure, including provision for broadband. Development must

contribute as necessary to meet all on and off-site infrastructure requirements to enable development to take place satisfactorily.

Where the necessary provision is not made directly by the developer, contributions will be secured through planning obligations. Where appropriate, pooled contributions will be used to facilitate delivery of the necessary infrastructure.”

Material Planning Considerations

National Planning Policy Framework (July 2021)

4.11. Paragraph 8 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 explains that there are three overarching objectives to ‘sustainable development’:

- *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.*

4.12. At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 11). Other areas of the NPPF that relate specifically to the determination of development proposals are set out below.

4.13. Paragraphs 60 to 80 set out the Government’s policies on housing. Paragraph 60 sets out that to support the Government’s objective of significantly boosting the supply of homes, 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.

- 4.14. Paragraph 62 confirms that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.
- 4.15. In relation to promoting sustainable transport, Paragraph 111 confirms 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.
- 4.16. Paragraph 113 confirms that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
- 4.17. Paragraph 119 states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding the environment and ensuring safe and healthy living conditions.
- 4.18. In achieving appropriate densities, Paragraph 124 states that planning policies and decisions should support development that makes efficient use of land, taking into account:
 - *the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
 - *(b) local market conditions and viability;*
 - *(c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
 - *(d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
 - *(e) the importance of securing well-designed, attractive and healthy places.*

4.19. Section 12 of the NPPF deals with achieving well-design places and states: *'that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*

4.20. Paragraph 134 confirms that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design 52, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

- *(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or*
- *(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

4.21. Paragraph 180 provides that when determining planning applications, local planning authorities should apply the following principles:

- *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed outweighs both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons 63 and a suitable compensation strategy exists; and*

- *(d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*

4.22. The National Design Guide, January 2021 and the National Design Code, serve to support the 2021 Framework and form part of the collection of Planning Practice Guidance. The National Design Guide Sets out the characteristics of well-designed places and serves to demonstrate what good design means in practice. The National Model Design Code guides the production of design codes and expands on the characteristics set out in the national design guide. The National Design Codes sets a baseline standard of quality and practice to be taken into account when developing design codes or determining planning applications

5. Planning Analysis

- 5.1 Having reviewed the relevant areas of planning policy in the Development Plan, along with other material planning considerations, this section seeks to identify and address the key planning issues and explain why the proposal represents a form of development that should be supported by the Local Planning Authority.

Principle of Development

- 5.2 The principle of development of the site for residential development at this location has been established through the adoption of the Local Plan and allocation HS17, which is proposed for housing (250 dwellings). It has also been secured by outline permission 2017/1452, which is for the development of 'up to' 232 dwellings. The proposed development is within the scope of this outline permission.

Layout

- 5.3 The proposals comprise a mix of 2-, 3- and 4-bedroom, two-storey detached or semi-detached dwellings, thus providing for a variety in housing types within the scheme that will be suitable for a wide range of households. In accordance with Policy H6 of the Local Plan a broad mix of housing is proposed (2 bed (13%), 3 bed (64%) and 4 bed (23%)) that has regard to the recommendations of the Council's 2021 SHMA.
- 5.4 All dwellings have parking provision and many of the properties have garages set back within their garden curtilage to minimise the amount of frontage parking across the scheme in the interests of visual amenity and safety.
- 5.5 The proposed street pattern has a hierarchy depending on the importance of the route and its location within the development. This is defined by the character of the streets and spaces they pass through, from the main estate road route with footpaths on either side, leading to shared surfaces and private drives.
- 5.6 There is a clear definition of the private and public realm, and property frontages overlook the internal site roads, in the interests of placemaking and passive surveillance. Dual fronted properties are placed on corners to optimise surveillance on all roads, paths, and green spaces within the development.

- 5.7 The scheme responds to the boundary on Wakefield Road by creating distance between the dwellings and Wakefield Road. Dwellings on this boundary are limited, set back and served via less formal private drives protected by areas of greenspace. A planted buffer has been left at the junction of Wakefield Road and Rotherham Road to preserve open views beyond East Gawber Farm and over the valley, for both drivers and pedestrians.



