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March 2014

Land off Wilthorpe Road, Barnsley

Planning Policy Statement for the proposed development of 312 residential dwellings, public open space, landscaping, access, parking and ancillary works.

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Project:	Land Off Wilthorpe Road, Barnsley
Site Reference:	WIL
File Origin:	S:\Technical\A - Site Files\Prospective Sites\Wilthorpe\Planning\Planning Statement

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Issue	Date	Status
1	2/4/2014	Draft
2	3/4/2014	Final

1.0 Introduction

1.1 This Planning Policy Statement has been prepared to support a planning application for:

Proposed development of 312 residential dwellings, public open space, landscaping, access, parking and ancillary works.

1.2 As highlighted above, the overall proposals seek full permission for the construction of 312 dwellings at land off Wilthorpe Road, Barnsley ("the site").

1.3 This statement describes the application site before identifying and examining the issues relevant to the residential part of the application, referring to both the relevant development plan and the advice of Central Government. In seeking to establish whether the proposed use is appropriate, particular regard has been had to the statutory development plan and the National Planning Policy Framework. The application is supported by the following documents and plans:

- Application form and certificates
- Design and Access Statement
- Planning Policy Statement
- Transport Assessment
- Affordable Housing Statement
- Sustainability Statement
- Ecological Study (Phase 1)
- Phase 1 Site Investigation Report
- Landscaping
- Flood Risk Assessment/ Drainage Strategy
- Noise Impact Assessment
- Statement of Community Involvement
- Tree Survey
- Topographical Survey
- Site Location Plan
- Site Layout Plan
- Scheme sections and elevations

2.0 Site Description

2.1 The site comprises approximately 12.84 hectares of land, situated to the north of Wilthorpe Road, Barnsley.

2.3 The site is situated approximately 2 miles to the north of Barnsley Town Centre and is within the defined settlement boundary. The site forms part of a well established urban area which is primarily residential in nature although there are a range of other uses within the immediate locality.

2.2 The site generally falls down from southwest to north east. A steeper slope is found in the central portion of the site. The site is currently in agricultural use.

2.3 The site is bounded to:-

- The south by Wilthorpe Road and existing residential properties.
- To the north by an established tree belt and railway line
- The west by Redbrook Business park and existing commercial and residential properties
- Wilthorpe Primary School to the east.

2.7 The site is located in an established urban area which is characterised by a variety of uses. This includes but is not limited to residential, commercial, retail, open space, educational facilities and leisure and recreational uses.

2.4 The site is located in a highly accessible location with a regular provision of bus routes running in close proximity. The nearest bus stops are located immediately adjacent to the site along the southern Wilthorpe Road frontage.

2.5 The bus services on Wilthorpe Road provide the site with a regular and convenient bus service, which connects the site to Barnsley, Doncaster and Rotherham. A multitude of services and employment opportunities can be accessed at these locations as well as the opportunity for longer distance travel from Barnsley, Rotherham and Doncaster Rail Stations.

3.0 The Proposed Development

3.1 This statement accompanies a full planning application for residential development. The Design and Access Statement and submitted plans show how the site's physical and policy context have been fully considered and respected as part of the application.

3.2 In summary, the submitted drawings demonstrate how the proposed residential development can be accommodated on the site. The main site access is proposed via a new junction with ghost island access point from Wilthorpe Road with internal access roads to be provided.

3.3 The layout shows a variety of housing types of varying sizes, all with parking facilities and private gardens. In total the layout shows 312 dwellings, with a mix of two, three and four bedrooms. All dwellings would be 2 and 2.5 storeys in height and would respect the existing dwellings in the locality in terms of design.

Proposed House Types	**Number of Dwellings**
2 bed Apartments	12
2 bed Semi/Terraced Houses	47
3 Bed Semi Detached/Terraced Houses	96
3 Bed Detached Houses	56
4 bed Detached Houses	93
5 bed Detached Houses	8
Total	**312**

3.4 Public Open Space has been positioned in the northern portion of the site; this will include a Multi Use Games Area (MUGA). It is anticipated these areas will predominantly be grassed to provide space for children to play and therefore shrub planting would be restricted to peripheral locations. This will provide an attractive area of public open space. The public open space will be overlooked by a number of proposed dwellings which will provide natural surveillance of this area.

4.0 Planning Policy Review

4.1 National Planning Policy Framework

4.1.1 The National Planning Policy Framework (NPPF) is a material consideration for all planning applications. For Development Plans which were adopted prior to 2004, "due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework". This Statement will therefore assess the extent to which UDP policies are consistent with the NPPF and ultimately the weight that can be afforded to them.

