

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING STATEMENT IN SUPPORT OF
PLANNING FULL APPLICATION
FOR RESIDENTIAL DEVELOPMENT AT BURNTWOOD
ROAD/NANCY ROAD, GRIMETHORPE
ON BEHALF OF STRATA HOMES YORKSHIRE LIMITED**

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SECTION 1: INTRODUCTION

- 1.1 This statement provides background information and supporting justification in relation to the redevelopment of the Burntwood Road/Nancy Road, Grimethorpe site. Strata Homes Yorkshire Limited is the applicant and the proposal has been submitted as a full planning application which comprises 108 dwellings and associated development.
- 1.2 Prior to the submission of the application, it will be noted that the applicant and their consultants have entered into constructive dialogue with the local authority and the Design Panel whilst assessing the development opportunity of the site. Indeed, a number of pre-application discussions with senior officers have been undertaken, the purpose of which has been to inform the relevant officers of the evolving proposal, as well as to seek to clarify and agree the principal planning, design and transportation issues at the earliest possible stage in the planning process.
- 1.3 Working alongside officers of the local authority, the scheme has evolved to create a development that will deliver a high quality design which will improve the overall character of the neighbourhood, increase housing choice and improve sustainability.
- 1.4 Consideration has also been given to a previous application that was submitted by Yorkshire Forward for residential development on the site. This application (ref: 2005/1737) was refused on 9 August 2006 for reasons relating to, inter alia, the site being greenfield and the possibility of an increase in flood risk being created. This previous submission did not include any supporting information which has now been addressed and there has since been a material change in planning circumstances as will be demonstrated out later in this statement.
- 1.5 This Planning Statement should be read in conjunction with other environmental and technical studies that have been undertaken specifically to support the proposed development. Reference is made to the following reports:
 - i. Design and Access Statement prepared by Turley Associates.
 - ii. Landscape Proposals prepared by FDA Landscape Architects.
 - iii. Ecological Appraisal prepared by BE Brooks Ecological.
 - iv. Flood Risk Assessment prepared by ARP Associates.

- v. Geo-Environmental Investigation prepared by Eastwood and Partners.
- vi. Transportation Assessment and Travel Plan prepared by Morgan Tucker.
- vii. Drainage Strategy Assessment prepared by RAB Engineering.
- viii. Arboricultural Appraisal prepared by JCA Ltd.
- ix. Sustainability Assessment by Plasmor Ltd.

- 1.6 Since the entire site extends to an overall area of approximately 2.09 hectares in size, it falls within Category 10 of Schedule 2 of the Environmental Impact Assessment Regulations. These regulations clearly identify those types of development that may require the submission of an Environmental Impact Assessment (EIA) to support an application. On this basis, and in accordance with the Environmental Regulations, the evidence submitted with this application should be used as a Screening Opinion to demonstrate that the scale and nature of the proposal does not represent EIA development in terms of the Regulations. It is considered that the level of information submitted with the application is sufficient to assess the sensitive elements of the proposal and therefore we would like to receive confirmation from your authority that the preparation of an EIA is not necessary.
- 1.7 The following section describes the site and its surroundings and Section 3 explains the composition and character of the development proposal. In Section 4 a planning policy overview is provided and this is followed by the case in support of the proposals in Section 5 and the regeneration case outlined in Section 6, having regard to assessing the socio-economic character of the area. Section 7 provides an overview of the community involvement. Section 8 provides an assessment of the planning obligations which are applicable and finally Section 9 provides concluding remarks in terms of explaining why a grant of planning permission should be forthcoming in this particular case.

SECTION 2: SITE DESCRIPTION AND SURROUNDINGS

- 2.1 The site which measures approximately 2.09 hectares in area is located in the south eastern part of the settlement of Grimethorpe. Grimethorpe is located approximately 7.5 km to the north east of Barnsley town centre and approximately 10 km to the west of the A1(M). A site location plan and context plan can be found at Appendix 1.
- 2.2 Presently the site comprises an area of open land that is relatively level, with the exception of areas of raised mounds, which provides evidence of a former housing estate that once stood on this site, but was cleared between 1984 and 2000. This former housing development is confirmed on the plan attached at Appendix 2 of this statement.
- 2.3 The northern boundary of the site is defined by Burntwood Road. A road runs off this in a southward direction through the site to link into Nancy Crescent, which historically would have served the cleared housing development. Existing housing lies immediately to the east of the site along Ladywood Road and, also to the south, located on Nancy Crescent. Typically, these existing houses are semi-detached and are likely to be or have been Council housing. Immediately to the west of the site is an area of open land, which is used informally for recreation purposes. A private road is taken off Burntwood Road (which in part is included within the eastern part of the application site and then runs adjacent the eastern boundary of the site) and this serves the rear of those properties which front onto Ladywood Road.
- 2.4 The site itself is within the south eastern corner of the settlement and the local centre is within 500m to the west along Burntwood Road. In addition to this, there are a number of conveniently situated bus stops located around the site on Burntwood Road and Nancy Crescent, which provide regular services to Barnsley and Pontefract. There are also a number of services and facilities within walking distance and these are set out in the accompanying Travel Plan.

SECTION 3: APPLICATION PROPOSALS

3.1 As shown on Site Layout Plan Ref: 29134/SL/01 , the application proposes the erection of 108 dwellings on the site, which is 2.09 hectares in area.

3.2 Official description on the application form states as follows:

"Erection of 108 dwellings and apartments together with the provision of associated car parking spaces, the creation of high quality landscaped areas and appropriate vehicle and pedestrian access."

3.3 The main access into the site is proposed to be taken off Burntwood Road via the existing road which historically served the housing development and has since been cleared. This will run in a north-south direction through the development and connect into Nancy Crescent to the south to create another means of access into the scheme. A second existing access off Burntwood Road into the eastern side of the site will serve plots 94 to 101 (8 dwellings) as well as the rear of existing properties along Ladywood Road. With the exception of a small section of road close to this access point off Burntwood Road, most of this access road lies beyond the red line which defines the application site.

3.4 The proposed development will include a variety of house types, including one, two, three and four bedroom units. 24 of the units will be affordable and these will comprise two, and three-bedroom. These affordable units will be designed to Code For Sustainable Homes Level 3 and will be spread throughout the site.

3.5 There are 161 car parking spaces on the development including 28 integral to specific house types and 'FOG' units.

3.6 In order to create visual interest and a sense of place, the buildings will vary in height from two storeys, through to three and a half storey units. The taller units would occupy key positions within the site, but positioned in such a way that they are not at risk of creating overlooking or overshadowing issues with either existing or proposed properties. Further justification of the design approach that has been taken to satisfy

the Council's aspirations for delivering a Building for Life scheme is set out in detail within the accompanying Design and Access Statement which has been prepared by a qualified CABI assessor in collaboration with the Council.

