

**PROPOSED RESIDENTIAL DEVELOPMENT**

**at**

**CARR GREEN LANE,  
MAPPLEWELL,  
BARNSELY.**

**For**

**MR RICHAR4D RICHARDSON**

**DESIGN AND ACCESS STATEMENT**

**Prepared by**

**WHITE AGUS LIMITED**

**JUNE 2025**

## Site Description

A freehold site of approximately 1960 sqm located between a dwelling, 68 Carr Green Lane and a factory and offices,

Mapplewell lies around three miles north of Barnsley, and eight miles south of Wakefield

The site was formerly a vehicle depot.

The land is Urban Fabric in the Local Plan and is within predominantly residential surroundings. The principle of residential development is therefore considered acceptable subject to the relevant consents.

Land to the west of the site, shown as Green Belt, Greenspace & Conservation on the Local Plan has been developed with a large residential development.

Carr Green Lane forms the eastern boundary of the site and a public open space acts as a 'green' buffer between the site and the recent development.

There is an industrial/commercial property to the south of the site. No 68 Carr Green Lane is directly adjacent the site to the north. This dwelling has patio doors and balcony which overlooks the site.

There is no right to a view in English law, as this would too broadly restrict the ability of other people to develop land. This position dates back to the 1610 Aldred case which held that rights had to be sufficiently definite to be enforceable. As far as we are aware no such rights exist in this case.

## History

Based on the information available on BMBC Planning Portal there is no recent planning history on the site.

## Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites).

In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review.

The next review is due to take place in 2027 or earlier if circumstances, require it.

Site Allocation: Urban Fabric & Dearne Valley Green Heart Nature improvement Area

SD1 'Presumption in Favour of Sustainable Development' Policy GD1 'General Development' Policy LG2 'The Location of Growth'

Policy H1 'The Number of New Homes to be Built'

Policy H2 'Distribution of New Homes'

Policy H4 'Residential Development on Small Non-allocated Sites' Policy

H6 'Housing Mix and Efficient Use of Land' Policy T1 'Accessibility Priorities' Policy T3 'New Development and Sustainable Travel'

Policy T4 'New Development and Transport Safety'

Policy D1 'High Quality Design and Place Making'

Policy CC1 'Climate Change' Policy CC2 'Sustainable Design and Construction'

Policy CC4 'Sustainable Urban Drainage' Policy CL1 'Contaminated and Unstable Land' Policy

Poll1 'Pollution Control and Protection'

SPD's -Design of Housing Development -Parking -Sustainable Travel

Other South Yorkshire Residential Design Guide NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development.

Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 59 - 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.

Paras 74-77 - reiterates the importance of a deliverable supply of homes to meet the needs of the district.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places

Para 111 - 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. Para 126 - The creation of high-quality 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.

## **Assessment**

The site is located within Mapplewell and close to the amenities and transport links.

The proposal is for two storey houses which are entirely appropriate in this locality.

The significance of this is that is a priority location to accommodate growth and new residential development in spatial and sustainable development terms making it compliant with policies LG2 and H2.

Local Plan Policy H4 'Residential Development on Small Non-allocated Sites' states that proposals for residential development on sites below 0.4Ha will be allowed where the proposal complies with other relevant policies in the plan.

These sites make a valuable contribution to the housing supply.

Sites in towns and villages can offer good opportunities for providing houses where other people already live, near to shops and services.

Developing these sites also reduces the need to provide new sites outside settlement boundaries.

Approval should be given for small scale residential development within towns and villages in line with other plan policies, including those protecting people's living conditions, road safety and design.

In addition to the above all new dwellings must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing.

Further, development should be granted where it would maintain visual amenity and not create traffic problems/reduce highway safety.

An assessment of the proposals against those criteria is set out below:-

### **Design/appearance/layout**

In terms of the layout, the submitted plan demonstrates that the plot can accommodate five detached properties while still providing adequate in curtilage parking and garden/amenity space, which exceeds the standard required in the Suth

Yorkshire residential design Guide.. The accommodation proposed also meets the standards as set out in The South Yorkshire Residential Design Guide.

The proposed dwellings would respect the ad-hoc building line and the adjacent properties and Carr Green Lane as such, it is not a back land location given an access already exists and there is development immediately adjacent. .

Dwellings in this location would not be contrary to the development pattern of the area, in accordance with Local Plan Policy D1 and SPD 'Design of Housing Development'.