4.1.2 The NPPF was published in March 2012 and replaces virtually all previous national guidance. The introduction to the document confirms it should be a material consideration in the determination of planning applications.

4.1.3 The NPPF makes it clear that there should be a presumption in favour of sustainable development where there is no conflict with the development plan.

4.1.4 The NPPF sets out 12 key principles which planning should seek to adhere to. These include:

- Proactively drive and support sustainable economic development to deliver the homes and thriving places the country needs;
- Seek to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings;
- Encourage the effective use of land by reusing land which has previously been developed; and
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

4.1.5 In respect of decision-taking, the NPPF states that proposed development that accords with an up-to-date Local Plan should be approved".

4.1.6 Paragraph 32 addresses transport and states all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure.

- Safe and suitable access to the site can be achieved for all people;

- Improvements can be undertaken within the transport network that cost effectively limits the significant impacts of development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

4.1.7 The NPPF sets out guidance on a number of different themes, some of which are relevant to the proposed development. The first of which is housing with the document stating there is a requirement for local authorities to have a five year supply of deliverable housing sites (paragraph 47).

4.1.8 Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. For the purposes of the presumption in favour of sustainable development, paragraph 49 goes on to say that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

4.1.9 The document goes on to state there is a need to deliver a wide choice of high quality homes in order to create sustainable, inclusive and mixed communities (paragraph 50).

4.1.10 The NPPF also considers design matters and states the Government attaches great importance to the design of the built environment (paragraph 56). As such developments should function well and add to the quality of an area, as well as optimising the potential of the site to accommodate development. Developments should also be visually attractive and create safe and accessible environments (paragraph 58).

4.1.11 The NPPF also considers sustainability matters and states new development should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption (paragraph 96).

4.1.12 Finally, the NPPF sets out guidance on pre-application engagement stating early engagement has the potential to improve the efficiency and effectiveness of the planning application system for all parties (paragraph 188). The guidance goes on to reinforce the need for applicants to engage with the local community before submitting applications as the more issues which can be resolved at the pre-application stage, the greater the benefits (paragraph 190).

4.2 Development Plan

The Development Plan is formed by the Barnsley Core Strategy, the Barnsley Unitary Development Plan ("UDP") (saved policies), and the Barnsley Education Sites Development Plan Document (DPD).

Barnsley Core Strategy

4.2.1 The Barnsley Core Strategy was adopted in September 2011 and along with other documents published as part of the Local Development Framework will replace the UDP. There are a number of policies within the document which are relevant to the proposed development and these are set below.

4.2.2 The application site lies within the area defined within the Core Strategy as Urban Barnsley. Policy CSP8 of the Core Strategy states that priority will be given to development in Urban Barnsley and Principal Towns. Furthermore, it identifies Principal Towns such as Barnsley as a priority for development and the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities

4.2.3 Policy CSP1 sets out how the LPA will deal with climate change and states development will be expected to reduce and mitigate the impact of growth on the environment and carbon emissions ensure existing and new communities are resilient to climate change and increase the efficient use of resources through sustainable construction techniques and the use of renewable energy. The policy goes on to state the LPA will take action to adapt to climate change by giving preference to development of previously developed land in sustainable locations, locating and designing development to reduce the risk of flooding and promoting the use of sustainable drainage systems.

4.2.4 Policy CSP2 sets out the requirements to secure sustainable construction and states development will be expected to demonstrate how it minimises resource and energy consumption and how it is located and designed to withstand the longer term impacts of climate change. The policy goes on to state all new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes or equivalent.

4.2.5 Policy CSP3 states all development will be expected to use Sustainable Drainage Systems ("SuDS") and only in exceptional circumstances, where it can be demonstrated that all types of SuDS are impractical, will other drainage management systems be permitted.

4.2.6 Policy CSP4 requires site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3.

4.2.7 Policy CSP5 deals with the requirements for including renewable energy in developments and states all development of 10 or more dwellings will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15% for applications submitted up to 2015.

4.2.8 Policy CSP8 states that priority will be given to development in Principal Towns including Barnsley.

4.2.9 Policy CSP9 deals with the number of new homes to be built and confirms the Council will seek to achieve the completion of at least 21,500 net additional homes during the period 2008 to 2026. Policy CSP10 confirms a minimum of 2,000 of these dwellings will be located within Barnsley.

4.2.10 Policy CSP14 deals with the housing mix and efficient use of land and states 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.

4.2.11 Policy CSP15 deals with affordable housing and states housing developments of 15 or more dwellings will be expected to provide affordable housing. Within the Barnsley area 15% of the overall development must be for affordable housing.

