Nathaniel Lichfield & Partners
Planning. Design. Economics.

Nether Mill Farm, Penistone

Planning Statement

Proposed Development of Eleven Detached Dwellings at Nether Mill Farm, Penistone

Duchy Homes Limited

November 2015

50429/JG/AJk

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1.0 Introduction

1.1 This Planning Statement has been prepared by Nathaniel Lichfield & Partners (NLP) on behalf of Duchy Homes Limited to support an application for detailed planning permission and listed building consent for demolition of existing buildings (comprising agricultural and residential buildings) and the erection of 11 detached dwelling houses, access, landscaping, drainage and associated works on land at Nether Mill Farm in Penistone.

1.2 Nether Mill Farm is no longer operational, providing the opportunity for high quality redevelopment of this brownfield site at an important gateway location at the entrance to Penistone.

1.3 The site is located within an established Housing Policy Area, and will provide much needed executive housing within a sustainable location to support Barnsley's future growth.

1.4 Full consideration has been given to heritage issues within, and adjacent to, the site, as well as matters of flood risk, and the layout has been developed to address both of these issues whilst significantly improving the existing street scene along a main road and important gateway to the market town of Penistone.

1.5 A separate Heritage Statement has been prepared which considers impacts on the heritage assets within, and adjacent to the site, and which should be read alongside this Planning Statement.

1.6 The proposed development has been informed by pre-application discussions with Barnsley Metropolitan Borough Council (BMBC) where the principle, type and layout of the development have been agreed.

1.7 The scope of the planning application has been agreed with Officers at BMBC and comprises the following:

- Completed planning application form and ownership certificates;
- Site Location (Red Line) Plan (PS-012 Rev E);
- Application Drawings – see attached drawings schedule at **Appendix 1**;
- Planning Statement (including completed Housing Development Sustainability Checklist ('PAN 30 Checklist')) (50429/JG/AJk) - *this document*;
- Heritage Statement (50429/JG/SP);
- Design and Access Statement (including Building for Life Assessment);
- Ecological Appraisal (R-2371-01);
- Bat Roost Potential and Emergence Surveys (R-2371-02; R-2371-03; R-2371-04);
- Arboricultural Survey (12444/SR);

- Sequential Flood Risk Assessment (15184/l/01A);
- Flood Risk Assessment (15184/l/02A);
- Drainage Principles Plan (38208/001 Rev C); and
- Phase 1 and 2 Geotechnical and Geo-environmental Site Investigation Report (38208-003)

1.8 The purpose of this report is to provide BMBC with all necessary information to assess and determine the proposal within the context of relevant national and local planning policy, as well as other material considerations.

1.9 The remainder of this Planning Statement is structured as follows:

- Section 2 – Site Description and Context;
- Section 3 – Proposed Development;
- Section 4 – Planning Policy Context;
- Section 5 – Planning Considerations; and
- Section 6 – Conclusions.

2.0 Site Location and Description

Site Location

2.1 The application site is located within the market town of Penistone, approximately 8 miles west of Barnsley town centre, and immediately to the north of the A628: Barnsley Road.

2.2 The site is bound to the south by the A628: Barnsley Road Park Drive; existing residential buildings and their associated curtilage (Nether Mill House; Nether Mill Farmhouse; and Nether Mill Barn – all Grade II listed) to the east (part of which is included in the application boundary); a new housing development by Jones Homes (currently under construction) to the west; and Green Belt land to the north, beyond which lies Penistone Grammar School.

2.3 Wider surrounding uses are predominantly residential in nature, comprising a mixture of house types, including new build residential development to the west and north, as well as open space and areas of washland associated with the River Don. A garage/petrol filling station is located to the south of the site and Penistone Grammar School is also in close proximity to the site to the north.

2.4 The site is highly accessible from a transport perspective, being accessed off the A628 Barnsley Road which provides convenient access to the motorway network at Junction 37 of the M1, and Barnsley Town Centre beyond. The nearest bus stop is located on Barnsley Road circa 100m from the application site, and provides high frequency services to Barnsley, Dodworth, Silkstone, Denby Dale, Holmfirth, Cawthorne and Sheffield. The site is also within walking distance of Penistone Railway Station, which is situated approximately 1km to the south west and provides regular (hourly) train services to Barnsley, Huddersfield, Denby Dale and Sheffield.

2.5 The site is also within convenient walking distance (approximately 600m) from retail, leisure and community facilities located within Penistone Town Centre. As referred to above, the site is within walking distance of primary and secondary schools, as well as healthcare facilities.

Site Description

2.6 The application site comprises the existing farm buildings at Nether Mill Farm, including the former Nether Mill building and the adjoining residential dwelling. The application site also includes the later block built extension to the rear of Nether Mill House (Grade II listed) which is proposed for demolition.

2.7 The site is approximately 0.69ha in size and slopes upward from Barnsley Road. As referred to above, the farm is no longer operational and all agricultural buildings are now unused.

2.8 Vehicular access to the site is currently via two accesses, both taken directly from Barnsley Road.

2.9 Nether Mill House, part of which falls within the application site boundary, is Grade II listed, as are Nether Mill Cottage and the barn located approximately 10m east of Nether Mill House. Nether Mill Farmhouse is located to the east of the site but excluded from the application boundary. The application site does not include any other listed heritage assets, and is not within a designated Conservation Area. Nether Mill is not listed and not identified on any local list but is deemed to be an undesignated heritage asset on account of its age.

2.10 The site supports a number of mature and semi-mature trees, mainly confined to the site's boundaries. None of these trees are subject to Tree Preservation Orders.

2.11 A very small part of the site (at the existing westernmost access point) falls within Flood Zone 2. The remainder of the site is in Flood Zone 1 and therefore is at a low risk of flooding. The site does not contain any environmental or nature conservation designations.

Planning History

2.12 A planning application for redevelopment of the Nether Mill Farm site was submitted in June 2013 (application reference 2013/0597). This application incorporated additional land to the east containing the three existing listed buildings, as well as a small area of Green Belt land. The application sought planning permission and listed building consent for the development of 20 dwellings, including 13 new build properties and the conversion/alteration of existing listed and non-listed buildings into 7 dwellings. This application included the development of two dwellings within the curtilage of Nether Mill House, as well as the demolition of its 1970's block built annex.

2.13 The application was taken to planning committee on 22nd October 2013 with a resolution to grant planning permission, and was subsequently approved by members of the Planning Committee subject to the signing of a S106 agreement. Whilst the S106 was never signed, and the permission has therefore not been issued, approval of the application demonstrates in principle the acceptability of redevelopment of the site for residential uses, as well as the principle of development within the curtilage of Nether Mill House.

2.14 A second planning application for residential development at a nearby site at Water Hall Lane was submitted at the same time as application 2013/0597, using the same supporting documents. This application was validated under application reference 2013/0602, but was later withdrawn.

2.15 The site has no other relevant planning history.

3.0 Proposed Development

3.1 This application seeks full planning permission for demolition of the existing agricultural buildings, residential dwelling (Nether Mill) and part of Nether Mill House, and the development of 11 four and five bedroomed, two storey detached executive homes with associated vehicular access, landscaping and drainage, alongside other associated works. The description of development is as follows:

Demolition of existing agricultural buildings and dwelling (adjoining Nether Mill) and part of Nether Mill House, and erection of 11 detached dwelling houses with associated vehicular access, landscaping, drainage and other associated works.

In addition, listed building consent is sought for demolition of the rear annex of Nether Mill House and associated works.