### **Residential Amenity**

Residential amenity has been designed and measured against the requirements as set out in the South Yorkshire Residential Design Guide. The private amenity space proposed exceeds the required standard.

The scale of the dwelling has been fully considered, and the layout demonstrates five dwellings can be accommodated on the site without significantly increasing overshadowing or being overbearing features.

The layout plan demonstrates that the proposed dwellings can be accommodated on the site which achieves adequate residential amenity for both existing and future residents, in accordance with Local Plan Policy GD1 and SPD 'Design of Housing Development'.

### **Highway considerations**

The layout plan shows each property with two, parking space plus an integral garage. Although the garage dimensions may fall short of the current requirement, nevertheless a car can be easily parked in the space available. These off- street parking spaces are located within the curtilage of the dwelling.

As such, the development does accord with the requirements of SPD 'Parking'.

**Biodiversity** The submitted documents include a Bio-diversity report and assessment.

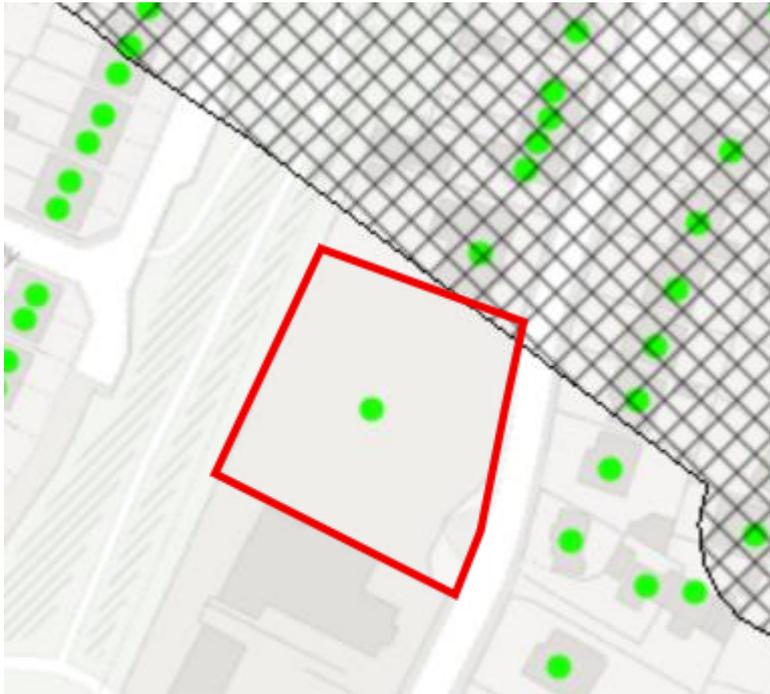
### **Mining**

SYMAS have been consulted and have confirmed that:

Regarding this site for Richard (Richardson); I (Mark Lyons) have spoken to Paul (James) and we both agree that it would seem unnecessary for a full blown CMRA in this instance.

The only 'slight' encroachment of a referral area on the northern boundary relates to the Kents Thick seam that outcrops there, so the only 'slight' potential would be for a little exposed coal in the north that can be dealt with at the Building Control stage should it progress.

No other coal seams will be shallow enough to be of effect and no known mine entries are known within 20m of the site boundary.



## Conclusion

In summary the proposed residential development is considered acceptable in principle due to the land being designated urban fabric in the local plan and is considered suitable to accommodate housing growth.

The proposal therefore achieve compliance with local plan policies LG2, H1, H2 and therefore SD1 Presumption in Favour of Sustainable Development by consequence.

The layout plan shows that the development could achieve the required spacing and garden sizes to provide and maintain the required standards of residential amenity for existing and future occupiers.

The application is also considered acceptable in relation to the other considerations set out in the assessment section of the report including highways matters, coal mining risk and drainage.

Considering the relevant development plan policies and other material considerations the application is in accordance with the development plan (most notably policies LG2, H1, H2, H6, GD1, I1, BIO1, T4) and is assessed to be a suitable and sustainable form of development that accords with Local Plan Policy SD1 Presumption in favour of Sustainable Development in overarching terms.

Similarly in National Planning Policy terms (NPPF) the presumption in favour of sustainable development is considered to apply also (para 11) which is that proposals that accord with an up to date development plan should be approved without delay.