- 3.7 Other than the apartments (housetypes Aix, Lisbon and Colmar with two storey duplex apartment house type Lucca and three storey alternative Dublin), each housetype is to be provided with its own private garden area and parking space, either in the form of garages or external parking spaces. The ratio of parking spaces per dwelling is equivalent to 1.5 which, having regard to this sustainable location with good access to existing facilities and services, is considered to be appropriate.
- 3.8 Within the site it is proposed to provide a well-considered tree planting and landscaping scheme to enhance the design principles being achieved by the Design and Access Statement, particularly along key streets to provide a pleasant environment for residents to live. Overall a net increase in planting across the site will be achieved, with the loss of a small number of existing hedges, which are confirmed in the arboricultural report as only being of 'fair condition'. In any event these will be replaced with quality planting.
- 3.9 The window positions of the proposed dwellings have been carefully considered and, in locations where it is considered necessary, additional windows are to be provided to create an enhanced streetscene and also to provide additional natural surveillance throughout the site, creating a safer and more secure environment to live. The location of these dwellings which have additional windows are shown on the proposed Site Layout Plan reference: 29134/SL/01.

SECTION 4: PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that all planning applications must be determined in accordance with the Development plan unless material considerations indicate otherwise. In this instance, the statutory development plan comprises the Regional Spatial Strategy for the Yorkshire and Humber region (the Yorkshire and Humber Plan), which was published in May 2008, together with the saved Barnsley Unitary Development Plan (UDP), which was adopted in December 2000 with selected policies being 'saved' for use beyond 28 September 2007.
- 4.2 In addition to the above, the courts have also held that National Planning Guidance and Statements are important material considerations in the decision making process. In this instance, therefore, Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 3: Housing, and Planning Policy Guidance 13: Transport are of relevance.
- 4.3 An assessment of the relevant policies and guidance from the documents as set out above is provided, together with an assessment of other guidance and policies which are material considerations.

1) The Development Plan

a) Regional Policy - The Yorkshire and Humber Plan – RSS

- 4.4 The Yorkshire and Humber Plan sets out a strategic framework that aims to guide development over the period up to 2026. This includes issues such as economy, housing, transport, the built and natural environment and sustainability.
- 4.5 The Yorkshire and Humber Plan states that the annual average net addition to the dwelling stock within Barnsley Council is 840 dwellings per annum between 2004 to 2008 and 1015 dwellings per annum between 2008 and 2026.
- 4.6 Barnsley is located within the South Yorkshire sub-area with Policy SY1 of the Yorkshire and Humber Plan stating that the sub-regional town of Barnsley should be

transformed, particularly the town centre, as vibrant, healthy, accessible, attractive and safe places where more people live, visit and work, and residential areas through housing market renewal and increased housing development.

- 4.7 Policy YH5 specifically relates to Principal Towns and advised that they should be the main focus for housing, employment, shopping, leisure and education. This policy states that LDFs should identify Principal Towns and may include towns where they:

- "1. Support delivery of the Core Approach and transformation of Regeneration Priority Areas; and**
- 2. Will provide employment, community facilities and services for local and surrounding populations; and**
- 3. Will have good accessibility by public transport to Regional Cities and Sub Regional Cities and Towns; and**
- 4. Have capacity to accommodate development in accordance with Policy YH7 without harm to the town's environment and character; and**
- 5. Have potential to develop a role that complements and supports the wider settlement network."**

- 4.8 In this respect, Grimethorpe is capable of fulfilling each of these criteria and has been identified as a Potential Principal Town in the emerging LDF Core Strategy.

- 4.9 Policy H3 entitled Managing the Release of Land in Support of Interventions to Address Failing Housing Markets advises that the management of the release of land for housing should support interventions in the housing market in those parts of the region with frail or failing housing markets in a manner that returns these markets to health and does not undermine housing markets elsewhere in the region. Additional housing should support strategies and programmes in areas such as the Green Corridor in which the site is located and where interventions are already in place.

- 4.10 On the basis of the advice contained within the RSS, Grimethorpe is a main focus for future housing, given its emerging Principal Town status and the fact that in recent

years the housing market in the area has been failing and has and still does require intervention.

b) Local Policy - Saved Barnsley Unitary Development Plan

- 4.11 The site is identified as a housing proposal site in the Unitary Development Plan and referenced site NE1/1 Burntwood Road – Nancy Road, Grimethorpe. The supporting text to this allocation states:

“Development of this site had not commenced January 1995, although there was an outstanding planning permission at that time. The site is within an established residential area adjacent to an area of public open space and overlooking an area of attractive landscape, yet only 500 metres from the village centre.”

- 4.12 Policy H2 of the UDP advises that the Council will ensure that there is sufficient land available to meet identified housing needs and rolling five year supply at all times during the plan period. In this regard, the Council continually monitor the housing supply situation, and this is discussed in greater detail later in this section.
- 4.13 Policy BE6 of the UDP aims to achieve high standards of design in new development and states that new development will be assessed in terms of their quality of layout, suitability of scale of the development, the use, quality, design and landscape treatment of open land, the standard of detailed design in facing materials, and the suitability of the whole development for its proposed context and its relationship with adjoining land uses. This is given detailed consideration in the accompanying Design and Access Statement.

2) National Planning Guidance and Statements

a) Planning Policy Statement 1

- 4.14 PPS1 sets out the Government’s objectives for the planning system, and states at paragraph 1 that:

“Planning shapes the places where people live and work and the country we live in. Good planning ensures we get the right development, in the right place and at the right time. It makes a positive difference to people’s lives and helps to deliver homes, jobs, and better opportunities for all, whilst protecting and enhancing the natural and historic environment, and conserving the countryside and open spaces that are vital resources for everyone”.

4.15 The core principle underpinning these objectives is sustainable development, the four principal aims for which were set out in the Government’s 1999 strategy ‘A Better Quality of Life – a Strategy for Sustainable Development in the UK’:

- Social progress which recognises the needs for everyone;
- Effective protection of the environment;
- The prudent use of natural resources; and
- The maintenance of high and stable levels of economic growth and employment.

4.16 These principles are evident in the proposals for the application site.

b) Planning Policy Statement 3

4.17 The Government’s key policy goal in PPS3 is that everyone should have the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this, paragraph 9 states that the Government is seeks, inter alia:

- **“To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community”** and,
- **“To create sustainable, inclusive, mixed communities in all areas, both urban and rural”.**

4.18 In support of its objective of creating mixed and sustainable communities, PPS3 advises the Government’s policy is:

“To ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure”. (Paragraph 36)

4.19 PPS3 builds upon the ambitions of PPS1 in terms of promoting high quality design and establishes numerous matters to consider when assessing design quality, including the extent to which the proposed development, inter alia:

- **“Is easily accessible and well connected to public transport and community facilities and services, and is well laid out so that all the spaces used efficiently, is safe, accessible and user friendly.**
- **Provides, or enables good access to, community and green and open amenity and recreational space (including play space) as well as private adult space such as residential gardens, patios and balconies.**
- **Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.**
- **Provides for the retention or re-establishment of the bio-diversity within residential environments”. (Paragraph 16)**

4.20 The guidance also states that, particularly where family housing is proposed:

“It will be important to ensure that the needs of children are taken into account and that there is good provision of recreational areas, including private gardens, play areas and informal play space”. (Paragraph 17)

4.21 Paragraph 23 advises that:

“Developers should bring forward proposals for market housing which reflect demand and the profiles of households requiring market housing, in order to sustain mixed communities”.

