

**Reema Estate, Thurnscoe and
Adjoining Land**
Supporting Statement

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October 2009

Indigo

indigo

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Contents	Page
1. Introduction	1
2. The site and the surrounding area	2
3. The Proposed Development	3
4. Planning Policy Context	4
Introduction	4
National Planning Policy	4
Regional Planning Policy	7
Local Planning Policy	9
Summary	13
5. Housing and Regeneration Policy Initiatives	14
Introduction	14
The Barnsley Area Development Framework	14
Overarching Masterplan for the Barnsley Dearne	17
Thurnscoe Housing Strategy	18
6. Reema Estate – Public Consultation	20
7. Development Agreement	22
8. Key Considerations	23
Sustainable Development	23
9. Conclusions	26

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Appendices

Appendix 1
Suitability of the site for residential development

1. Introduction

- 1.1. Indigo Planning has been instructed by Keepmoat Homes Limited to prepare a Statement in support of an outline application for residential development on land comprising the existing Reema Estate in Thurnscoe and adjacent land to the east and north of the existing estate. The planning application forms one element of a series of planning policy, urban regeneration and housing renewal initiatives which seek to enhance and regenerate the settlement of Thurnscoe which is located within the Dearne Valley Development Zone.
- 1.2. This Statement explains the relationship between the planning application and the various policy initiatives and provides the policy justification in support of the proposed development.
- 1.3. Planning permission was formerly granted on the site on 17 January 2007 (Ref: 2006/1221) subject to 15 conditions. The current application seeks to effectively renew the previous permission although it is a new application. This Statement updates the previous submitted Planning Statement.
- 1.4. The Statement is structured as follows:
- 1.5. Section 2 of the report describes the site and the surrounding area including the settlement of Thurnscoe. Section 3 describes the proposed development making reference to the masterplan document prepared by Watson Batty Architects Limited. Section 4 identifies and summarises the statutory planning policy context in terms of national and regional guidance, the Barnsley Unitary Development Plan and the draft Core Strategy. Section 5 then goes on to summarise other key economic regeneration and housing market renewal initiatives which are relevant to the planning application. Section 6 of the Statement summarises the key considerations to be taken into account in considering the planning application and demonstrates that the proposed development is wholly in accordance with statutory planning policy and other relevant housing and economic renewal initiatives within the Dearne Valley area. Section 7 summarises the key elements of the Development Agreement between Barnsley Council and Keepmoat Homes. A summary and conclusions are provided in Section 8.
- 1.6. The Thurnscoe area has been subject to a series of policy initiatives which extend beyond traditional planning policy. The Dearne Valley is an Economic Development Zone and Thurnscoe forms part of the Transform South Yorkshire Housing Market Renewal Initiative. This Statement demonstrates that the planning application represents the outcome of an integrated approach which will provide a development resulting in a series of significant benefits for the local community.

2. The site and the surrounding area

- 2.1. The application site is located within the settlement of Thurnscoe. Together with Goldthorpe and Bolton upon Dearne, Thurnscoe is within the Dearne Towns area of the Dearne Valley Development Zone which is an area of former coal mining communities which is now seen as a focus for regeneration and growth within the region. Up until the early 20th Century, Thurnscoe was a small rural village but with the development of the railway, to the east of the village, and the Hickleton Main Colliery, the village expanded as a mining based community with residential areas located to the north of the Colliery (Thurnscoe East and north and south of Houghton Road) together with a range of local services and facilities to serve the needs of the growing population. The population of the village grew to approximately 9,500.
- 2.2. With the closure of the colliery, Thurnscoe, along with other towns in the Dearne Valley, has been subject to economic decline and has a number of problems which regional and local initiatives are seeking to address. These include areas of poor quality and unpopular housing, a shortage of residential choice, relatively high unemployment, low educational achievement and poor environmental quality. These issues are amongst those which regional and local initiatives are targeting to seek to improve the social, economic and physical environment of the settlement.
- 2.3. The Reema Estate was constructed in the 1960s and comprises approximately 190 houses which are currently in a poor structural condition. Because of the high improvement costs it is considered that upgrading the existing housing stock is not economically viable. Within the estate there is a high turnover of properties and a generally low quality environment with poorly maintained open spaces, a lack of a sense of ownership, lack of play facilities and problems of anti-social behaviour. The properties are located around Willow Road and Lingamore Leys which are linked to the centre of Thurnscoe via School Street.
- 2.4. The application site also comprises land to the east and north of the existing estate which is currently in agricultural use. To the east of the estate the land is bounded by the railway line with existing residential properties to the south and west. Agricultural field boundaries form the northern boundary, beyond which is the Green Belt.
- 2.5. Within the site the land generally slopes down from north to south and there is an existing watercourse running south to a culvert below the existing estate. On the site's eastern boundary is an existing footbridge over the railway which provides a footpath link to the Thurnscoe East area. The footbridge is incorporated within the planning application site boundary and a new vehicular and pedestrian route is to be provided linking the two areas of Thurnscoe.
- 2.6. The site is well located in relation to existing facilities within the centre of Thurnscoe including shops, community facilities, health facilities and the railway station. The majority of bus routes within the town run along Houghton Road and services 203, 212 and 226 provide links to Doncaster and Barnsley. Further details in relation to accessibility of the site are provided within the Transportation Assessment prepared by SBA and in **Appendix 1** where an assessment against sustainability criteria within PPS3 and the Barnsley UDP (PAN 30) is undertaken.
- 2.7. Information submitted with the application confirms that the site is not subject to physical constraints in relation to ground conditions, flood risk and drainage and it is not of archaeological significance.