Layout and Design

3.2 The overall layout of the development has been designed to maximise the development potential of the site and make use of existing access points, whilst providing sufficient amenity space and respecting the setting of the listed buildings to the immediate east of the site.

3.3 The layout comprises an informal arrangement, arranged around three access points. As illustrated on the proposed site plan (PE-001 Rev D), three dwellings (Plots 1-3) are provided off a new access point to the west of the site, and four (Plots 5-8) from an upgraded access point within the centre of the site. The remaining three dwellings (Plots 9, 10 and 11) are located to the east of the site, accessed from the existing access point. Plots 10 and 11 are set within the existing garden of Nether Mill House, necessitating the demolition of a later annex to provide sufficient amenity space.

3.4 The layout is well spaced. Plots 8 and 9 have been set back along the line of the existing wall in order to provide a buffer from Barnsley Road whilst accommodating site drainage. Elsewhere on the site properties have been set back from Barnsley Road as far as possible, or orientated such that they provide some screening and amenity benefit.

3.5 The site layout provides for future access to land at the rear of the site, with the road designed to a sufficient standard to accommodate additional development.

3.6 The proposed building materials and design features draw reference from, and complement, the character of the listed, and non-listed, buildings, as well as other residential styles elsewhere in the vicinity of the site in order to conserve existing heritage assets and their settings and to ensure assimilation of the new development into the existing landscape and streetscape.

3.7 Four different house types are proposed, all of which comprise detached four and five bedroomed houses. All of the houses are two storey, in line with adjoining properties. All of the dwellings will be constructed in artificial sandstone, with artificial slate roof tiles. The dwellings will feature cream uPVC windows and black front, rear and garage doors as well as black downpipes and rainwater goods.

3.8 The properties are designed to provide generous internal space, and each property has a private drive, garage (detached or integral) and a private rear garden to provide for adequate amenity space.

3.9 The houses will be built to a high specification and will accommodate high thermal and energy efficient material. Each dwelling will achieve the sustainability standard required to meet Part L of the Building Regulations 2013.

3.10 A sequential approach has been adopted to the proposed site layout, whereby the vast majority of the dwellings proposed are located within flood zone 1. The proposed demolition of Nether Mill allows reconfiguration of site levels at the main site entrance, which falls within Flood Zone 2, to allow Plot 4 to be developed at a sufficient level to remove this property from an area of flood risk, resulting in net benefit at the site in flood risk terms.

3.11 Further information is provided on the application drawings, as well as the Design and Access Statement, which accompany the application.

Landscaping and Trees

3.12 The layout of the development has been designed to ensure that existing trees around the site's perimeter, particularly where these offer the most amenity value, are retained.

3.13 Two tree groups are required to be removed from the existing access point and southern site boundary to facilitate the development of Plots 8 and 9. Trees species will also need to be removed from the proposed locations of Plots 3, 4 and 11. These trees are not protected, and were also proposed to be removed as part of the previous application. The loss of onsite trees will be more than compensated for by the additional trees planted associated with the development, and adequate mature tree coverage remains to provide appropriate screening and amenity value for the site and the setting of the retained listed buildings. The approach to landscaping has been agreed as part of pre-application discussions with Officers at Barnsley MBC.

3.14 The development will be accompanied by a high quality hard and soft landscaping scheme incorporating additional planting, paving and appropriate boundary treatment, as illustrated on plan references PS-007 Rev E, PS-008 Rev F and PS-009 Rev F. The proposed boundary wall to the front of the site utilises the existing wall to further conserve the site's character. Street lighting along the site's central access road will be provided by the Highways Authority (BMBC) according to the specification for adopted highway. Additional bollard

lighting will be provided on the private drives to the east and west of the access road.

Access and Car Parking

3.15 As indicated on the site layout plan, vehicular access to the development will be via three access points off Barnsley Road. Two of these access points are existing, with a third new access proposed to access the western portion of the site. The principle of these access points was established as acceptable during the consideration of the previous application 2013/0597, as well as during pre-application discussions in respect of the current application.

3.16 Each access will provide appropriate visibility splays in accordance with standards, and the internal road layout has been designed to a sufficient standard to accommodate additional future development to the rear of the site.

3.17 The development provides three off street car parking spaces per dwelling within garages and on private drives, with an additional visitor parking space provided adjacent to Plot 3. Adequate space for cycle parking (at least two per dwelling) is provided for each dwelling within a private garage.

Pre-Application Consultation

3.18 As referred to above, pre-application discussions were initially held with Planning, Conservation, Highway and Drainage Officers at BMBC at a pre-application meeting on 19th March 2015, and subsequent correspondence has also been held.

3.19 At this meeting BMBC agreed the principle of residential development in this Housing Policy Area within a Principle 'growth' location of Penistone, and the potential opportunity to significantly improve the appearance of a key gateway site at the entrance to the town. The potential for the delivery of much needed executive housing within a sustainable location was identified as a particular benefit in the context of Barnsley's lack of a five year housing land supply.

3.20 Planning and Conservation Officers were generally supportive of the scheme's layout and individual house type designs. A number of minor amendments to the site layout were made in response to comments made by Officers, which included setting the dwellings back from Barnsley Road and re-orientating others in order to provide adequate separation from Barnsley Road and associated amenity benefits, whilst also accommodating surface water drainage.

3.21 BMBC identified Nether Mill as a heritage asset of some local significance, but accepted that the difficulty of conversion, flood risk, and other factors might provide justification for its demolition, providing this was adequately documented within a detailed heritage statement examining its significance and any potential harm arising from the proposals. Similar consideration was needed in respect of the adjacent listed buildings at Nether Mill House, albeit the proposed layout was considered an appropriate and sympathetic approach.

3.22 Building materials were required to reference typical building and architectural practices, and to be sympathetic to the area. The specific building materials proposed to be used have been the subject of further discussion with Planning and Conservation Officers, who have agreed to the materials proposed.

3.23 Use of the existing access points, and inclusion of a new access point off Barnsley Road, was agreed as acceptable, subject to the provision of a right hand turn lane into the site, to be dealt with via a 278 agreement. The extent of adopted roads within the site was also agreed, as well as the principle of ensuring that internal access roads were capable of servicing future development to the rear in light of current proposals within the emerging Local Plan. It was agreed that no Transport Statement would be required, in line with planning policy.

4.0 Planning Policy Context

4.1 This section considers relevant planning policy from the adopted Development Plan, as well as the National Planning Policy Framework (NPPF) and supplementary planning documents (SPDs). Consideration is also given to the emerging Local Plan.

Development Plan Policy

4.2 The Statutory Development Plan of relevance for the application site comprises:

- Saved Policies from Barnsley's Unitary Development Plan (UDP) (adopted December 2000); and
- Barnsley's Core Strategy 2011-2028 (adopted September 2011).

4.3 In accordance with paragraph 215 of the National Planning Policy Framework (NPPF), weight should be afforded to policies within these documents so far as they are consistent with the NPPF.

Unitary Development Plan

4.4 The application site is designated as a 'Housing Policy Area' under Saved UDP Policies H8 and PE2. Barnsley Road is shown on the Proposals Map as forming part of the Strategic Highway Network (under Policies T3 and PE18). There are no other site specific designations of relevance to the application.

4.5 Policy PE2 states:

'In accordance with Policy H8, the areas shown on the Proposals Map as Housing Policy Areas will remain predominantly in residential use.'