- 4.22 Paragraph 24 acknowledges the importance of achieving a mix of households as well as a mixture of tenure and price and which reflects the proportions of households that require market or affordable housing on large strategic sites.
- 4.23 Paragraph 25 advises that one of the Government's key objectives is:
- "To provide a variety of high quality market housing"** and that this should address **"any shortfalls in the supply of market housing"**.
- 4.24 Paragraph 40 advises that a key objective of local planning authorities is to continue to make effective use of land by re-using land that has been previously developed, with the national annual target of at least 60% of new housing being provided on previously developed land.
- 4.25 Paragraph 45 states that it is a key consideration that land is used efficiently when planning for housing and, reflecting this, paragraph 47 advises that 30 dwellings per hectare (dph) net should be used as a national indicative minimum to guide policy development in decision making, unless local density policies are otherwise in place. Development involving densities below this minimum will need to have special justification. Further to this, paragraph 50 advises that:
- "The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style and form"** and that **"if done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment"**.
- 4.26 Paragraph 52 advises that the Government's objective is to ensure that the planning system delivers a flexible responsive supply of housing land and that, reflective of the principles of 'Plan, Monitor, Manage' local planning authorities should ensure that sufficient, suitable land is available to achieve their housing objectives.
- 4.27 PPS3 acknowledges that Regional Spatial Strategies should determine the level of overall housing provision for the region, broadly illustrated in a housing delivery trajectory, for a sufficient period to enable local planning authorities to plan for housing

over a period of at least 15 years.

4.28 Furthermore, paragraph 54 advises that local planning authorities should:

“Identify sufficient specific deliverable sites to deliver housing in the first five years”.

4.29 In this context, ‘deliverable’ is defined as sites that are:

- Available – the site is available now.
- Suitable – the site offers a suitable location for development now, contributes to the creation of sustainable, mixed communities.
- Achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

4.30 Paragraph 59 advises that allowances for windfalls should not be included in the first ten years of land supply unless local planning authorities can provide robust evidence of genuine local circumstances that prevents specific sites being identified.

4.31 In determining planning applications, paragraph 68 advises that local planning authorities should take into consideration the policies set out in Regional Spatial Strategies and Development Plan Documents, as the Development Plan, as well as other material considerations. Furthermore, paragraph 68 states that:

“When making planning decisions for housing developments after 1 April 2007, local planning authorities should have regard to the policies in this statement as material considerations which may supersede the policies in existing development plans”.

4.32 Paragraph 69 advises that, in general, in deciding planning applications, local planning authorities should have regard to:

- **“Achieving high quality housing.**

- **Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.**
- **The suitability of a site for housing, including its environmental sustainability.**
- **Using land effectively and efficiently.**
- **Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives, eg, addressing the housing market renewal issues”.**

4.33 The proposals provide for a mix of housing types, including one, two, three, four and five-bedroom units as well as affordable units in order to provide a diverse range of housing options to assist in providing inclusive mixed communities.

4.34 The site is suitable, available and achievable within the next five years and makes efficient use of land and is well connected to existing services and facilities. The proposals are therefore fully compliant with the aims and objectives of PPS3.

c) Planning Policy Guidance 13

4.35 The emphasis in PPG13, as set out in the introduction to that guidance, is to see the integration of transport and land use planning. The objectives of the guidance, as set out in paragraph 4, are to:

- Promote more sustainable transport choices for people and moving freight;
- Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling; and
- Reduce the need to travel, especially by car.

4.36 Paragraph 6 lists those matters that local planning authorities should take into account when considering planning applications. The application proposals comply with these in that:

- The scale of parking will accord with Council standards;
- Pedestrians and cyclists are specifically considered by the proposals, and facilities for these users will be significantly improved above and beyond current levels of provision both on and through the area. This includes links through the site to existing and proposed routes; and
- The objective of reducing crime through design has been incorporated within the proposed layout.

4.37 PPG13 reiterates the guidance in PPS3: Housing at paragraphs 12-17. Encouragement is made to more efficient use of land, and to placing the needs of people before ease of traffic movement. As the Design and Access Statement accompanying this application explains, the proposals specifically facilitate the ease of movement by pedestrians and cyclists through the development, whilst providing new links through the area.

4.38 Paragraphs 76 and 77 advise that planning applications need to be considered with respect to walking and cycling. The application will increase the potential use of these two means of travel both within the immediate and wider area, by providing a potential extension to routes to and from the settlement. In accordance with the objectives of these two paragraphs, the proposed development would:

- Improve the linkages within the area;
- Emphasises walking and cycling;
- Create direct and safe walking and cycling routes to the range of existing services and facilities close to the site, including schools and recreation opportunities.

- 4.39 Proposals for the site are therefore consistent with the objectives of PPG13, insofar as development of the site can contribute to them.

3) Other Material Policy Guidance

a) Planning Advice Note 30 (PAN30) – Sequential Approach to Determining Planning Applications for Residential Development

- 4.40 This guidance was produced in January 2004, with the objective of setting out the sequential approach to determining planning applications ahead of the adoption of the Barnsley Local Development Framework. In the case of greenfield sites over 0.4 hectares in settlements such as Grimethorpe, the area which the sequential assessment applies is to assess the availability of previously developed sites over 0.4 hectares in category 4 (urban settlements in the Dearne Valley Development Zone (DVDZ)). On previously developed sites over 0.4 hectares no sequential approach is required.
- 4.41 In the case of the application site, it is maintained that it is a previously developed site, given its previous use as a housing development and, therefore, no sequential approach is required. However, due to the decision of the previous planning application (reference 2005/1737), there is some debate over its status and whether it can be considered to be previously developed land and this issue is discussed in greater detail in the next section of this statement. However, this clearly has implications in terms of whether or not the sequential test needs to be applied in accordance with the guidance within PAN30.

b) Planning Advice Note 34 (PAN34) – Affordable Housing in New Residential Developments

- 4.42 This document states that residential development must provide affordable homes where the proposal provides 25 or more homes, or is on a site of 0.6 hectares or more in area, and within a town or village of more than 3,000 people. The number of affordable houses to be provided must be at least 15% of the total number of homes proposed. The type of affordable homes to be provided must be those for which there is a local need.

c) Barnsley LDF Core Strategy

- 4.43 This document is currently being prepared and provides a spatial strategy for the future development of Barnsley up to the year 2026. Most recently, in June to August 2009 consultation took place on the Revised Preferred Options to this document and the comments received by the Council are currently being considered. Whilst this document is yet to be adopted, it has now been through several stages of consultation and should, therefore, be afforded some weight in the decision making process.
- 4.44 Policy CSP3 of the Core Strategy Revised Preferred Options sets out the proposed settlement hierarchy, which dictates the location of new development. At the top of the hierarchy, Urban Barnsley is identified, followed by a number of towns, including Grimethorpe. The Core Strategy, therefore, treats Grimethorpe as a Principal Town and the supporting text to Policy CSP3 states that this would support and build on the regeneration carried out to date.
- 4.45 Policy CSP28 sets out a suggested distribution of new homes throughout the district, and recommends that, in Grimethorpe between 2008 and 2026, 600 new homes should be provided.
- 4.46 Grimethorpe is identified as an area which has been a focus of major regeneration and renewal in recent years and the aims and objectives of the Core Strategy for Grimethorpe are listed as follows:
- Provide good access to job opportunities on employment sites within Grimethorpe and within the Dearne towns.
 - Provide new housing (600 homes).
 - Renewing areas where the housing market has failed through HMR initiative.
 - Improve public transport links with Barnsley town centre and other settlements (part of the Accessibility Improvement Zone).