4.2.12 Policy CSP25 deals with new development and sustainable travel. New development will be expected to be located and designed to reduce the need to travel as well as being accessible to public transport and meet the needs of pedestrians and cyclists. The policy goes on to state, travel plans should be provided in accordance with national guidance.

4.2.13 Policy CSP26 highlights that new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

4.2.14 Policy CSP29 sets out design principles and states high quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley. Developments should also contribute to place making and be of a high quality that contributes to a healthy, safe and sustainable environment as well as

enabling all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people. The policy also states that residential developments of ten or more dwellings should score a minimum of a 'good' rating in the Building for Life Assessment.

4.2.15 Policy CSP33 addresses green infrastructure and states the network of green infrastructure will be secured by creating new open spaces as part of new development, and by using developer contributions to create and improve green infrastructure.

4.2.16 Policy CSP35 covers green space and states the loss of such areas will only be permitted if an appropriate replacement green space of at least an equivalent community benefit, accessibility and value is provided in the area which it serves.

4.2.17 Policy CSP36 addresses biodiversity and geodiversity and states development will be expected to conserve and enhance the biodiversity and geological features of the borough by protecting, maximising and conserving biodiversity and geodiversity opportunities in and around new developments.

Other Material Considerations

Supplementary Planning Document - Open Space Provision on New Housing Development

4.2.18 The Supplementary Planning Document - Open Space Provision on New Housing Development ("the SPD") was adopted in March 2012 and supplements Policy CSP35 of the Core Strategy.

4.2.19 The document confirms a minimum of 15% of the gross site area must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.

4.2.20 The SPD sets out three types of green space which will be required and these are set out below:

- Equipped children's play areas – for over 100 houses, provision will generally be required on site.

- Informal play space and informal landscape areas – for over 40 houses provision should be made on site.

Supplementary Planning Document – Designing New Housing Development

4.2.21 The Supplementary Planning Document – Designing New Housing Development ("the SPD") was adopted in March 2012 and supplements Policy CSP29 of the Core Strategy.

4.2.22 The SPD confirms the need for the layout and design of new housing to complement existing housing in the locality. The document also provides guidance on the spacing standards, streets and landscaping.

South Yorkshire Residential Design Guide

4.2.23 The South Yorkshire Residential Design Guide (January 2011) is intended to provide a clear and consistent approach to design in the development management process that will result in higher quality neighbourhoods and efficiency savings for developers. The guide is to be used by the four South Yorkshire local authorities to support their assessment of proposals. It incorporates both their planning and highway responsibilities.

Barnsley Unitary Development Plan

4.2.24 The UDP was adopted in the year 2000. The National Planning Framework was brought into force on the 27th March 2012, and takes precedence over out-of-date or incomplete local development plans. In such cases planning 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 taken as a whole; or specific policies in the Framework indicate development should be restricted.

4.1.2 In addition to some of the policies being saved, the allocations also remain in place until such a time as the Development Sites and Places DPD has been adopted.

4.2.25 The site is identified on the 'saved' UDP Proposals Map as 'Urban Land to Remain Undeveloped' located within the settlement boundary of Barnsley (Ref: BAR42). Policy GS10 addresses areas shown as Urban Land to Remain Undeveloped and states that 'existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of existing uses. Otherwise planning permission for the permanent development will only be granted following a review of the UDP which proposes that development on the land in question'.

4.2.26 The allocation for southern part of the site can be explained as follows (extract from a recent committee report on another 'Urban Land to Remain Undeveloped' allocation):

> "However, Urban Land to Remain Undeveloped is a misleading term because this designation actually represented areas of land within existing settlements that were classed to have the potential for development beyond the UDP plan period. The Unitary Development Plan was originally intended to relate to the period 1986-2001 and therefore the extent it can be relied upon in terms of current development needs is dated. The NPPF also classes policies adopted before 2004 as being out of date and states that due weight should only be given to policies adopted from 2004 onwards according to their degree of consistency with the NPPF.

4.2.27 The land in question would not result in the need to amend the Green Belt boundary and would provide much needed new housing consistent with the aims and objectives of the adopted Core Strategy.

4.2.28 Policy H8a which deals with residential amenity states the scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements.

Emerging Local Development Framework

Development Sites and Policies DPD

4.2.29 Barnsley Council is in the process of preparing the Development Sites and Policies DPD. This document will identify sites and allocations, site specific policies and criteria based policies. Specifically it will ensure that the requirements set out in the Core Strategy, including housing requirements can be met. In this context, this document will supersede most of the remaining saved policies of the Local Plan.