4.6 Policy H8 seeks to maintain the residential nature of Housing Policy Areas, by only permitting other uses in those areas which are compatible with a residential area, and other policies of the plan. Policies H8A, H8D and H8F provide additional guidance in respect of the scale, height and design of new dwellings and private garages.

4.7 Other relevant UDP policies include Policy BE5, which seeks to enhance the environmental quality of existing housing areas.

Core Strategy

4.8 The Core Strategy sets out the strategic policies guiding development within Barnsley over the plan period (up to 2026). Penistone is designated as a Principal Town / Location for Growth under Policy CSP 8, with a requirement to accommodate 1,100 new dwellings (5% of Barnsley's total requirement) over the plan period under Policy CSP 10.

4.9 Other policies relevant to the determination of this application, and discussed elsewhere in this report, include:

- Policy CSP 1 – Climate Change;
- Policy CSP 3 – Sustainable Drainage Systems;
- Policy CSP 4 – Flood Risk;
- Policy CSP 14 – Housing Mix and Efficient Use of Land;
- Policy CSP 25 – New Development and Sustainable Travel;
- Policy CSP 26 – New Development and Highway Improvement;
- Policy CSP 29 – Design;
- Policy CSP 30 – The Historic Environment;
- Policy CSP 36 – Biodiversity and Geodiversity;
- Policy CSP 39 – Contaminated and Unstable Land; and
- Policy CSP 40 – Pollution Control and Protection.

4.10 Following the Royal Assent of the Deregulation Act 2015, local planning authorities are no longer able to apply additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development, which has now been withdrawn by the Government as detailed in a Ministerial Statement made by Eric Pickles in March 2015. Consequently, Core Strategy policies CSP 2 'Sustainable Construction' and CSP 5 'Including Renewable Energy in Developments' are no longer consistent with national planning guidance, and are therefore not afforded weight in determination of the application. These policies have therefore been excluded from further assessment.

4.11 The proposed development will need to comply with the energy efficiency requirements set out in Part L of the Building Regulations, and measures proposed to achieve this are discussed in further detail in Section 5.0 below.

Emerging Planning Policy

4.12 Barnsley MBC is in the process of preparing a new Local Plan which will eventually replace the Core Strategy and Unitary Development Plan. Initial consultation on the 'Local Plan Consultation Draft' was undertaken between November 2014 and January 2015. Consultation is also now being undertaken on additional sites and policies which were put forward either through previous comments on the Consultation Draft, or by the Council in response to new policy requirements arising from Central Government changes. This latest consultation runs until 11th December 2015 and comments received will be used to inform the Publication Draft of the Local Plan. Given the early stage of engagement on new sites and policies, the plan is at an early stage, and is currently afforded limited weight in determination of the application.

4.13 Notwithstanding this, it is of note that the Local Plan Consultation Draft 2014, and the accompanying proposals map, proposes designation of the application

site as 'Urban Fabric', within which development is governed by draft Policy GD1 'General Development'. This policy echoes the 'presumption in favour of sustainable development' set out in the National Planning Policy Framework (NPPF), as well as the current Housing Policy Area requirements, with proposals for development considered to be acceptable in principle subject to issues of amenity, landscaping, environmental considerations, and the compatibility with future development potential.

4.14 A review of Green Belt boundaries undertaken as part of the emerging Local Plan has resulted in recommendations to remove areas of Green Belt directly to the north and west of the application site, and resulting in re-designation of these areas as 'Urban Fabric' within the Consultation Draft Local Plan.

4.15 Whilst still at an early stage, and of limited weight, the draft Local Plan provides an indication of the future direction of planning policy, including the continued appropriateness in principle of development of the application site for residential uses, as well as the likely appropriateness of additional land to be developed to the north and west for residential development.

National Planning Policy Framework

4.16 This proposal has also been prepared having specific regard to the NPPF (adopted March 2012), which is a material consideration in the determination of the application.

4.17 The NPPF introduces a 'Presumption in Favour of Sustainable Development'. Under this principle Councils must approve, without delay, development which is consistent with an up to date local plan, unless material considerations suggest otherwise. Where the development plan is absent, silent, or relevant policies are out of date, planning permission should be granted as long as any adverse impacts do not significantly outweigh the benefits, or specific policies within the Framework indicate that development should be restricted. Such restrictions include reference to heritage assets.

4.18 The NPPF sets out a requirement to '*boost significantly the supply of new housing*' (paragraph 47) in order to deliver a wide choice of high quality housing. Council's are required to consider new housing applications within the context of *'the presumption in favour of sustainable development'* and housing supply policies should not be considered up-to-date if the LPA cannot demonstrate a five-year supply of deliverable sites(paragraph 49).

4.19 The NPPF requires the conservation of heritage assets in a manner appropriate to their significance. Significance can be harmed or lost through development within the setting of a heritage asset, with any such harm or loss requiring clear and convincing justification. Substantial harm or loss to a designated asset will only be acceptable in exceptional circumstances. Where a development proposal will lead to less than substantial harm, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.

4.20 The effect of an application on the significance of a non-designated asset should be taken into account in determining planning applications, with a balanced judgement taken with regard to the asset's significance, and the scale of any harm or loss.

4.21 The NPPF requires development to be directed away from areas of high flood risk, and for all development to be made safe for its lifetime without increasing flood risk elsewhere. When determining planning applications, LPAs should require any proposed development within an area of flood risk to be informed by a site specific flood risk assessment, and undertake a sequential test which assesses whether there are reasonably available alternative sites in areas of lower flood risk, and/or that a sequential approach to site layout has been applied.

4.22 In addition, the NPPF sets out a strong commitment to securing economic growth, and encourages the use of previously developed land. NPPF emphasises the importance of high quality design and good standards of amenity for existing and future occupants, as well as the use of efficient materials and low carbon design to minimise energy consumption. New development should reduce the need to travel by car. Biodiversity and protected species should be preserved and enhanced.

4.23 As set out above, a recent Ministerial Statement made by Eric Pickles in March 2015 detailed withdrawal of the Code for Sustainable Homes in March 2015. Paragraph 95 of the NPPF states that any locally adopted requirements for a building's sustainability should be consistent with the Government's zero carbon buildings policy. The zero carbon homes policy is expected to be introduced in late 2016 (Eric Pickles Ministerial Statement, March 2015).

Planning Practice Guidance

4.24 Additional national guidance in the form of the Planning Practice Guidance (PPG) was published in March 2014, and formally replaced all existing planning practice guidance.

4.25 Whilst existing guidance has been streamlined, new guidance is added in respect of local green space designation; environmental quality (noise, air, land, water and water supply, and light pollution); the duty to cooperate; viability and neighbourhood planning. Reference is made to guidance set out within PPG as necessary throughout this this, and other technical, reports.

Supplementary Planning Documents

4.26 The following Supplementary Planning Documents (SPDs) are a material consideration in determination of the application:

- Designing New Housing development (Adopted March 2012);
- Residential Amenity and the Siting of Buildings (Adopted March 2012);
- Trees and Hedgerows (Adopted March 2012); and

- Parking (Adopted March 2012).