- Improve the accessibility to housing, leisure, retail, work and leisure facilities with the help of local accessibility studies.
- Support Grimethorpe as a local centre by focusing retail, servicing, and community facilities in the centre.
- Protect the Green Belt.

4.47 There is clearly the intention to continue to raise the profile and status of Grimethorpe and a recognition that significant improvements are still required in addition to the recent successful regeneration and initiatives that have been undertaken. The emerging Core Strategy identifies the important role that Grimethorpe can play and provides significant support towards further improvement.

d) Strategic Housing Land Availability Assessment (SHLAA)

- 4.48 This document identifies land potentially available to meet housing requirements in Barnsley and was produced in March 2008, with an update expected in late 2009.
- 4.49 The application site (SHLAA reference H0697) is assessed in this document and is stated as becoming available for development within the early SHLAA period. This document also seeks to identify the appropriateness of sites for residential development and indicates that the local planning authority consider it likely to be deliverable.
- 4.50 As seen in this section, there are a range of policies and guidance of relevance to the site and the application proposals, and in broad terms this submission is compliant with these. A more detailed assessment is, however, provided in the following sections of this Statement.

SECTION 5: CASE IN SUPPORT OF THE APPLICATION

1) General Principle of Development

- 5.1 As a starting point, Policy H4 of the Unitary Development plan advises that sites shown as housing proposals on the proposals maps will be developed primarily for residential purposes. The application site is identified on the proposals maps as Site NE1/1, which is a housing proposals allocation and, therefore, the proposed development is in accordance with the objectives of the UDP.
- 5.2 Notwithstanding this, the previous planning application for residential development of this site which was determined in August 2006 (reference 2005/1737), was refused inter alia because it was considered the site was predominantly greenfield and, therefore, contrary to Planning Policy Guidance Note 3 and it failed to meet the sequential assessment required by PAN30. The refusal reason identified the site as a Phase 2 site within a previous consultation draft of the emerging LDF and, at that time, the policy position was that there were sufficient Phase 1 sites that should be developed first. However, it is important to note that, at the time of the Yorkshire Forward planning application, the LDF was at a very early stage in its production and, since it did not form part of the Development Plan, in our view it should only have been afforded limited weight within development control decision. Indeed, given the increase in housing requirement and the evidence within the recently published SHLAA, the phasing policy has now been substantially reviewed. As such, your Council's previous approach that required Phase 1 sites to be developed in advance of Phase 2 sites is now no longer applicable in terms of the emerging LDF and it should also be noted that the phasing of housing sites is not provided within the existing Development Plan. This issue represents a material change in circumstance since the previous application was determined.
- 5.3 In any event, it is contested that the site is not greenfield, but is rather a brownfield. This is based on the fact that historically the site had dwellings on it before their clearance (as evidenced on the historical map at Appendix 2).
- 5.4 Our view has been accepted by the local planning authority on a similar site at St Helens Avenue, Monk Bretton, where a former Council housing site was cleared in the

1980s, was identified as being brownfield during the determination of a proposed residential development in 2006. The Committee Report for this particular application at Monk Bretton (reference 2006/1986) is attached at Appendix 3. The Director of Planning in the planning report confirms that the site is both a housing clearance site and also brownfield. As such, it was concluded in the Report that the Monk Bretton application was supported in general terms by PPG3 and PAN30 (at a similar time to the Yorkshire Forward application being determined) but without requiring the sequential test to be applied.

5.5 Whilst it is maintained that the site is brownfield, the policy framework does not preclude the development for residential proposals on greenfield sites having regard to PPS3 and PAN30. Without prejudice to our assertion that the site is in fact brownfield, if for the purposes of providing a robust assessment against PAN30 and PPS3, we assume the site is considered to be greenfield, it would be necessary to search against previously developed sites over 0.4 hectares in Category 4 settlements, ie those within the Dearne Valley Development Zone (DVDZ). PAN30 does, however, go on to state that, in exceptional circumstances and in the interests of regenerating a particular area of the district, the Council may allow the development of a greenfield site prior to the development of available previously developed sites within the urban Barnsley area or urban settlements within the DVDZ. We would maintain that the proposal would make a positive contribution to regenerating Grimethorpe and therefore an exceptional case can be demonstrated (see Section 6 below).

5.6 The relevance and weight to be attached to PAN30 has also been well tested at appeal. Inspectors have unanimously agreed that it does not have supplementary planning status, but has undergone public consultation and, as such, 'some weight' should be attached to the guidance note. In the appeal at land off Hilltop Lane, Redbrook Road, Gawber (reference APP/R4408/A07/2056865), in April 2008, the Inspector concluded:

"Whilst this is strictly a greenfield site, it is within the urban area and entirely surrounded by residential development. I have seen nothing to indicate that it has remained undeveloped for any positive reason, rather than simply having been left over when the surrounding area was developed. It is close to local shops and services and to bus services to the town centre and hospital. At the hearing the Council accepted that this site

performs reasonably well against its sustainability assessment criteria, as set out in Section 7 of PAN30, saved for being a greenfield site. Whilst development here could not contribute to the targets for development on brownfield land, the PPS does not preclude the development of greenfield sites in sustainable locations when previously developed sites remain undeveloped.”

5.7 This decision clearly illustrates a rational and pragmatic approach applied by the Inspector to the release of appropriately located greenfield sites having regard to PAN30 and the conclusions of the Inspector could equally apply to the application site.

5.8 In our view, there is policy support towards the general principle of development on this site, notwithstanding the fact that a previous application for residential development was refused in 2006. The key summary points to note here are as follows:

- The site is considered to be brownfield in character. The LPA have confirmed this to be the case on a similar site where housing clearance has occurred.
- If the Council wishes to maintain its view that the site is, in fact, greenfield, as was the case in August 2006, the following should be noted that were not previously addressed and there have been material changes in circumstances in any event:
 - o PPG3 has since been replaced by PPS3, which places less emphasis on precluding the development of greenfield sites and instead encourages sustainably located development that is responsive to market demand and provides for inclusive, mixed communities.
 - o PAN30 recognises that greenfield sites may be developed for housing where it can be demonstrated the delivery of important regeneration benefits.
 - o There are appeal decisions to support the development of greenfield sites in Barnsley, particularly where it would assist in regeneration and be located in a sustainable area.
 - o The housing development sustainability checklist at Annex 3 to PAN30 scores the site as being a good sustainable location (checklist at Appendix 4).