4.2.30 A Development Sites and Policies DPD: Consultation Draft was published for consultation in July 2012. This draft identified the application site as a proposed housing allocation (Ref. No. BAR 42), comprising 13.4 ha with a potential yield of 388 dwellings. However, the document also notes that the site is capable of delivering an element of low density housing.

Growing Barnsley Economy (2012 – 2033)

4.2.31 The recent Growing Barnsley Economy (2012 -2033) report highlights a number of key priorities for the Borough's economic strategy, along with a line of issues the Council and its partners must embrace if the borough is to achieve significant and lasting change in the economic performance of Barnsley.

4.2.32 The NPPF makes clear that the Government is committed to securing economic growth in order to create jobs and prosperity (paragraph 18).

4.2.33 It is stated in paragraph 19 of the NPPF that the planning system should ensure it does everything it can to support sustainable economic growth. Furthermore, planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

4.2.34 In developing the Economic Strategy Paragraph 5.6 of the report highlights that in partnership with key public and private sector players:

- Facilitate a major drive to create more jobs, stimulate new enterprise and grow existing businesses to diversify the economy;
- Enable local Barnsley residents to access new enterprise and employment opportunities through targeted programmes;
- Maintain a continued focus on the development of Barnsley Town Centre;
- Create the conditions for growth and prosperity;
- Through the spatial planning process by creating major employment hubs, appropriate housing mix and critical transport links to foster economic growth;
- By developing our Visitor Economy, exploiting and developing Barnsley visitor attractions and natural landscape as assets to boost the economy;
- By developing innovative investment partnerships and vehicles with the private sector to help realise the Borough's economic ambitions.

4.2.35 Para 5.14 highlights ***Barnsley's strategic approach to housing*** highlighting that housing plays a key role in both stimulating and supporting economic growth, stating that "*moving forward the Council will need to make a significant quantum leap in shifting the emphasis towards working with land owners and developers and focussing its efforts on greater collaboration with the private sector in securing the right housing mix, which positively contributes to making the Borough a more prosperous*". It goes onto say that "*The sites and Places DPD will not only need to identify suitable sites to achieve the appropriate housing mix, but the Council will also need to work more*

collaboratively with the private sector to create the housing mix which meets the future requirements of the Borough. Changing our approach to achieving the right housing mix for the future, may also include possible review of the policy on Greenbelt in respect of executive housing."

Summary

In summary a review of the relevant national and local Policy has revealed that:

- The UDP was adopted prior to 2004 and therefore the NPPF directs that weight should only be afforded to its policies where they are consistent with the NPPF. No weight should therefore be attached to the Urban Land to Remain Undeveloped policy in this instance.

- Paragraphs 47 and 49 of the NPPF require local planning authorities to identify a 5 year supply of deliverable housing sites. The Council does not have a five year housing land supply. Paragraphs 14 and 49 of the NPPF direct that, in such circumstances, relevant policies for the supply of housing in Barnsley should not be considered up to date.

- The UDP identifies the site as "Urban Land to Remain Undeveloped", with the purpose of this designation being that sites covered by this allocation will need to be reviewed to meet future development needs through a revised plan (such as the new Local Plan the Council are currently in the process of preparing).

- The Core Strategy confirms that Urban Barnsley is a key focus for development and housing delivery. The application proposals will therefore contribute to meeting this aim.

- The emerging Development Sites and Policies DPD identify the application site as a suitable and sustainable housing site, and proposes that it is allocated for housing. The NPPF requires that housing applications should be considered in the context of the presumption in favour of sustainable development. As the Council do not have a 5 year supply of deliverable sites, policies which restrict housing supply should be considered out of date and sustainable proposals for housing should be approved without delay.

5.0 Housing Land Supply and Housing Market Overview

5.1 The borough's population is growing significantly and new housing is needed to meet the housing needs of existing and future population (The Office for National Statistics (ONS) 2008 Population Projections for Barnsley).

5.2 The Core Strategy sets out a requirement of 21500 new homes (net) for the period 2008-2026. Policy CSP 9 states *'We will seek to achieve the completion of at least 21500 net additional homes during the period 2008 to 2026'.*

5.3 The SHLAA (2009 update) and commitments (completions, under construction or with planning permission) identify deliverable sites to provide 22440 new homes net to meet the Core Strategy requirements of 21500 new homes net.

5.4 A five year supply of deliverable sites is to be maintained at all times. The Strategic Housing Land Availability Assessment (SHLAA) forms part of the evidence base of a deliverable supply of housing sites.