Supplementary Planning Guidance

4.27 Additional guidance on how the saved policies of the UDP will be implemented can be found in relevant Supplementary Planning Guidance documents (SPGs). The following SPG is of relevance to this application:

1 Sustainable Location of Housing Sites (Adopted July 2011)

Summary of Key Planning Considerations

4.28 Taking account of the documents listed above, key planning considerations associated with redevelopment of the application site are:

- The principal of residential development, including the presumption in favour of sustainable development, and the proposed housing mix;
- Impacts on the setting of designated heritage assets to the east of the site, and justification for the loss of non-designated assets;
- The appropriateness of the proposed layout, design, and materials;
- Issues of flood risk;
- Residential amenity for both new and existing residents;
- Highways Safety; and
- Potential impacts on protected species and trees.

4.29 Each of the above planning considerations is discussed in detail at Section 5.0.

5.0 Planning Considerations

Principle of Residential Development

5.1 As set out above, the application site is designated within the UDP as a Housing Policy Area under saved Policy PE2, within which residential uses are encouraged and protected under Policy H8. The site continues to be located within an area of 'Urban Fabric', where residential development is supported, under under Policy GD1 of the emerging Local Plan. The application is therefore acceptable in principle according to adopted and emerging planning policy.

5.2 The application is also fully consistent with the adopted Core Strategy, which designates Penistone as a principal town in which to accommodate growth under Policy CSP 8 and prioritises the development of brownfield land, with 55-60% of all new housing developments required to be developed on brownfield land under Core Strategy Policy CSP14.

5.3 The site is in a highly sustainable location in close proximity to a wide range of local services and public transport links. The Housing Development Sustainability Checklist set out within the Sustainable Location of Housing Sites SPG has been completed for the site and is included at Appendix 2. This demonstrates that the site is considered sustainable across virtually all categories, achieving an overall score of 35.

5.4 The only category where the site achieved a score below the required threshold was 'Current UDP Notation'. As described above, the site lies within a Housing Policy Area, and the emerging Local Plan proposes that residential development is continued to be supported in this location. Furthermore, the Green Belt land to the north is also proposed to be designated as 'Urban Fabric'. This, along with the recommendation of approval of application 2013/0597 which established the principle of development, is clear indication of the Council's view that sustainable development should be permitted in this area of Penistone.

5.5 The application site therefore comprises the redevelopment of brownfield land within a sustainable location in full accordance with adopted, and emerging, local plan policy, as well as the provisions of NPPF, and is therefore acceptable in principle.

Housing Type, Density and Mix

5.6 Policy CSP14 requires housing proposals to include a broad range of house size, type and tenure in order to meet local needs and to help create mixed and balanced communities.

5.7 The Local Plan Consultation Draft 2014 Housing Background Paper specifically identifies a need for low density high value, or 'executive housing', in order to support Barnsley's Economic Strategy (2012-2033). The proposed

development of eleven detached Executive Homes will therefore help to address the current underrepresentation of detached, executive housing within Barnsley, providing the right housing mix in order to and contribute towards a mixed and varied housing offer and creating the conditions for economic growth.

5.8 Similarly, whilst specific 'low density allocations' have been removed from the draft Local Plan (partly on the basis that the sites proposed for such development were not sufficiently sustainable), it continues to recognise that some large, low density properties will be required as part of the overall housing overall mix. This is reflected in Policy CSP14 which seeks a minimum density of 40 dwellings per hectares whilst allowing for lower density development where this is justified on the basis of such issues as need and design.

5.9 A significantly lower density of development is therefore justified in this case on the basis that the site will meet an identified need for low density 'executive housing', and deliver this within a sustainable location as an identified focus for growth, whilst providing a form and density of development which is in keeping with, and complementary to, the site's context and adjacent heritage assets.

5.10 The proposals are therefore in accordance with Policy CSP14.

5.11 The number of dwellings proposed is below the threshold where the development is required to provide affordable housing or public open space under Policy CSP 15 and the Open Space Provision on New Housing Developments SPD.

Impact on Heritage Assets

5.12 Plots 10 and 11 are set within the existing garden of Nether Mill House, one of three Grade II listed buildings located to the east of the proposed development. A later poor quality block built addition to this dwelling is proposed to be demolished in order to provide sufficient amenity and garden space for Plot 11. None of the other buildings within the site are listed, albeit the Nether Mill building has some local significance in heritage terms.

5.13 An assessment of impacts arising from the proposed development on the significance of heritage assets (both designated and non-designated) is considered in detail within the Heritage Statement submitted as part of this application.

5.14 The Heritage Statement demonstrates that the proposed curtilage development will cause 'less than substantial harm' to the setting of Nether Mill House. Such harm is more than outweighed by the heritage benefits associated with removal of the later extension, as well as the benefits of bringing the site back into practical use to meet identified housing needs within a sustainable location.

5.15 There will be no adverse impacts upon the settings of the other listed buildings (Nether Mill Barn and Nether Mill Farmhouse/Nether Mill Cottage) due to the separation of the application site from these buildings.

5.16 Nether Mill is unlisted and does not appear on any local list, although it is of local heritage interest. The property is currently vacant and in a poor state of repair. Removal of this building is proportionate to the building's low significance.

5.17 The loss of this non-designated heritage asset is outweighed by securing the optimum use of the Nether Mill Farm site, and the benefits that this brings in terms of the maximising the redevelopment potential of a brownfield site; the contribution to much needed executive housing in an identified growth area and in the absence of a five year housing land supply; the limited potential for conservation of heritage features; and addressing matters of flood risk.

5.18 The proposals are therefore in accordance with the requirements of Policy CSP 30 and the NPPF.

Design

5.19 Core Strategy Policy CSP 29 states that high quality development will be expected that respects, takes advantage of, and enhances the distinctive features of Barnsley, including natural features and views and vistas to key buildings and landmarks. Within Penistone, particular emphasis is placed upon heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form.

5.20 The policy adds that development is expected to contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment, as well as enabling safe access for all and contribute towards creating attractive, sustainable and successful neighbourhoods. Development should also help to transform the character of physical environments that have become run down and are lacking in distinctiveness.

5.21 More detailed guidance on how these design principles can be implemented in new residential schemes is also provided in the Designing New Housing Developments SPD. The SPD covers separation distances (see sub-heading 'Residential Amenity' below), character, street design, landscaping and other technical matters.

5.22 Consideration of this policy and the guidance set out in the aforementioned SPD has informed the development proposals, which have been sensitively designed to protect and positively contribute to the character of the buildings at Nether Mill Farm, and the character of the surrounding area, through the following design features:

- Removal of the rear annex of Nether Mill House and the sensitive reinstatement of its rear elevation to facilitate the development of Plot 11, thereby enhancing the significance of the listed building;

- Retention of trees and landscaping where possible, including important trees adjacent to the listed buildings at Nether Mill Farm, as well as the planting of new native tree and plant species throughout the development, including on road frontages and in rear gardens as part of a detailed landscaping strategy. Existing landscaping to the south of the listed buildings, from where public views of the buildings can be obtained, will be retained;
- Informal orientation of dwellings in various directions to reflect the layout of the existing buildings at Nether Mill Farm, including the southern facing orientation of plots 3 and 9 to front onto Barnsley Road, thus creating an active frontage onto the main highway. Adequate space for landscaping between these plots and the highway has been provided within the layout to provide amenity screening for new residents;
- The development of low density housing set within generous, landscaped development plots to reflect the varied urban fringe character in this area of Penistone. Building heights will be limited to two storeys to reflect local dwelling styles and not over dominate the listed buildings at Nether Mill Farm; and
- The use of high quality, locally sourced materials including artificial grey slate roof tiles, artificial stone walling, reclaimed stone garden walls and granite stone private driveways and paths. This will create an exclusive appearance whilst respecting and enhancing the local built heritage and character.