3. The Proposed Development

- 3.1. The application is submitted in outline. However, it is anticipated that the proposed development will comprise approximately 880 houses in a variety of types and tenures together with open space and enhanced vehicular and pedestrian routes throughout. The number of residential properties equates to an average density of 45 dwellings per hectare. Houses will be predominantly two storey reflecting the character of the surrounding residential areas, although there will be some three storey elements incorporating one and two bedroom flats. Approximately 22% of the new properties will be 'affordable housing'. This will alter the balance in the area by providing a higher proportion of private housing in an area where the predominant tenure is currently rented housing.
- 3.2. The masterplan statement, while not seeking to impose prescriptive views on site layout, identifies the key principles to which development of the site aspires including:
- A central "heart" area incorporating a landscape square, accessible to new residents and those living in the immediately surrounding area;
 - Maintenance of linkages to the village centre and Thurnscoe East. Three vehicular points of access will be provided at School Street, Lingamore Leys and the new railway bridge;
 - Footpaths and cycle routes throughout the development providing non-car access to the 'heart' area and connections to existing routes to local facilities;
 - The provision of public amenity space throughout the development, equivalent to 15% of the site area, linked through each phase of development. This will incorporate informal recreation areas and play facilities for children;
 - Development will be phased to allow re-housing of existing residents prior to redevelopment of the existing Reema Estate properties;
 - A bridge across the railway and a spine road linking east and west Thurnscoe.

4. Planning Policy Context

Introduction

- 4.1. This section briefly outlines the national, regional and local planning policies, which are relevant to the redevelopment of the Reema Estate. The national policy context is advised by PPS1 and PPS3. Regional Planning Guidance is set out in the Regional Spatial Strategy for Yorkshire and the Humber and at a local level the adopted Development Plan is the Barnsley Unitary Development Plan (UDP), 2000.
- 4.2. In addition, this section also considers the Core Strategy Revised Preferred Options document published in June 2009.
- 4.3. The Barnsley UDP is out of date and has been largely superseded by national policy guidance. However, Barnsley MBC has adopted supplementary planning guidance in the form of Planning Advice Note 30: Sequential Approach to determining planning applications for residential development (albeit of vintage status), Planning Advice Note 34 Affordable Housing in New Residential Developments and Supplementary Planning Guidance 20 Open Space Provision on New Housing Developments.
- 4.4. The Thurnscoe site is part allocated for Housing in the adopted Barnsley UDP. The whole site with the exception of the area currently developed was formerly allocated for housing in the 2005 Site Allocations Document which has now been set aside until the Core Strategy is in place.

National Planning Policy

Planning Policy Statement 1 (PPS1) 'Delivering Sustainable Development'

- 4.5. PPS1 sets out the overarching planning policies in relation to delivering sustainable development through the planning system. Paragraph 5 states that:

"Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- *Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;*
- *Contributing to sustainable economic development;*
- *Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community."*

- 4.6. Paragraph 23 relates to sustainable economic development and states amongst other matters that Local Planning Authorities should:

"Ensure that provision of sufficient, good quality, new homes (including an appropriate mix of housing and adequate levels of affordable housing) in suitable locations, whether through new development or the conversion of existing buildings. The aim should be to ensure that everyone has the opportunity of a decent home, in locations that reduce the need to travel".