5.5 Much hinges on the capacity of the local house building industry and the willingness of developers and land owners to release land where such development is permitted. The health of the housing market and the availability of finance make their own contributions to the rate of new housing development.

5.6 In a recent appeal decision on a site in the Barnsley district (Mapplewell Appeal Ref. No. APP/R4408/A/10/2138041/NWF) the Inspector concluded that *"a 5 year supply of deliverable sites has not been demonstrated"*. In this context, UDP Policy BA11 is not considered to be up to date and no weight should be attached to it in determining this planning application.

5.7 The distribution of the new housing is set out in policy CSP10 which places a requirement for a minimum of 2000 new homes to be delivered in Barnsley over the plan period.

5.8 The NPPF does not establish a requirement that local authorities should set policies to specify market dwelling size requirements, particularly where this is not supported by an objective assessment of local housing demand. The NPPF refers to the identification of the size, type, tenure and range of housing required at particular locations reflecting local demand to assist with delivering a 'wide choice of high quality homes'.

5.9 Settled local policy within the Core Strategy does not specify a market housing mix requirement in respect of housing development at

particular locations such as Barnsley, or refer to Barnsley as a location in need of regeneration. The Core Strategy specifies a minimum 40 dwelling per hectare density on new developments unless robust evidence justifies a departure from this.

5.10 As highlighted in Barnsley Housing Needs, Markets and Affordability Assessment Update: The Council's Strategic Housing Market Assessment (SHMA, 2008) confirms that Barnsley South East which includes Barnsley has a high percentage of social rented properties with over 50% semidetached and a high proportion (66%) 3-4 Bed properties.

5.11 Paragraph 4.77 of the SHMA states that demand is greater than supply in most sub-areas, but most acute in Penistone, Barnsley West, and Barnsley Central (in order of significant pressure on stock first).

5.12 In view of the available evidence within the SHMA Update it would be entirely appropriate for market housing proposals in respect of housing developments within the Barnsley sub-area to comprise of a mix of two, three and four bedroom homes – this would assist with addressing the key market housing demand supply pressures identified within the Council's evidence base.

5.13 In respect of housing delivery we comment as follows:

- Available: The site is available for development now.
- Suitable: As the site is located within close proximity to key services such as shopping facilities, education, health care, recreation facilities and public transport. We have demonstrated that the site is capable of being suitable for new residential uses. There are also no obstacles of a technical, physical or environmental nature to prevent the development of this site.
- Achievable: The site is under the control of a major and well financed national house builder; as such development of the scheme could take place immediately.

5.14 There are no physical, technical or environmental constraints preventing the delivery of this site whilst residential development will also seek to maintain and enhance any biodiversity of interest.

5.15 The development of new homes in Barnsley is supported by the adopted Core Strategy. It would assist the Council in meeting its five year housing requirement and provide affordable housing in accordance with the Council's policy requirements.

5.16 The site represents an obvious location for a sustainable extension to Barnsley as it is well related to existing residential uses, schools and it is located within the settlement boundary.

6.0 Planning Assessment

Principle of Development

6.1 The development of the site will help meet the housing requirements set out in the Core Strategy (Policies CSP9 and CSP10).

6.2 The site is also identified within the Development Sites and Places DPD as a draft PHASE 2 housing allocation (Ref: BAR42) to deliver 388 dwellings.

6.3 The site is currently allocated as "Urban Land to Remain Undeveloped". At the time of adopting the UDP (2000) it was envisaged that within 6-8 years this document would be replaced by a new Local Plan. Safeguarded sites where therefore to be the first port of call for new housing allocations. Clearly the preparation of this new plan is not yet complete. Whilst the saved policies of the UDP remain in force, greater weight is now offered to the NPPF and the need for sustainable housing development. Safeguarded sites are therefore required to help meet the Borough's housing need, where these sites accord with the NPPF.

6.4 It is therefore considered the principle of residential development on this site has been demonstrated and is considered acceptable subject to more detailed considerations. We address these in further detail below.

6.5 In addition to this, the proposed development would help to create a sustainable community and provide additional dwellings to meet the housing needs. The scale of development is appropriate to the site's location and also in accordance with the requirements of the Development Sites and Places DPD which will help maintain the Barnsley position within the Barnsley settlement hierarchy.

6.6 The proposals also accord with the national guidance set out within the NPPF and the site's emerging allocation in the Development Sites and Places DPD.

Affordable Housing

6.7 As required by Policy CSP15 of the Core Strategy there is a requirement for 15% affordable housing to be provided within Barnsley.