Managing the Release of Housing Land

- 5.9 There is general support in policy terms for residential development on the site, particularly due to the significant regeneration benefits that the proposals will offer. Policy H3 of the RSS encourages that the managed release of land for housing should support interventions in the housing market where frail markets can be restored to health. The Green Corridor Initiative specifically identifies Grimethorpe as such a location and recognises that the delivery of 'aspirational' housing products will be a key driver in achieving the objective of improving the quality of Grimethorpe.
- 5.10 A number of the large scale residential schemes that have been approved in Grimethorpe have been completed; however, there are still a few sites where development is still ongoing but nearing completion.
- 5.11 The Keepmoat Phase 3 site (Allegro Court) has had 155 out of the 227 units approved, sold and occupied. The Council's target output for this site is for a further 17 dwellings by the end of March 2010; however, based on 2009 sales rates, this could be higher. It is, therefore, likely that the entire scheme will be completed and occupied by the end of 2010.
- 5.12 Two RSL schemes are also underway within Grimethorpe, one at Milefield Court for 15 two-bedroom flats and bungalows for the over 55s, which is nearing completion and the other at the Manor Pub site on Brierley Road for 11 three-bedroom houses.
- 5.13 It is understood that the demand for these housing developments has been consistently good with most of the approved housing now constructed and occupied. The proposals which are the subject of this application are likely to start being constructed by March 2010 as part of the Kickstart initiatives and a minimum of 50 dwellings would need to be completed by March 2012 to fulfil the requirement of the initiative. Therefore, the timing and programming of development will continue to maintain the momentum of house building after existing housing sites have been completed and occupied. As such, these circumstances would act as a catalyst to further regeneration and investment within Grimethorpe.

Design

- 5.14 A detailed assessment of the design of the proposals is provided with the accompanying Design and Access Statement which has been prepared by a qualified CABE Assessor. However, in summary, the proposals seek to provide a mix of house types and to make an effective and efficient use of land in accordance with Planning Policy Statement 3 with the creation of 108 units.
- 5.15 The proposed dwellings are considered to be of high quality design and will integrate within the surrounding area, and will attract a range of different types of households, to ensure an inclusive mixed community is achieved.
- 5.16 In advance of the submission of this planning application, detailed pre-application discussions have been held with the Council's design panel, with feedback being incorporated into the submission. In addition to considering the comments of the design panel, the scheme has been produced in accordance with the design standards set out in Policy BE6 of the UDP and is also seeks to achieve Buildings for Life standards.

Sustainability

- 5.17 Policy ENV5 of the Yorkshire and Humber Plan seeks to maximise improvements to energy efficiency and increase renewable energy capacity. One requirement of this policy is that publicly funded housing meets high energy efficiency standards. The policy also recognises that, in advance of local targets being set in DPDs, new developments of more than 10 dwellings should secure at least 10% of their energy from decentralised or renewable or low carbon sources, unless, having regard to the type of development involved and its design, this is not feasible or viable.
- 5.18 To achieve the 10% renewable target levels, the proposal will incorporate renewable energy technologies such as solar panels.
- 5.19 Furthermore, the application proposals provide for 24 affordable units and these properties have been designed to achieve Level 3 of the Code for Sustainable Homes and therefore will exceed Building Regulations requirements in terms of energy

efficiency and will comply with the requirements of Policy ENV5 of the Yorkshire and Humber Plan.

Technical Considerations

- 5.20 From a technical perspective, potential constraints on the site have been identified and the necessary surveys and reports produced to support the development proposals. The various issues identified which have been considered are summarised below.

Transportation

- 5.21 A full assessment of the proposals and the surrounding highway network has been undertaken as part of the submission and included in a Transport Assessment and Travel Plan Framework. The Transport Assessment concludes that all junctions within the vicinity of the site will continue to operate satisfactorily following the completion of the development proposals and that the location of the site and its accessibility to local services and facilities make it a sustainable location for residential development in accordance with relevant policies, including PPS1 and PPG13. The Travel Plan Framework sets out a range of measures to be included as part of the proposals to reduce the number of single occupancy car journeys and also to promote more sustainable travel patterns which will be monitored following completion of the development to ensure that the aims and objectives are successful.

Trees

- 5.22 The Tree Report confirms that the trees in and around the site are in fair condition and that vegetation within the site is generally of low value scrub. The report sets out recommendations to ensure that the development proposals do not have an adverse impact on the retained trees, including careful design and suggested construction techniques that have regard to existing trees on site. As specified by the landscaping scheme there will also be the addition of tree planting within both the public and private realm.

Ecology

- 5.23 The accompanying ecological report prepared by BE Brooks Ecological confirms that the site is located within an urban built up area and does not support any good

examples of the habitats identified within the Barnsley Biodiversity Plan, including parkland, wet woodland, upper heath land, ponds and canals and standing water. The site is assessed as having 'low ecological value' and supports a very limited range of species for habitat. No protected species were identified on site, although clearance of the site will require precautions in relation to nesting birds, which will be carried out during October to February, or preceded by a survey to be carried out by a qualified ecologist. Similarly, it is recommended that the site is cleared with precautions in relation to Japanese Knotweed.

- 5.24 The ecology report has also been prepared for the purposes of the site's affordable housing element being awarded credits as part of the assessment for Code for Sustainable Homes Level 3. In this regard, a number of recommendations have been provided, including the production of a landscaping plan to maximise the use of native or beneficial plant species to create connectivity through the site. Bat bricks at a rate of one per four affordable houses in suitable locations beneath the eaves are also to be provided.

Contamination

- 5.25 A desktop study to review potential contamination to the site has been undertaken together with a subsequent Phase 2 Ground Investigation Study. The report confirms that there is a single elevated concentration of arsenic and two elevated concentrations of TPH within the site. The arsenic does not pose a risk to human health and additional testing has been undertaken for the TPH which has concluded that the TPH is not a risk to human health. In summary, however, the report does not identify anything of significant concern and the small amount of potential contamination that does exist can be remediated against, and a remediation strategy will, therefore, be developed following determination of the planning application.

Flood Risk and Drainage

- 5.26 The application which was submitted in 2006 for residential development on the site was partially refused on the basis that **"the proposal may increase the flood risk to people and property both on the site and in the surrounding area. The applicant has not submitted sufficient information to enable an assessment**

to be made of the impact of development on the risk of flooding due to the additional surface water run off”.