Proposed Treatment of Wakefield Road Frontage

- 5.8 The northern boundary of the site is shared with existing dwellings on Hill Top. Due to the existing dwellings' proximity, the proposed dwellings are shown to back onto this boundary with extended private rear gardens which, combined with boundary planting, provide protection and reduce the amount of overlooking for both sides. The properties on this boundary have been given elongated rear gardens to maintain view-to-view distances over the 21m rule.
- 5.9 The eastern and southern boundaries are shared with commercial units and the Stagecoach bus depot. The scheme responds to these boundaries by also backing on with private rear gardens providing a continuous fence line for maximum security.
- 5.10 A 10m woodland buffer across the northern boundary will reduce the visual impact of the development on views from the allocated green space beyond the northern boundary. It will also provide ecological benefits, mitigating the effects of vegetation removal elsewhere on the site. Species planted within this buffer are to be a local native mix which replicates surrounding hedgerows and woodlands.



Northern Boundary Tree Belt

5.11 There is an existing footpath along the former railway line at the southern and western boundaries which will link into the proposed development, thus creating a strong connection to surrounding amenities and neighbourhood, albeit this footpath runs outside of the Applicant's land ownership.

5.12 In the light of the above, it is considered that the site layout respects and reinforces the character of the area, and promotes high quality design, in accordance with Policy D1 of the Local Plan.

Scale

5.13 The proposed dwellings are all two storeys in height, reflecting the scale and character of other residential development in the local area.



Example Streetscapes

5.14 Policy H6 of the Local Plan advises that all new residential development within Urban Barnsley will be expected to have a density of 40 dwellings per hectare. In this context the proposals have

a net density of 34 dwellings per hectare, based on a developable area of 6 hectares. Whilst this is slightly less than the target set out in Policy H6, it is still considered to represent an efficient use of land given the number of site constraints, which include overhead electricity cables, water main/sewer easements, site topography, existing boundary vegetation and the need to set back dwellings from Wakefield Road.

5.15 Given the above, it is considered that the scale of the proposed development is appropriate to the site and its setting, in accordance with Policies D1 and H6 of the Local Plan.

Design and External Appearance

5.16 The proposed dwellings will utilise conventional residential design and materials that are appropriate to the character and appearance of the area. The Design Summary explains that the following design parameters have been adhered to:

- 2 storey heights.
- Regular window proportions.
- Feature gables to key frontages.
- Gabled eaves.
- New boundary treatments to be in keeping with the area.
- A restricted and uniform palette of materials.
- Good quality landscaping.

5.17 Elevational treatments are to include:

- Front door with canopy.
- Window head and cill detailing.
- Flat and double pantile roof tiles.

- Black rainwater goods.
- 5.18 It is considered that the mix of housing sizes and types, and proposed variation in external materials will ensure an attractive and memorable development. Key gateways will be marked by larger housing types, and dual fronted homes located at corners will maintain an active street scene that benefits from natural surveillance.
- 5.19 The use of a hierarchy of street layout comprising estate road, shared surface and private drives will also create a variety of different character areas within the scheme. Shared pedestrian and vehicular surfaces are used to encourage traffic calming, as they provide a pedestrian-friendly street and help to reduce traffic speed. The use of private drives across the site serving up to five dwellings helps to soften the development edges with lower density plotting.
- 5.20 Private drives are used to overlook the central public open space equipped with a L.E.A.P (Local Equipped Area of Play). In consideration of a L.E.A.P being aimed at children who are beginning to go out and play independently, maximum surveillance is required for their safety. Footpaths throughout P.O.S areas allow for ease of navigation and form a connecting link between the proposed development and its surroundings, therefore connecting the public space to the wider context.
- 5.21 Public open space around the site is following the outline approval, extending into the heart of the development to increase the number of plots benefitting. The central L.E.A.P is easily accessible to all properties and overlooked for increased surveillance/ security to reduce anti-social behaviour. Large attenuation basins, due to steep topography, have been positioned at the lowest part of the site.
- 5.22 In the light of the above it is considered that the proposals promote a high-quality design and appearance that respects the character of the area in accordance with Policy D1 of the Local Plan. The assessment provided within the Design Summary indicates that the proposals score green against all 12 Building for Life criteria.

Landscaping

- 5.23 A requirement of the outline application as set out in Condition 2 was to ensure that any future detailed planning application provides information as to how the site would be landscaped. The application is therefore supported by several landscaping plans.