6.8 The scheme accords with policy CSP15. An appropriate mix is proposed in accordance with discussions with the Affordable Housing Officer. 47 affordable units are proposed in the form of 2 bed apartments and 2 storey 2 bed houses. This approach was agreed with officers at the Council prior to the submission of this application.

Design

6.9 The Design and Access Statement which accompanies this application, provides details of the design of the scheme. The layout plan submitted as part of the planning submission demonstrates how development will be accommodated on the site and how this fits within the character of the local area.

6.10 The proposed residential element provides 312 dwellings. This comprises 2, 3, 4 and 5 bedrooms with dedicated off street parking and private gardens. The proposed houses are terraced, detached and semi-detached with a number of bungalows, providing a mixture of housing types at a density similar to the surrounding area.

6.11 The work undertaken to inform the site layout and housing mix has included detailed review of the SHMA, and comprehensive discussions with BMBC officers.

6.12 Overall the scheme provides active street frontages created by the proposed dwellings. The layout includes both public and private amenity space for residents, which is carefully balanced with the provision of parking for all users of the site. However the layout ensures that the parking of cars will not be the dominant feature within the site.

6.13 South Yorkshire Residential Design Guide (SYRDG) was used throughout the design process and the overarching principles were adhered to where achievable. Where possible the development has been designed to achieve the internal spacing standards set out in the Guide Technical Requirements section 4A.2, (p130-131). The design and layout of streets reflect the principles of Manual for Streets.

6.14 The proposed development meets the standards for parking design set out in particular sections S2.5 On-street parking (p102) and B1.6 Off-street parking (p116- 117).

6.15 The design of the development has sought to comply with the standards set out in the Local Development Framework Supplementary Planning Document 'Designing New Residential Development'. In particular the layout has taken account of the minimum separation distance standards. The proposed dwellings meet the minimum distances of 21m away from existing properties.

6.16 In light of the above it is considered the proposed development is in accordance with the NPPF and Core Strategy policies relating to design. The document is also in accordance with the Supplementary Planning Documents on Designing New Housing Development and Open Space Provision on New Housing Development.

Highways

6.17 Full details on highway and access matters can be found in the supporting Design and Access Statement and Transport Assessment (TA). A summary of the key highway issues is set out below.

6.18 Vehicular access to the Site is proposed from a ghost island from Wilthorpe Road. An emergency link is also proposed via Redbrook into the western element of the site. The provision of removable bollards will ensure access is restricted to emergency use only and general vehicular access is not permitted

6.19 The prevailing highway design guidance for residential developments is Manual for Streets (MfS) published by the DfT. This document is deliberately non prescriptive and places no limit on the number of dwellings served by a single access instead stating "the number of external connections that a development provides depends on the nature of its surroundings" and "residential areas adjacent to each other should be well connected" (para 4.2.7).

6.20 MfS re-enforces this message at various other locations including at: Paragraph 6.7.3 where it refers to the unjustified requests in the past by local authorities to define the requirement for a second access based on the number of properties served.

6.21 The 2011 South Yorkshire Residential Design Guide (SYRDG) replicates the advice in MfS and is equally non-prescriptive with respect to the number of access points required in relation to the number of properties served. As such the proposed access arrangements accord with both national and regional guidance.

6.22 The proposed Site access would achieve the required visibility splays in accordance with the prevailing national guidance Manual for Streets which is applicable to streets that are residential is nature.

6.23 The TA submitted with the application provides a full assessment of trip generation, but in summary it is considered the proposed development can be accommodated in the highway network.

6.24 The layout submitted with the application shows the arrangement of streets within the development and it is apparent a safe and inclusive layout can be provided to reduce the risk of vehicle and pedestrian conflict.

6.25 The proposed development will not have a detrimental impact on the local highway network. Overall, it can clearly be seen the proposed development is in accordance with the NPPF and Core Strategy Policy CSP26

Sustainability

6.26 This section assesses the extent to which the application proposals are socially, economically and environmentally sustainable.

6.27 The site is within 2km of Barnsley town centre, where there are numerous key facilities. Locally within a 10-15 minute walk of the site are health services, food, retail outlets and banks.

6.28 The nearest bus stops are located immediately adjacent to the site along the southern Wilthorpe Road frontage.

6.29 A Travel Plan Framework will also be provided as part of the development to encourage future occupiers and users of the site to participate in using public transport. Information will also be issued to every household and will most likely include details on the benefits of using public transport as well as details on local bus services.

6.30 The Development Sites and Places DPD Sustainability Appraisal (September 2012) identifies that the proposed site is within 800 metres of a local shopping centre and is within walking distance of good public transport provision.