5.23 In summary, incorporation of the above design features will ensure that the development appropriately responds to its context, and in particular respects and enhances the setting of the heritage assets to the east of the site. The development will be of a high quality, using local materials to contribute to its sense of place. The proposal is therefore fully in accordance with Policy CSP 29, the Designing New Housing Development SPD and the provisions of the NPPF.

5.24 An assessment of the scheme has also been undertaken in accordance with the principles set out in Building for Life 12. The assessment shows that the scheme responds positively to each of the 12 questions included in the document. Further details can be found in the accompanying Design and Access Statement.

Sustainable Design

5.25 As discussed in Section 4.0 of this Planning Statement, the Code for Sustainable Homes was withdrawn in March 2015. The development will, however, need to comply with the energy efficiency requirements set out in Part L of the Building Regulations. This approach was agreed by Barnsley MBC during pre-application discussions.

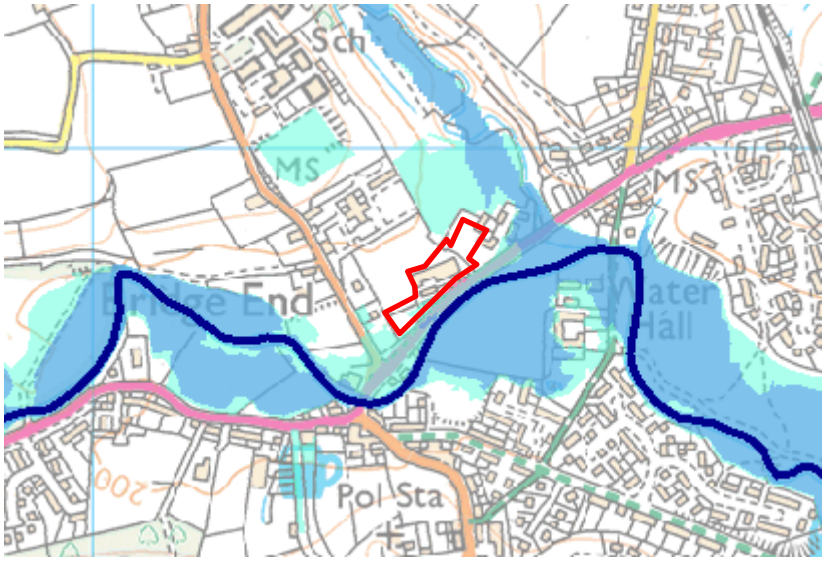
5.26 An assessment undertaken by Plasmor demonstrates how the dwellings will meet the requirements of Part L of the Building Regulations by adopting a

fabric first approach and incorporating measures such as energy efficient heating and ventilation systems, as well as low energy lighting throughout. By implementing these measures, the development will be in accordance with the aspirations of Policy CSP 1.

Flood Risk and Drainage

5.27 The vast majority of the application site is located within Flood Zone 1, and is therefore at a low risk of flooding. A small portion at the site's southern boundary falls within Flood Zone 2, at the point with the access road and Nether Mill as indicated on the extract from the EA flood risk map provided below.

Figure 5.1 Environment Agency Flood Map (approximate site boundary edged in red)



Source: Environment Agency 2015

5.28 In line with the requirements of NPPF, Policy CSP 4 requires proposals within Flood Zone 2 to undertake the sequential and exception test (as appropriate) as well as site specific flood risk assessments. New development will not be permitted where it would be at an unacceptable level of flooding, or give rise to flooding elsewhere. Developments on brownfield land should seek to achieve a 30% reduction in surface water runoff. Policy CSP 3 requires all development to incorporate sustainable drainage, and proposals for its future maintenance, unless this is demonstrated to be impractical.

5.29 A Sequential Flood Risk Assessment has been undertaken for the development, and is submitted as part of the application. This demonstrates that there are no alternative sites in lower flood risk zones that could accommodate the development proposed.

5.30 The site layout has adopted a sequential approach, locating new development in areas of low flood risk and facilitating demolition of Nether Mill Cottage which is in an area of high flood risk. Existing dwellings which are at risk from flooding

have therefore been replaced by new dwellings which are located away from areas susceptible to flooding and above the flood level.

5.31 The Flood Risk Assessment (FRA) submitted with this application demonstrates that development of the site is safe from flooding and will not lead to a greater risk of flooding elsewhere.

5.32 It is recommended that finished floor levels to be set to a minimum of 300mm above existing ground levels or 600mm above the 1 in 100 year plus climate change level, whichever is the highest.

5.33 Surface water will be directed to the River Don at a rate which is restricted to the brownfield run-off rate with a 30% reduction to allow for the effects of climate change. The FRA recommends that storage tanks at the south of the site are used to attenuate any flows in excess of these levels.

5.34 It is recommended that wastewater flows be directed to the 150mm diameter public combined sewer located within Barnsley Road, and this proposed wastewater routing will be discussed further with Yorkshire Water.

5.35 The application therefore fully complies with national planning policy and Core Strategy Policies CSP3; CSP4 and CSP40.

Impact on Protected Species

5.36 A Preliminary Ecological Appraisal incorporating an Extended Phase 1 Habitat Survey has been undertaken and submitted as part of the application.

5.37 This identifies that the site supports a small range of common species-poor habitats of generally low ecological value, and that the proposed development presents minimal risk of significant impacts on important, protected or designated sites. No nature conservation designations will be impacted upon by proposed development. The Appraisal recommended that further bat roost and emergency surveys be undertaken, and these have been carried out on the rear annex of Nether Mill House) and Nether Mill (both of which are proposed to be demolished).

5.38 The roosting survey carried out on the rear annex of Nether Mill House found that the building has moderate roost potential due to the multiple gaps between roof tiles which are suitable for roosting. Consequently a further two emergence surveys were recommended at the building. The first of these was carried out over two days at the end of August and beginning of September 2015. No bats were seen or suspected to emerge from the building on either day and consequently the survey concluded that it is unlikely that any bats are roosting in the section of the building where demolition is proposed.

5.39 Brooks Ecological recommend that if works at Nether Mill House are to commence during the peak season when bats are active (April - August) that another emergence survey is undertaken in order to confirm absence of roosting immediately prior to works, *or* that works to remove tiles from the roof

are supervised by a suitably qualified ecologist. Duchy Homes is willing to accept a planning condition to this effect.

5.40 A bat emergency survey was carried out at Nether Mill over two days at the end of August and beginning of September 2015. Following the survey work it was concluded the building is very unlikely to support roosting bats and that further survey work is not required. Consequently the building can be demolished with little risk of impacting on bats.

5.41 Overall, the application will have no adverse impact on Barnsley's natural environment, or protected species, and will maximise biodiversity opportunities in accordance with Policy CSP 36.

5.42 The Appraisal identified a number of ecological enhancements which could be implemented as part of the development, including the planting of native tree, plant and hedgerow species, and the installation of bat boxes and nesting boxes. These will be incorporated into the development where appropriate.

Residential Amenity

5.43 UDP Policies H8A, H8D and H8F, as well as the Residential Amenity and Siting of Buildings SPD, stipulate that new developments should achieve acceptable levels of internal and external residential amenity and privacy for both new and existing residents. Minimum standards in respect of the layout of buildings, and separation distances, are set out in the Residential Amenity and Siting of Buildings SPD.