- 5.27 As noted, this previous application was refused on flood risk grounds as a flood risk assessment was not submitted by the then applicant, Yorkshire Forward. Included with this current submission is a flood risk assessment which has been prepared by ARP Associates. This report confirms the site to be within Flood Zone 1 and that no mitigation measures are required in respect of flooding. Notwithstanding this it has been commended that floor levels are raised above external ground levels for in the event of a blocked sewer or an extreme flood.
- 5.28 Surface water drainage will be designed based on previous discharge rates of the cleared housing development and incorporate 30% reduction through appropriate attenuation measures in accordance with EA and local planning authority consultation. Foul drainage will discharge to the existing combined sewer which has sufficient capacity.

SECTION 6: REGENERATION CONSIDERATIONS

Demographic Profile of Grimethorpe

- 6.1 Grimethorpe has suffered heavy job losses following the closure of collieries and the effects of this economic downturn are visible today in terms of the quality of environment and the town centre. Over recent years, there has been significant regeneration within the settlement, with large areas of housing clearance being undertaken and replaced with new residential developments and some investment within the town centre.
- 6.2 The 2001 census indicated a population of approximately 4,000 people within Grimethorpe, however, this, together with other statistics within the census, is likely to have changed following the regeneration that has already occurred throughout the past decade and the information should be treated with a certain amount of caution.
- 6.3 Headline figures within the 2001 census relating to Grimethorpe include the following:
- 20.5% of the population are of pensionable age compared to the national average of 18.4%.
 - 99.6% of the population are white, compared to the national average of 87%.
 - Only 36.9% of the population of Grimethorpe are employed, compared to the national average of 52.6%.
 - 6.3% are unemployed compared with the national average of 3.3%.
 - 16.4% of the population are permanently sick or disabled compared to the national average of 5.3%.
 - 62% of 16 to 74 year olds have no qualifications compared with the national average of 28.9%.

- 45.5% of the population have dependant children in workless households compared with the national average of 17.4%.
- Only 48.9% of housing is owner occupied compared with 68.7% national average.
- 47.8% of households have no car or van compared to the national average of 26.8%.
- 23.7% of the population of Grimethorpe are on state benefit, unemployed, or lowest grade workers compared with the national average of 16%.
- Of those that are not in employment, 34% have not worked since 1995 compared with the national average of 15.9%.

6.4 This profile provides an indication of the demographics of Grimethorpe and it can be seen that, on a number of key indicators, the population falls short of the national average. This, in the main, is attributed to the closure of the collieries in the area, which provided a major source of employment and, as such, various initiatives and policies have been developed to seek to reverse this negative trend and to regenerate the area and improve the social profile. The ACORN neighbourhood profile for the Grimethorpe area identifies that family income is likely to be very low, interest in current affairs very low, housing with a mortgage very low, educated to degree level very low, and unemployment levels being among the highest of any type being double the national average. Where there is paid work, it tends to be routine jobs in nearby factories or shops.

6.5 Since the 2001 census, there is likely to have been an upward trend in the demographic profile following the removal of large areas of housing which were of poor quality and vacant. These have started to be replaced by modern 'aspirational' type housing developments that are most likely to have attracted new people from outside of the settlement that do not conform to the identified social profile that have historically lived within Grimethorpe.

- 6.6 Of the 4,099 people living in Grimethorpe at the time of the 2001 census, the table below shows how this compared with the demographics of the entire Barnsley authority and England at this time.

Age Range	Grimethorpe		Barnsley		England	
Total	4,099		218,063		49,138,831	
0-4	265	6.5%	12,517	5.7%		6%
5-15	717	17.5%	31,816	14.6%		14.2%
16-24	403	9.8%	21,124	9.7%		10.9%
25-39	799	19.5%	47,675	21.9%		22.3%
40-59	983	24%	58,337	26.8%		25.9%
60-74	610	14.9%	30,434	14%		13.2%
75 and over	322	7.9%	16,159	7.4%		7.5%
Residents in communal establishments	172	1.8%	2,145	1%		1.8%

- 6.7 The above table reveals that Grimethorpe has proportionally a slightly younger and older population profile compared to Barnsley and England.
- 6.8 The dwelling stock available at 2001 in Grimethorpe by comparison with the stock across the entire Barnsley authority and also England is shown in the table below:

Accommodation Type						
Housetypes	Grimethorpe		Barnsley		England	
All household spaces	1,698	100%	95,850	100%		100%
Detached	147	8.7%	20,072	20.9%		22.5%
Semi-Detached	1,044	61.5%	45,025	47%		31.6%
Flat or other	91	5.4%	6,355	6.6%		20.1%
Terraced	416	24.5%	24,398	25.5%		25.8%

- 6.9 This table reveals that the housing stock within Grimethorpe has a significant high proportion of semi-detached houses and, at 2001, it could be concluded that the settlement did not have the benefit of a wide and diverse range of house types. Whilst the proposed development will introduce predominantly terraced house types to ensure an efficient and high quality layout, these will provide a range and size of accommodation to achieve an inclusive community and add to the choice of housing in this area.

Regeneration Initiatives

- 6.10 As referred to above, various initiatives have been undertaken with the aim of reversing the decline of the settlement through housing clearance and regeneration proposals. A summary of these key initiatives are set out below.

ICE – Regeneration Strategy

- 6.11 Following the colliery closures, ICE consulting produced a regeneration strategy for Grimethorpe in 1995-1996 and which included a masterplan of the area identifying key priority areas. This was subsequently followed by a number of further initiatives, including the formation of the Grimethorpe Regeneration Executive in 1998 and the identification of Grimethorpe within the Green Corridor Strategic Framework and Spatial Plan which was produced in November 2005.

The Green Corridor Strategic Framework and Spatial Plan – November 2005

- 6.12 The Green Corridor Project is an alliance between Barnsley, Doncaster and Wakefield local authorities, with the objective of tackling issues of low housing demand and market vulnerability in defined adjoining areas, working in partnership with the Government office, English Partnerships, Yorkshire Forward, The Housing Corporation, Transform, The West Yorkshire Housing Partnership and The Local Housing Association.
- 6.13 Key strands of the strategic framework include:
- addressing pockets of housing market weakness across all the areas;
 - improve the quality of design;
 - focus new development in the most sustainable locations, such as the Strong Primary Centres;
 - regenerate through investment in and diversification of the housing offer within the Strong Primary Centres and Regeneration Priority Areas;
 - and increase the connectivity of small residential settlements to enable them to benefit from economic success, and strengthened services within the Strong Primary Centres.

- 6.14 An assessment of the housing market has been undertaken as part of the production of the document. This identifies that over 300 new houses will be built in Grimethorpe over the next five years since this document was prepared in 2005, many of these houses have now been completed.
- 6.15 Within the Green Corridor Strategy, Grimethorpe is identified as a Regeneration Priority Area to create an opportunity to address the low housing demand and provide high quality and economically sustainable 'aspirational' housing products. Other opportunities include extending the range of housing available to attract new residents and to provide mixed income community and maintaining the supply of affordable housing and extending housing choice for the local people.
- 6.16 The Regeneration Priority Areas have been identified as those which are disproportionately affected by the demise of the coal mining industry and people living within these settlements have experienced decades of economic decline in social exclusion. Within these areas, housing market weakness has dominated the character and image of the town, with the majority of housing being within large, single tenure housing estates.
- 6.17 The Green Corridor Strategic Framework has also sought to address pockets of housing market weakness across the area and a Self Evaluation document was prepared in March 2008. This concludes that regeneration efforts have been successful, having brought major improvement in housing, physical infrastructure of the area and now providing new job opportunities.