6.31 It is therefore considered the proposed development is in accordance with the aims of the NPPF.

6.32 Persimmon Homes are committed to ensuring the proposed development is sustainable and will actively promote the use of the latest construction technology when promoting the site for residential development. The Code for Sustainable Homes will also be adhered to where relevant. Therefore insofar as the policies are relevant at this stage, it is considered the proposed development accords with policies CSP1, CSP2 and CSP5 of the Core Strategy.

Housing Need

6.33 The Development Sites and Places DPD Sustainability Appraisal (September 2012) identifies that the proposed development of the site will have positive impacts in terms of housing needs 'The housing allocation makes a substantial contribution towards meeting housing needs and is of an appropriate scale to the principal town of Barnsley and meets the borough's spatial strategy'.

6.34 Barnsley Housing Needs, Markets and Affordability Assessment Update: A Strategic Housing Market Assessment (2008) states that across North East Barnsley there is a high percentage of social rented properties.

6.35 Across most of the Borough there is a noticeable demand for smaller dwellings. Demand for two and three bedroom stock exceeds supply in most areas.

6.36 This Statement demonstrates that the proposals will contribute in a positive way to national and local sustainability policy objectives. Specifically the development will have significant social benefits in terms of:

- Delivering housing in the Urban Barnsley area in line with requirements of the Core Strategy;
- Providing a range of housing types to create a sustainable mixed community;
- Delivering a high quality residential development, which respects the local character of the area, provides significant areas of public open space and ensures access for all corners of the community; and
- Addressing the shortfall in housing (see below).

6.37 Paragraphs 47 and 49 of the NPPF require local planning authorities to identify a 5 year supply of deliverable housing sites. The Council does not have a five year housing land supply. Paragraphs 14 and 49 of the NPPF direct that, in such circumstances, relevant policies for the supply of housing in Barnsley should not be considered up to date.

6.38 The presumption in favour of sustainable development directs that planning permission for housing should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. It is clear from the technical assessments which accompany this application that the proposals are sustainable and would provide significant and overriding economic, social and environmental benefits. Therefore, in accordance with the NPPF, the proposals should be approved without delay.

Economic Sustainability

6.39 The application proposals will generate significant economic benefits and support sustainable economic growth by:

- Creating new temporary and permanent jobs in Barnsley;
- Generating investment in the local economy of Barnsley;
- Providing infrastructure improvements;
- Delivering New Homes and increased Council Tax receipts.

6.40 The proposals deliver sustainable economic benefits. The NPPF states that planning decisions should 'support sustainable economic development to deliver the homes [...] infrastructure and thriving local places that the country needs'. Accordingly the application should be supported and approved.

6.41 The proposal for 312 dwellings are in accordance with up to date policies in the Development Plan, the emerging Development Sites and Places DPD and national policies as set out by the NPPF.

6.42 The proposals have net social, economic and environmental benefits for Barnsley and therefore represent sustainable development. In the context of paragraphs 14 and 15 of the NPPF, the proposals are sustainable and should be approved without delay.

6.43 In addition to the financial and employment benefits, the development would deliver high quality family housing of a type and in a location which could attract future residents and employees of local businesses who may otherwise not choose to live in Barnsley's existing housing stock or are currently unable to as there are not enough available homes.

Drainage and Flood Risk

6.44 Full details on drainage matters and flood risk issues can be found in the supporting Drainage Assessment. In summary the site is located in Flood Zone 1 and is considered to be at a low risk of flooding. Housing development is therefore suitable for this location.

6.45 The nearest watercourse is approximately 200m to the south of the site.

6.46 The pre application response by Yorkshire Water indicated that foul water domestic waste should discharge to the 300mm diameter public combined water sewer recorded crossing Wilthorpe Road. We continue to progress this through our drainage consultants. A foul drainage scheme will need to be approved by Yorkshire Water to progress development on site. We will provide further detail on this as matters move forward.

6.47 Whilst development will increase the amount of hard standing area within the site, there will be a positive drainage system designed to accommodate flows from the 1 in 100 year event with attenuation storage commensurate to the design storm. It is considered that development will therefore have a beneficial effect on flooding within the site be the creation of a purpose designed system which will control flows to the storage facility.

6.48 The proposed development is therefore considered to meet the requirements of the NPPF and Core Strategy policies CSP3 and CSP4.

Contamination

6.49 A Preliminary Geo-Environmental Desktop Report has been prepared for the site. The historical plans show that the majority of site has remained undeveloped fields. An intrusive investigation has also been conducted.