5.44 The dwellings have been carefully sited to provide residents with high levels of internal and external amenity. Each of the dwellings incorporates proportioned living areas and flexible internal layouts to provide high levels of internal amenity, which can be readily adapted to meet changing needs where necessary. All dwellings are provided within generous development plots, incorporating private drives and generous garden plots which are appropriately screened and separated, and are of a size and configuration capable of providing useable and quality private open space.

5.45 Outlook and privacy are maintained by appropriate separation distances (which meet the minimum requirements for primary habitable rooms as set out within the Residential Amenity and Siting of Buildings SPD), and the orientation of windows to avoid overlooking.

5.46 In order to protect the amenity of the residents of Nether Mill House, and future residents of Plot 11, it is proposed that the rear annex of Nether Mill House be demolished. Removal of this rear annex will not result in any harm to the listed asset, as the annex comprises a much later and unsympathetic addition which is of poor design and of no heritage significance. It is therefore considered that its removal will result in enhancement and improved conservation of the heritage asset. Further details regarding the demolition of the annex can be found in the accompanying Heritage Statement.

5.47 In summary, the proposal will preserve high levels of amenity for both new and existing residents in accordance with saved UDP Policies UDP Policies H8A, H8D and H8F, Core Strategy Policy CSP 40, as well as the requirements of the Residential Amenity and Siting of Buildings SPD.

Highway Safety and Travel Choice

5.48 Policy CSP 25 requires new development to be suitably located to reduce the need to travel, be accessible by public transport, and meet the needs of cyclist and pedestrians. New development should provide safe, secure and convenient access for all road users under Policy CSP 26.

5.49 Penistone town centre is approximately 600m south of the site and is therefore readily accessible by pedestrians and cyclists. Barnsley Road is also a major public transport corridor, with the closest bus stop being some 100m from the application site. High frequency services link the site to Barnsley, Dodworth, Silkstone, Denby Dale, Holmfirth, Cawthorne and Sheffield. The site is also within walking distance of Penistone Railway Station, which is situated approximately 1km to the south west and provides regular (hourly) train services to Barnsley, Huddersfield, Denby Dale and Sheffield.

5.50 The development proposes three points of access, two of which already exist. The development is below the threshold which would require assessment in a Transport Statement. The proposed points of access were approved by others as part of the previous application, and have been confirmed as acceptable during pre-application discussions

5.51 The proposed development is in accordance with Policies CSP 25 and CSP 26.

Trees

5.52 An arboricultural survey of the site has been undertaken by JCA Ltd and is submitted as part of the application.

5.53 The survey categorises the trees on the site in accordance with the British Standard 5837:2012: 4.5 Retention Categories. The four categories indicate those trees which it is most desirable to retain (Category A) though to those which are in such a condition that they are recommended for removal (Category U).

5.54 Each of the trees or tree groups on the site has been identified as either falling within Category B ‘Retention Desirable’ or Category C ‘Tree which could be retained’.

5.55 The site layout has been designed to protect existing trees and plants wherever possible. Two small tree groups which require removal are identified as falling within Category B. These trees are located in such a position that they may affect highways safety (the access point to Plots 9, 10 and 11) and their removal is therefore necessary to deliver the scheme. It should also be noted that the arboricultural survey recommends that one tree in one of these

groups should be removed for arboricultural reasons due to evidence of decay at its base.

5.56 The root protection areas (RPA) of all trees on the site have been recorded and used to determine the proposed site layout. In accordance with the Trees and Hedgerows SPD, no buildings or works will occur within the RPA of any tree which is proposed to be retained.

5.57 The removal of certain trees has been discussed throughout the pre-application stage, where Barnsley MBC's Tree Officer agreed that the proposed scheme offers a slight improvement in arboricultural terms compared to the scheme which was previously recommended for approval.

Ground Conditions

5.58 Policy CSP 39 requires development proposals which could be affected by contamination or stability issues to be accompanied by a report which demonstrates the nature and extent of any contamination or stability issues, and sets out detailed measures to allow the development to go ahead safely.

5.59 A Phase 1 and Phase 2 Geotechnical and Geo-environmental investigation of the site has been undertaken in accordance with Policy CSP 39 and the accompanying report is submitted as part of this application.

5.60 A window sample investigation has found that the ground conditions generally consist of made ground to depths of between 0.75m and 2.65m below ground level (bgl). This comprises assorted layers of clay and gravel with local inclusions of ash. Natural ground of firm, locally soft gravelly clay alluvium and river terrace deposits were encountered below the made ground, with stiff grey clay and weathered mudstone from depths of between 2.5m and 3.3m bgl.

5.61 The site is not considered to be at risk from shallow mining, although shallow groundwater is likely to be encountered within excavations on the site.

5.62 It is considered that piled foundations will be the most appropriate for plots at this site. Heave precautions will be required for all plots within influencing distance of existing trees. Precast concrete floors with a 200mm ventilated void below will be required.

5.63 Due to the depth of made ground beneath the proposed houses, and due to the localised inclusion of organic matter within the made ground within the infilled mill dam sediment, it is recommended that a fully lapped and sealed 2000g polythene membrane is included below the floor slab of all plots to protect against the ingress of any low concentrations of ground gases.

5.64 Significantly elevated concentrations of polycyclic aromatic hydrocarbons (PAHs) have been recorded in the made ground. A locally elevated concentration of arsenic and chrysotile (white asbestos) fibres have also been recorded in the shallow made ground. To mitigate against risk to human and plant health from the contaminants in the made ground, a minimum of 600mm clean capping layer, including a minimum 150mm clean topsoil and a

geotextile marker layer at the base, is recommended to be placed across all gardens and landscaped areas.

5.65 Duchy Homes Ltd will implement the recommendations of the Geotechnical and Geo-environmental Report, and is willing to accept a suitably worded condition to this effect to ensure the development may go ahead safely. The proposal is therefore in accordance with Policy CSP 39.

6.0 Conclusions

6.1 The application site is located within a Housing Policy Area, where residential development is acceptable in principle. This designation is proposed to be retained within the forthcoming Local Plan. The principle of development is also established by virtue of a previous planning application (ref: 2013/0597) which was approved at planning committee subject to the signing of a S106 agreement.

6.2 The proposed development has evolved through detailed discussions with Planning Officers at Barnsley Metropolitan Borough Council where the principle, form and density of development has been agreed.

6.3 Redevelopment of the site will provide a high quality and attractive residential development which is in accordance with policies CSP 8, CSP 14 and CSP 29 of the Core Strategy, as well as the relevant supplementary design guidance., It also provides a valuable opportunity to support sensitively designed infill development, and the improvement of a gateway location to Penistone, as an efficient use of land which will provide much needed executive housing within a sustainable location.

6.4 The development proposed within the curtilage of Nether Mill House will cause 'less than substantial harm' to the setting of the heritage asset. Such harm is more than outweighed by the heritage benefits associated with removal of the later extension, as well as the benefits of bringing the site back into practical use to meet identified housing needs within a sustainable location.

6.5 The removal of Nether Mill is proportionate to its limited significance in heritage terms, which is outweighed by securing the optimum use of the site, and the benefits that this brings in terms of the delivery of executive housing in a growth area on brownfield land.

6.6 There will be no adverse impacts upon the settings of the other listed buildings (Nether Mill Barn and Nether Mill Farmhouse/Nether Mill Cottage) due to the separation of the application site from these buildings.

6.7 A detailed FRA accompanies the application which demonstrates how the site can be developed in a manner which poses a negligible flood risk to both future residents and existing areas resulting from surface water flows.