- 5.24 Existing trees and hedgerows along the boundaries of the site are to be retained and integrated within the landscaping proposals. The Arboricultural Method Statement sets out measures to protect retained trees.
- 5.25 The Method Statement confirms that a number of existing trees will be removed to allow the development to proceed. However, it is considered that tree loss will be mitigated by the new native trees, shrubs and hedgerow proposed by the landscaping plans.
- 5.26 The new tree and shrub planting will soften the appearance of the new homes and provide for wildlife habitat. The proposed site layout shows new trees within the frontages of the scheme, and at points along the various streets of the development.
- 5.27 The 10m landscape buffer along the northern boundary of the site layout provides the opportunity to provide for significant areas of new native shrubs and trees.
- 5.28 The L.E.A.P, public open space and attenuation basin areas will also comprise substantial additional trees, grass and wildflower grass.
- 5.29 In the light of the above it is considered that the proposed development has been designed so that landscaping is an integral part of the scheme, and to foster the integration of the development into the landscape, in accordance with Policy LC1 of the Local Plan.

Ecology

- 5.30 A Landscape Ecology Management Plan has been prepared by Applied Ecological Services Ltd.
- 5.31 All habitats within the site will be managed by Gleeson or sub-contractors employed by Gleeson and they will be responsible for the implementation of the management plan.
- 5.32 Measures have been built into the management plan in order to monitor the success of the management plan in achieving its habitats targets.
- 5.33 Remedial measures to address the lack of attainment of habitat targets have been built into management prescriptions and work programmes. Additional measures may be required to address issues arising such as poor establishment of vegetation, tree diseases, the spread of invasive species and storm damage.
- 5.34 In the light of the above it is considered that the proposed development has been designed so that ecology is an integral part of the scheme.

Planning Benefits

5.35 The proposed development would give rise to several significant positive impacts. These can be summarised as follows:

- The proposed residential development would bring forward a site that has been assessed as suitable for residential development by the Council in the development plan and by the Council's Planning Committee at the outline application stage;
- The proposed development would make a positive contribution to housing delivery in the area, in accordance with the Government's objective to significantly boost the supply of homes (paragraph 60 of the NPPF);
- The development would provide for increased housing choice/mix in Barnsley. The development is suitable for a wide range of housing types, thus helping to create a mixed community;
- The new population that would occupy the new homes would help to sustain existing shops, services and public transport in Barnsley and within its urban area;
- The proposal would give rise to other economic benefits including construction employment, New Homes Bonus and Council Tax revenue. The HBF Calculator indicates that the construction of the development will support the employment of 626 people (including 6 apprentices/trainees) and once occupied the proposals will generate £2.4M in tax revenue (including £228K Council Tax revenue).

5.36 It is considered that the above positive impacts significantly outweigh the limited negative impacts that would arise from the proposed development.

6 Conclusion

- 6.1 Peacock + Smith have been instructed by Gleeson Regeneration, Harworth Estates and the Ellis Family to prepare a Planning Statement in support of a Reserved Matters application pursuant to outline permission 2017/1451, which was for up to for up to 232 units, with all matters reserved, except for access on land west of Wakefield Road, Barnsley.
- 6.2 The outline application reserved all matters for subsequent approval. This reserved matters application for 202 units (Use Class C3) therefore seeks approval of the remaining details of:
- Layout;
 - Scale;
 - Design and External Appearance; and
 - Landscaping.
- 6.3 Section 2 of this Statement confirms that the site is located to the west of Wakefield Rd, Barnsley. It is well related to the existing residential built-up area and comprises land with the benefit of outline consent. The site is approximately 1.8 miles to the north of the town centre of Barnsley and within walking distance of a wide range of shops and services, including education facilities. It is also within walking distance of local bus services. The site is a sustainable location for new residential development.
- 6.4 Section 4 confirms that the site is allocated for residential development within the Local Plan, with the application site covering allocation HS17. The allocation and the subsequent outline permission confirm that the principle of residential development at the site has been accepted by the Council. The proposed number of dwellings, 202 no, is within the scope of the outline permission.
- 6.5 Section 5 considers the appearance, landscaping, layout and scale aspects of the proposed development and demonstrates that these accord with relevant policy. It has been shown that the limited adverse impacts would not significantly and demonstrably outweigh the positive impacts of the development, as set out in the previous section of this Statement. We have demonstrated that the proposals would function well; they would be visually attractive and sympathetic to local character; they would establish a strong sense of place; they would make efficient use of land; and create a safe, inclusive environment with a high standard of amenity, in accordance with Paragraph 130 of the NPPF.

6.6 In this regard, and in line with the presumption in favour of sustainable development as set out in Paragraph 11 of the NPPF, it is considered that the reserved matters application should be approved.