Kickstart Housing Delivery

- 6.18 The Government funding programme is targeted at stalled sites with a view to providing incentive to deliver high quality mixed tenure housing.
- 6.19 The letter attached at Appendix 5 of this statement from Barnsley MBC confirms support to the development proposals and that it would support the last elements of the Grimethorpe Regeneration initiative. The letter also acknowledges that the proposals will not undermine the Keepmoat village site, but rather will complement it.

Grimethorpe is identified as having a high level of sustainability and the proposal would be situated in a highly accessible location as well as providing much needed affordable housing for rent and sale to ensure a mixed income community is achieved.

Regeneration Benefits of the Proposals

- 6.20 Grimethorpe is an area which has seen significant economic decline over the past few decades following the closure of the collieries. This in turn has led to unemployment levels well in excess of the national average and, indeed, the remainder of Barnsley district which has resulted in much of the existing housing stock becoming derelict and vandalised. The socio-demographic profile of the settlement falls well below national averages in many significant areas and this decline has been recognised and initiatives (including the Green Corridor Strategic Framework and Spatial Plan) have been undertaken in an effort to rescue the settlement from further decline.
- 6.21 Since the regeneration strategies are well advanced, an evaluation document has been prepared and has reviewed the achievements of the initiatives. It concludes that the initial aspirations were perhaps overly ambitious as it has not been possible to achieve everything that was hoped for. Therefore, there is still scope for further improvement of Grimethorpe. Within the Green Corridor Initiative, Grimethorpe was identified as a Regeneration Priority Area and key aims in relation to housing included provision of high quality and economically sustainable 'aspirational' housing products to promote mixed income communities and maintain a supply of affordable housing.
- 6.22 The applicant has a proven track record of contributing to the improvement of areas, setting up Strata Regeneration Limited in 2006 with the primary objective of providing sympathetically integrated tenure-blind housing with the construction of other facilities required to provide popular and sustainable communities. The regeneration benefits that these proposals offer are, therefore, well recognised and offer the type of intervention that both Policy H3 of the Yorkshire and Humber Plan, and the Green Corridor initiative seek to encourage. Continued regeneration of Grimethorpe through high quality housing developments of the standard Strata is proposing will act as a catalyst to further regeneration and, therefore, the benefits of the proposal should not be underestimated. This has been recognised in the letter from Barnsley Metropolitan Borough Council at Appendix 5.

- 6.23 The proposals therefore provide the opportunity to continue the momentum of the regeneration within Grimethorpe, as much of the approved development is now nearing completion. The anticipated Kickstart funding will also ensure that development on site will commence in the short term (ie March 2010) and will be delivered in accordance with an agreed programme with a significant amount of affordable housing to provide choice for the local people.
- 6.24 In order to ensure the market housing remains owner-occupied and not purchased for the purposes of the Buy-to-Let market, the applicant is prepared to carefully scrutinise on a voluntary basis house sales to ensure that buyers are genuinely committed to living in the property themselves. It is understood that a similar approach has been successfully adopted by other developers on regeneration sites within Grimethorpe to discourage Buy-to-Let investors and to ensure that houses are sold to those who actually wish to purchase a property for their own benefit.

SECTION 7: COMMUNITY CONSULTATION

Policy Overview

- 7.1 As part of the Government's recent changes to the planning legislation guidance and operation of the planning system, emphasis is placed in PPS1 on community involvement, particularly on major applications. Paragraph 43 of the PPS1 is relevant in this regard.
- 7.2 At a local level, Barnsley Metropolitan Borough Council has adopted, in September 2006, their Statement of Community Involvement which recommends substantial additional consultation on major development proposals pre-application. The guidance note recognises that the benefit of pre-application consultation is that development proposals can be adapted to take into account consultees' views at an early stage.

The Extent of Community Involvement

- 7.3 In terms of the applicants' involvement, they fully recognise that the pre-application discussions should be undertaken in accordance with your Statement of Community Involvement. On this basis, there have been a range of methods used to ensure a satisfactory level of consultation with the local authority, statutory consultees and the local community. The purpose of the various approaches used has been to notify and inform interested parties about the evolution of the proposal, to enable views and ideas to be incorporated into the scheme.
- 7.4 Appendix 6 contains a summary table which outlines a series of detailed meetings that have taken place between professional representatives of the Council and the applicants' team. It can be seen that there has been a total of five pre-application meetings with representatives of the Council and these have involved a wide range of experts from the following disciplines: Planning, Regeneration, Urban Design, Transportation and Affordable Housing.
- 7.5 Given the emphasis on ensuring a high quality design to seek to achieve the CABI Silver Lifetime Award, the development of the design has also been subject to scrutiny by the Design Panel Review. Whilst their written response is still awaited, it was noted

at the meeting that they provided constructive feedback which has been influential within the final stages of the design process.

7.6 Insofar as informing and involving the wider community, the applicants are organising a public exhibition. This will be held on Wednesday 9 December 2009 between 1pm and 7.30pm at The Acorn Centre, High Street, Grimethorpe and will be manned by representatives of Strata. The public exhibition has been extensively advertised within the Community using the following methods:

- Posters within local shop windows (see Appendix 7 for Poster).
- The delivery of postcards to households that live within at least 400 metres of the site (see Appendix 8 for Postcard).
- A Press Release to the Barnsley Chronicle.

7.7 This method of community involvement has been agreed with Officers and it demonstrates that the proposal will be subject to rigorous and close scrutiny by the community. On this basis, it is considered that the applicants' approach to community involvement accords with both Government's intentions for this process in the planning system, as well as the Guidance adopted within the Statement of Community Involvement by the local authority.