6.8 An extended Phase 1 Ecological Assessment concluded that the site has low ecological value. This was followed by bat roosting and emergence surveys which found that the likelihood of bats roosting on the site is low. Ecological enhancements are proposed as part of the scheme.

6.9 There are no other technical or environmental constraints which preclude residential development at the site.

6.10 The principle of residential development is fully supported by adopted, and emerging, local plan policy, as well as the provisions of NPPF, and there are

no other adverse impacts which would significantly outweigh the benefits or require the development to be withheld. The application should therefore be approved without delay in accordance with the principle of sustainable development.

Appendix 1 – Application Drawing Schedule

Title	Plan Reference	Revision
Site Location Plan	PS-012	E
Existing Site Plan	PS-003	G
Proposed Site Plan	PS-001	Q
Enclosures	PS-007	E
Landscaping and Tree Protection	PS-008	F
Materials	PS-009	F
Fences and Walls	PS-010	C
Demolition Plan	PS-013	E
Site Section	PS-014	
Proposed Garden Works	PS-016	B
Street Scene CGI	N/A	N/A
Type D Elevations	PS-Type D-001	A
Type D Ground Floor Plan	PS-Type D-002	A
Type D First Floor Plan	PS-Type D-003	A
Type E Elevations	PS-Type E-001	C
Type E Ground Floor Plan	PS-Type E-002	B
Type E First Floor Plan	PS-Type E-003	A
Type F Elevations	PS-Type F-001	A
Type F Ground Floor Plan	PS-Type F-002	A
Type F First Floor Plan	PS-Type F-003	A
Type G Elevations	PS-Type G-001	A
Type G Ground Floor Plan	PS-Type G-002	A
Type G First Floor Plan	PS-Type G-003	A
Garage DH-G1 Elevations, Plan and Sections	PS-DH-G1	

Title	Plan Reference	Revision
Garage DH-G4 Elevations, Plan and Sections	PS-DH-G4	
Garage DH-G5 Elevations, Plan and Sections	PS-DH-G5	
Farmhouse Existing Ground Floor	FH-001	
Farmhouse Existing First Floor	FH-002	
Farmhouse Existing Elevations	FH-003	
Farmhouse Proposed Ground Floor	FH-004	
Farmhouse Proposed First Floor	FH-005	
Farmhouse Proposed Elevation	FH-006	

Appendix 2 Housing Development Sustainability Checklist

3 . Housing Development Sustainability Checklist

This checklist should be completed and submitted, as part of any planning application, for all housing developments proposed in the borough above 0.4 hectares. Applications for smaller sites which form part of a larger site over the 0.4 hectare threshold, that may have potential for residential development, should also be accompanied by a completed checklist.

Guidance to Applicants

This Checklist should be included at the front of any other information that you wish to submit in support of the sustainability of your proposal.

The checklist is intended to establish whether the site is sustainably located. By completing the Checklist you are providing a concise summary of the key factors in determining the sustainability of the location of your housing application.

Applicant Details

Applicant Name	Duchy Homes Ltd	**Date** November 2015	
Site Address	Land at Nether Mill Farm Barnsley Road Penistone		

Checklist

Table 3.1

STEP 1 - KEY LOCATION & SITE REQUIREMENTS			
	Applicant (please tick applicable statement)	**Score**	**For office use only**
1a - Relationship to Core Strategy Settlement Hierarchy			
a) The site is located within Barnsley sub regional town (as shown in appendix 1 – plan 1)		**10**	

3 . Housing Development Sustainability Checklist

b) The site is located within a principal town (as shown in appendix 1 – plans 2 – 8)	✓	**6**	
c) The site is located in one of the other settlements (as listed and defined in appendix 2)		**2**	
d) The site is not located within any of the settlements covered by a), b) or c) above			
NOTE: Boundaries are shown on the maps in Appendix 1 for Barnsley, as the Sub Regional Town, and the Principal Towns. Hoyland principal town, following the examination and subsequent adoption of the Core Strategy, now also includes the settlement of Birdwell. The map of Hoyland principal town has not been amended to reflect this but the boundary for Birdwell is defined by the UDP green belt as shown on the UDP proposals map for Hoyland. Additionally Grimethorpe, following the examination and subsequent adoption of the Core Strategy, is now part of Cudworth principal town. Its boundaries remain as shown on the map in appendix 1. The boundaries shown on these maps describe the geography of these settlements as 'places' and are not to be interpreted as defining development limits. The maps are based on the Councils interpretation of the boundaries in August 2009. The boundaries shown on these maps will be revised as the LDF Development Sites and Places DPD advances to take account of changes to the Core Strategy, including those described above. All other settlements where PAN30 applies are listed in Appendix 2.			
For a site to be sustainable it must score at least 6 for step 1a			
1b - Reuse of Land			
a) The site is brownfield (It is occupied by a permanent structure (excluding agriculture or forestry) or has been cleared but any evidence of structures or activities has not yet blended into the landscape [(1)]	✓	**10**	
b) The site is a brownfield/greenfield mix with more than 70% of its area brownfield			

0 Where it can be demonstrated that a site has been intentionally greened after clearance to improve its appearance in the interim until it is re-developed, it will continue to be considered as previously developed and will not normally be considered to have blended into the landscape (as set out in the exceptions to the definition of previously developed land laid out in annex B of PPS3). Any potential greenspace function of the land would need to be considered in the context of existing green space policies.

3 . Housing Development Sustainability Checklist

c) The site is a brownfield/greenfield mix with less than 70% of its area brownfield		**2**	
d) The site is greenfield		**0**	
For a site to be sustainable it must score at least 6 for 1a & 1b combined			
Step 1 sub-total		16	

3 . Housing Development Sustainability Checklist

Table 3.2

STEP 2 - LAND USE & URBAN FORM			
	Applicant (please tick applicable statement)	**Score**	**For office use only**
2a - Location within Settlement			
a) The site is entirely within the built up area ***(See figure 3.1 below)***		**10**	
b) The site is on the edge of the settlement but not projecting into the countryside ***(See figure 3.2 below)***	✓	**6**	
c) The site is on the edge of the settlement and projecting into the countryside ***(See figure 3.3 below)***		**2**	
d) The site is wholly outside or is unrelated to any settlement		**0**	
For a site to be sustainable it must score at least 6 at step 2a			

Figure 3.1 Within the built up area

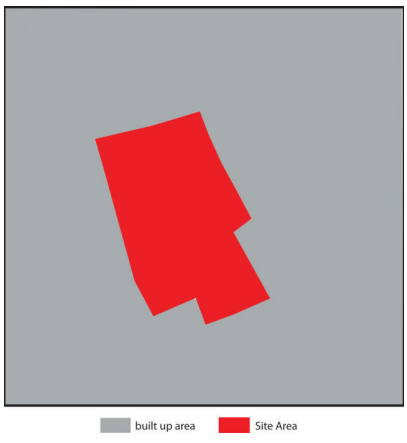


Figure 3.2 Edge of a settlement not projecting into the countryside

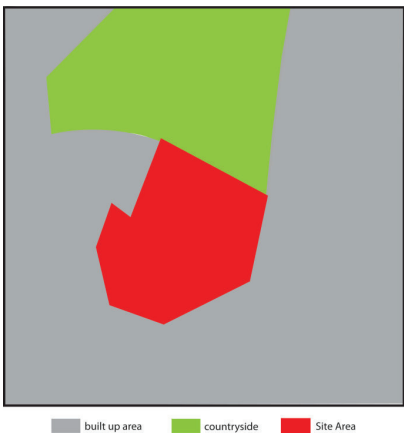
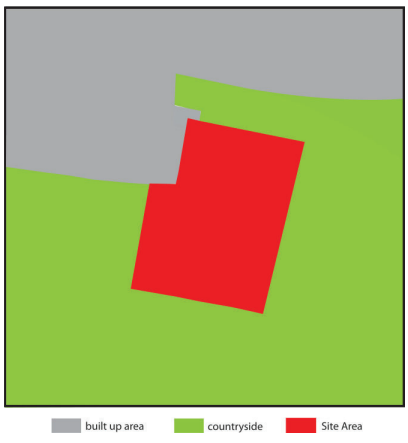