6.50 This site is located within a Coal Mining Development Referral Area an area with specific mining legacy risks to the surface, including mine entries; shallow coal workings etc.

6.51 Whilst the site is considered suitable for its current and proposed use, the proposed change in use will require further intrusive investigation.

Landscape and Public Open Space

6.52 The site lies within the settlement limits of Barnsley. There are no landscape designations on the site and the location is such that a sensitively design layout and landscape strategy would allow the site to be developed for residential use without adverse impacts on the landscape and visual amenity of Barnsley.

6.53 A residential development on this site would be relatively concealed, forming a natural extension to the urban edge of Barnsley. A well-designed landscape scheme, coupled with the introduction of new of public accessible open space, will bring significant benefits.

6.54 The POS will be overlooked by some of the proposed dwellings providing natural surveillance of this area. In accordance with CSP35, CSP42 and Open Space Provision on New Housing Development SPD (Adopted March 2012), POS will be provided, which equates to approximately 4ha of the total site area. The make-up of this provision will be a matter dealt with during discussions with the LPA following the submission of the application.

6.55 Existing mature trees on the site boundaries will be retained wherever possible. In general landscape terms there are no trees of high importance within the site, high value grouped trees are situated beyond the site boundary. These trees offer good screening value.

6.56 The tree survey findings were considered when preparing the scheme layout. Further details on this matter can be found in the supporting Tree Survey submitted with the application.

6.57 In light of the above it is considered the proposals comply with policies CSP33 and CSP35 of the Core Strategy and the Supplementary Planning Document – Open Space Provision on New Housing Development which deals with the provision of open space within developments.

Ecology

6.58 Full details on ecological matters can be found in the supporting Ecology report. The assessment confirms the site has been found to be of low ecological value, based on it supporting a very limited range of common species.

6.59 As nesting birds are protected under the Wildlife and Countryside Act (1981), any proposed vegetation clearance will take place outside of the nesting season, unless checks by an appropriately qualified ecologist have found all nests to be inactive immediately prior to works.

6.60 The Development Sites and Places DPD Sustainability Appraisal (September 2012) concludes that there are no environmental constraints.

6.61 In light of the above it is considered the proposed development is in accordance with the NPPF and Policy CSP36 of the Core Strategy.

Community Involvement

6.62 Full details on the community consultation undertaken as part of the application can be found in the supporting Statement of Community Involvement (SCI).

6.63 A letter was sent to local residents to inform them of the proposals and the date of the public consultation.

6.64 A public consultation event was held at Wilthorpe Primary School on the 5th March 2014 to seek comments on the proposals.

6.65 A consultation response form was made available at the event. Residents were able to provide comments on the scheme, which have been considered. All responses can be found in the SCI appendices.

6.66 It is therefore considered the community consultation undertaken is in accordance with the aims of the NPPF and the Council's own Statement of Community Involvement.

7.0 Conclusions

7.1 This Planning Policy Statement has been prepared to support a full planning application for the construction of up to 312 dwellings at land off Wilthorpe Road, Barnsley.

7.2 In accordance with the NPPF, this Planning, Affordable Housing and Sustainability Statement has assessed the proposals against national and local sustainability objectives set out in the NPPF and Development Plan.

7.3 An assessment of the policies and application proposals has concluded that this planning application accords with planning policy. The Council cannot demonstrate a 5 year supply of deliverable housing sites and its UDP is out of date, with the NPPF being accorded considerably more weight in policy terms.

7.4 The proposals have been formulated in full consultation with the community of Barnsley, local businesses and stakeholders and officers of the Council. The proposals are sustainable and deliver net economic, social and environmental benefits in accordance with the NPPF and Development Plan.

7.5 The proposals will deliver a package of benefits including social and environmental, while attracting private sector investment into the local economy.

7.6 Technical drawings submitted as part of this application demonstrate how the proposed residential development can be accommodated on the site and show a range of house types. The proposed dwellings would replicate the existing local housing stock, by using similar materials.

7.7 The UDP was adopted in the year 2000. The National Planning Framework was brought into force on the 27th March 2012, and takes precedence over out-of-date or incomplete local development plans. In such cases planning 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 taken as a whole.

7.8 The site is Urban Land to Remain Undeveloped within the current UDP and is currently identified as a draft phase 1 allocation (BAR42) to deliver 312 dwellings in the in emerging Local Plan.

7.9 The Council has agreed that safeguarded sites are required to meet the housing need now. This application is in accordance with this principle. The scheme provides a range of 2, 3, 4 and 5 bed house types which

meet the needs of the market as discussed previously, whilst providing new housing.