SECTION 8: PLANNING OBLIGATIONS

- 8.1 Given the scale of the development proposals, which provide for 108 new dwellings, the scheme exceeds the policy thresholds for various contributions to be made as part of the development proposal. These have been discussed at an early stage with the local planning authority with a view to agreeing the level of contributions required.
- 8.2 Clearly, an important starting point is Government advice found within Circular 05/2005 which confirms that contributions should only be secured through the following circumstances outlined in paragraph B5:
- i) relevant to planning;
 - ii) necessary to make the proposed development acceptable in planning terms;
 - iii) directly related to the proposed development;
 - iv) fairly and reasonably related in scale and kind to the proposed development;
and
 - v) reasonable in all other respects.
- 8.3 At this stage in the process of the application, there are a number of provisions that can be agreed with the local authority. Nevertheless, it should be appreciated that consideration has to be given to ensuring that the development remains viable and, therefore, there are still outstanding areas of negotiation that will need to be concluded having regard to the list of community benefits that have been identified by the local authority.
- 8.4 In terms of reviewing the current position of the applicants, the following measures identified by the local authority are addressed below:

Affordable Housing

- 8.5 Reference to the affordable housing policy and PAN34 has already been referred to in Section 4 of this statement.
- 8.6 Prior to the submission of the planning application, there has been ongoing discussions with the planning officer and the affordable housing officer in relation to the affordable housing requirement as part of this development.
- 8.7 The initial response from the affordable housing is that, since the site lies within a regeneration area, the affordable housing is for 22% of the proposed units. To achieve this requirement, the application proposes that the affordable housing will be based on both the Kickstart application, as well as delivery through a Section 106 agreement. More specifically, the proposed affordable housing element of the scheme is as follows:

1. Kickstart Application

6 units – (2-bedroom) – social rent

6 units – (Cadiz 3-bedroom) – social rent

12 units

As part of the Kickstart application, Strata are also proposing 10 units to be brought forward as part of the Home Buyers Direct initiative are as follows:

4 units – (Rouen 4-bedroom)

6 units – (Limoges 4-bedroom)

10 units

2. Section 106 Agreement

4 units – Dublin (2-bedroom) – social rent

6 units – Faro (3-bedroom) – social rent

2 units – Dublin (2-bedroom) – immediate rent

12 units

- 8.8 As a result of combining the affordable housing provision that would be generated through the Kickstart Initiative with the affordable housing delivery through the Section 106 agreement, this will provide a total of 24 affordable housing units which is

equivalent to 22% of the total number of dwellings proposed within the application. This provision would, therefore, satisfy your policy requirements. Indeed, it should also be noted that, as a result of the additional 10 units associated with the Home Buyers Direct initiative, the element of affordable housing would far exceed your policy requirements and the houses will start to be delivered in the short term based on the requirement of Kickstart initiatives.

- 8.9 Since your strategic housing department has already supported the Kickstart bid and Strata have received approval from Chevin Housing Association (the Council's preferred RSL), it is maintained that the proposed house types and tenure associated with the affordable housing element are acceptable.

Open Space Contributions

- 8.10 Supplementary Planning Guidance 20: Open Space Provision at New Housing Developments expands upon Policy H6 of the UDP which seeks open space provision on schemes providing 20 or more residential units.
- 8.11 Policy H6: Open Space Provision requires that all developments which include 20 or more units shall incorporate, as an integral part of the development, a minimum of 15% of the gross site area as open space of a type appropriate to the character of the site, its location and layout and nature of the new housing. This policy then goes on to state that, where it is impossible to make such provision on land either within or immediately adjacent to the site in a satisfactory and acceptable manner or where the Council deem it appropriate, suitable off site open space facilities, remote from the development land, may be acceptable either as new facilities or as an extension to those existing.
- 8.12 In this regard discussions have been held with planning officers and the local planning authority have confirmed that within Grimethorpe open space is already well catered for, in particular children's play and natural areas. The quality of these spaces is, however, a particular issue and therefore, it has been agreed that the scheme will provide a financial contribution towards existing open space facilities, rather than a requirement to provide facilities on site. It has, therefore, been concluded that, in this instance, it would be appropriate for a commuted sum payment to be made in lieu of

the provision of on site open space towards existing provision elsewhere within Grimethorpe. There is an existing recreation area immediately to the west of the site which is a likely location for such contributions to be directed.

8.13 Supplementary Planning Guidance 20: Open Space Provision on New Housing Developments confirms this approach and advises that the following contributions will be sought:

- One-bedroom property £501 x 9 units = £4,509
- Two-bedroom property £1,102 x 34 units = £37,468
- Three-bedroom property £1,322 x 34 units = £44,948
- Four+ bedroom property £1,544 x 31 units = £47,864__
- Total - 108 units = £134,789

8.14 Based upon the housing mix on the site, a figure of £134,789 has been calculated and shall be included within the heads of terms to the Section 106 Agreement, which accompanies this submission.

Education Contribution

8.15 The local planning authority has confirmed that no contributions in respect of education facilities are to be sought. The forecast number of pupils generated by the development can be accommodated in the local primary school, Ladywood. No requirement for contributions towards secondary schooling is required and the area is soon to benefit from an Advanced Learning Centre as part of the National Building Schools for the Future Programme in Shafton and therefore no contributions are required in this regard.

Heads of Terms Details

8.16 Strata Homes Yorkshire Limited own the site, the registered title number is SYK567269.

8.17 The solicitors acting on behalf of Strata will be Adrian Tattersley of Keeble Hawson, Protection House, 16-17 East Parade, Leeds LS1 2BR.

SECTION 9: CONCLUSIONS

- 9.1 This report has been prepared in support of a planning application to examine the suitability of the proposed development at the site, to facilitate 108 dwellings and apartments, as well as the creation of high-quality landscaped areas and appropriate vehicle and pedestrian access.
- 9.2 Having regard to the relevant issues, it is considered that the full application should be granted for the proposal based on the following reasons:
- i) The site has been vacant and under-used for a significant period of time. In planning, environmental and amenity terms important sustainability objectives as well as regeneration policies can be achieved, subject to compliance with detailed policies.
 - ii) The proposal would promote an efficient use of the land through a high quality development and would achieve the objectives of high accessibility by non-car modes to jobs, shops and community facilities.
 - iii) The proposal would make a significant contribution towards fulfilling the housing provision outlined within the RSS and it sits comfortably with the overall spatial vision of focus and development within the settlement hierarchy of Barnsley.
 - iv) Grimethorpe is one of the most deprived neighbourhoods in Barnsley and there have been regeneration initiatives. As part of this work, and in partnership with the Council and other stakeholders, housing is now proposed on this site in order to strengthen the neighbourhood, create a self-sustaining economy and improve the overall environment of the area. It is maintained that the proposed development will provide the appropriate conditions to continue to reverse negative perceptions of Grimethorpe and contribute to delivering comprehensive transformation utilise its managed release, having regard to other housing sites that are close to completion.
 - v) It is maintained that the principles agreed with the Council and the Design Panel are achieved, in terms of the amount and quality of landscape, as well as the high quality of design of the proposed dwellings.

- vi) The ideas and objectives of the local community are being conveyed through a community consultation exercise. The applicants recognise that the community must be involved and are committed to on-going community involvement.
- vii) An underlying theme of the proposed development is to deliver sustainability objectives and, having regard to national policies and the objectives of the Regional Plan, the development would create the best possible environment and eco-system for a healthy society to flourish.

9.2 In conclusion, this report demonstrates that the proposed development complies with the Development Plan strategy, the Green Corridor Strategic Framework, as well as Government Guidance, and there are no material planning reasons why consent should not be forthcoming. To prevent the sterilisation of the site, and to assist in regeneration of the area, the Council is invited to give this proposal its favourable consideration, which would deliver housing in a highly sustainable location and lead to the delivery of a high-quality residential scheme.