Figure 3.3 Edge of settlement, projecting into countryside



3 . Housing Development Sustainability Checklist

Table 3.3

2b - Current UDP Notation			
	Applicant (please tick applicable statement)	**Score**	**For office use only**
NOTE: Where a site is covered by more than one notation on the UDP proposals maps the Council will take a practical approach. This will usually result in the notation that receives the highest score in the checklist being used for the purposes of scoring. However there may be circumstances where this is not appropriate and this will have to be determined on an application by application basis.			
a) The site is a UDP Housing Proposal OR b) The site is a redundant school site which has become available for disposal and redevelopment under the Building Schools for the Future Programme which is: 1) NOT in the UDP Green Belt and; 2) Has satisfied the requirements of Core Strategy policy CSP43: Educational Facilities and Community Uses		**10**	
c) The site is a: • UDP housing policy area • UDP employment proposal • UDP employment policy area • UDP Area of Investigation for Potential Employment Development • Area of greenspace that is included on the Councils greenspace register or is land that functions as greenspace • UDP urban greenspace proposal • UDP allotments	✓	**1**	

3 . Housing Development Sustainability Checklist

d) The site is within or partly within • the UDP greenbelt or is allocated in the UDP as: • safeguarded land • Urban land to remain undeveloped • Site for travellers • Minerals planning permission • Minerals consultation area • Minerals area of search • Nature conservation site • Site of special scientific interest • Old Moor Wetlands Centre Or is shown on the Environment Agency flood maps as functioning floodplain		**0**	
For a site to be sustainable it must score at least 8 for step 2 a & b combined			
Step 2 SUB-TOTAL		7	

3 . Housing Development Sustainability Checklist

Table 3.4

STEP 3 - ACCESS TO LOCAL SERVICES & PUBLIC TRANSPORT			
	Applicant (please tick applicable statement)	**Score**	**For office use only**
3a - Public Transport Accessibility			
The South Yorkshire Passenger Transport Executive will be able to assist with this analysis. Applicants should contact them at: SYPTE,11 Broad Street West, Sheffield, S1 2BQ or by telephone: 0114 221 1262. See Annex 1 for an easy way to find the centre of the site. If you undertake your own research you must submit your researched information for verification purposes. Accessibility to public transport should be assessed with regard to a sites proximity to the Core Public Transport Network (CPTN) in the borough as defined within the Sheffield City Region Transport Strategy (LTP3). This includes the core bus corridors with six or more buses per hour and the railway network. A catchment area buffer should then be applied to the CPTN access points (railway stations and the core bus corridors) based on a 400 metre walk to access bus services and an 800 metre walk to access a railway station. These need to be weighted to allow for the fact that most walks will not be on a straight line basis and SYPTE can supply details of how this is done. A sites distance from the CPTN should be measured from its centre point in order to reflect the majority site coverage. Following this, sites should be graded as green, amber or red using the following criteria and the relevant score applied.			
a) The site is graded as green as it falls completely within the CPTN buffer and requires minimal (if any) public transport intervention.	✓	**10**	
b) The site has been graded as amber as it bridges over the CPTN buffer or its centre point is outside the 333 metre weighted buffer but within the 400 metre buffer (plus 20% and actual straight line walking distance). The 400 metre buffer represents a 'cushion' that will capture the sites that are just outside the CPTN. Amber sites reflect the need that transport interventions need to be		**6**	

3 . Housing Development Sustainability Checklist

considered as the site has a degree of restriction to public transport use.			
c) The site has been graded as red as it falls completely outside the CPTN buffer. This means that development on the site is not desirable as the site has very limited access to public transport as it is outside of the specified walking catchment area.		**0**	
For a site to be sustainable it must score at least 6 at step 3a			
3b - Access to Local Services			
Below are 2 lists of services/facilities. List 1 shows essential services and facilities and list 2 shows other services and facilities. We want to know how many of these services are within 800m of the centre of your site. See Annex 1 for an easy way to find the centre of the site. Please submit this information on a map to a known metric scale and with a linked schedule of names and postal addresses. Then answer the following questions:			
a) The centre of the site is within 800m of all essential facilities plus five or more from the list of other services		**10**	
b) The centre of the site is within 800m of all essential facilities		**6**	
c) The centre of the site is within 800m of three or less of the essential facilities	✓	**2**	
d) The centre of the site is beyond 800m of three or less essential facilities		**0**	
For a site to be sustainable it must score at least 8 for step 3a & b combined			
Step 3 SUB -TOTAL		2	

3 . Housing Development Sustainability Checklist

TOTAL SCORE (STEP 1 + STEP 2 + STEP 3)	16+7+12	35

Table 3.5

List 1 - Essential services/ facilities	
Primary school	Doctors practise - one or more doctors
Local convenience store - any shop selling at least a small range of everyday essential items	Public open green space - generally urban green space shown on UDP/LDF proposals maps (excluding allotments)

Table 3.6

List 2 - Other services / facilities		
Secondary School	Job Centre	Post Office
Benefit agency	Church	Petrol Station
Retail (e.g. shopping parade)	Tertiary college	Village / community hall
Public House	Banking facility	Library
Hospital	Sports centre	Chemist
Health centre / clinic - Providing a range of health related community services such as district nursing, chiropody, occupational therapy etc.		
Supermarket - self service shop selling mainly food often with car parking (PPS4 definition)		

Overall Score

To be considered potentially sustainable the site must:

- Meet the minimum score required at step 1a and 1b and also achieve the minimum score required for these steps combined
- Meet the minimum score required at step 2a and 2b and also achieve the minimum score required for these steps combined
- Meet the minimum score required at step 3a and 3b and also achieve the minimum score required for these steps combined

If the site has achieved the required score at all the above steps the total score achieved should then be applied to the following table:

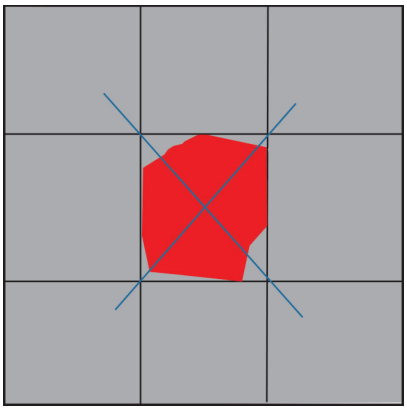
3 . Housing Development Sustainability Checklist

Table 3.7

Site Total Score	Result
21 or below	Site is not sustainable and fails the requirements of PAN30
22 or over	Site is sustainable and has met the requirements of PAN30

Annex 1 - Finding the centre of a site

To find the centre of the site, draw a box around the site, draw two lines from corner to corner and the centre is where the diagonal lines meet. This is demonstrated in the diagram below.



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