4.7. Paragraph 27 of PPS1 sets out the general approach that Local Authorities should adopt in relation to delivering sustainable development through development plans which includes the following guidelines:

- *“Promote urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for people living in those communities. Policies should promote mixed use developments for locations that allow the creation of linkages between different uses and can thereby create more vibrant places.*
- *Promote communities which are inclusive, healthy, safe and crime free, whilst respecting the diverse needs of communities and the special needs of particular sectors of the community.*
- *Provide improved access for all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, while recognising that this may be more difficult in rural areas.”*

Planning Policy Statement: Planning and Climate Change – Supplement to PPS1

4.8. The Supplement, issued in December 2007, provides interim guidance in the absence of up to date Development Plans and LPAs are directed to assess proposals on the basis of their consistence with the policies in the Supplement. In this regard paragraph 40 states *“an applicant for planning permission to develop a proposal that will contribute to the delivery of the key planning objectives set out in this PPS should expect expeditious and sympathetic handling of the planning application.”*

4.9. The 'Key Planning Objectives' fundamentally seek to deliver sustainable development and contribute to the Government's climate change programme. In this regard Planning Authorities are directed to *inter alia*:

- Secure the highest viable resource energy efficiency and reduction in emissions; and
- Deliver patterns of urban growth in sustainable rural developments that help secure the fullest possible use of sustainable transport...which overall, reduces the need to travel, especially by car.

4.10. New development should be planned to make good use of opportunities for decentralised and renewable or low carbon energy. Notwithstanding the information sought from applicants *“...should be proportionate to the scale of the proposed development, its likely impact on and vulnerability to climate change, and be consistent with that needed to demonstrate conformity with the Development Plan and this PPS.”*

4.11. The Energy Statement and the Design & Access Statement submitted with the application addresses the above aspects as required by paragraph 41 of the supplement, taking into particular account the requirements of paragraph 42.

Planning Policy Statement 3 (PPS3) 'Housing'

4.12. PPS3 states that the Government's key housing policy goal is:

“to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this, the Government is seeking:

- *To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community;*
- *To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need*
- *To improve affordability across the housing market, including by increasing the supply of housing;*
- *To create sustainable, inclusive, mixed communities in all areas, both urban and rural.” (Paragraph 9.)*

- 4.13. PPS3 emphasises the importance of the delivery of housing on previously developed sites and ensuring the efficiency of land use by bringing vacant sites back into use, particularly for housing. Paragraph 41 of PPS3 states that the national annual target for delivering housing on previously developed land is 60%.
- 4.14. In terms of density, Paragraph 47 states that 30 dwellings per hectare net should be used as a national indicative minimum guide in decision making. As well as ensuring that land is used efficiently by optimising density levels, PPS3 also seeks to ensure that housing is developed in suitable locations which help to meet the Government’s objectives of creating inclusive, mixed and sustainable communities. PPS3 states that housing is best located in areas where a range of community facilities are offered and where there is access to jobs, key services and infrastructure.
- 4.15. Paragraph 48 of PPS3 states that fundamental to using land efficiently is good design and Paragraph 49 acknowledges that development, when well designed, can enhance the quality of an area while Paragraph 50 states 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”*.
- 4.16. Paragraph 29 of PPS3 states that RSS should set out the regional approach to addressing affordable housing needs, including the affordable housing target for each region and housing market area. LPAs should set a plan wide target of affordable housing which reflects an assessment of the likely economic viability of land for housing within the area, taking account of risks to delivery.

Sustainable Communities Plan

- 4.17. The ODPM launched the Sustainable Communities Plan (Sustainable Communities; Building for the Future) in 2003. The Plan sets out a long term programme of action for delivering sustainable communities in both urban and rural areas. The purpose of the document is to tackle pressing problems in communities and to create decent homes and a good quality environment in all regions. The Plan sets out some of the key requirements of sustainable communities, which include *inter alia*:

“Sufficient size, scale and density, and the right layout to support basic amenities in the neighbourhood and minimise use of resources (including land);

Good public transport and other transport infrastructure both within the community and linking it to urban, rural and regional centres;

A well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes;

Good quality local public services, including education and training opportunities, health care and community facilities, especially for leisure”.

Making it Happen: The Northern Way

- 4.18. The Northern Way set out the progress which has been made in the north in line with the Sustainable Communities Plan and sets out the new vision for jobs and housing growth across the northern region.
- 4.19. The Northern Way recognises that the three pathfinder areas have different problems with market failure, the Northern Way states that South Yorkshire Pathfinder *“Suffers from housing that was built to accommodate a large workforce attached to the coal and steel industry and is monolithic, cheaply built and poorly located for today’s needs.”*
- 4.20. Part 2 of the Northern Way relates to decent homes, decent places and sets out the Government’s actions as follows:
- *“Ensuring that every home and social sector will meet our decent homes standards by 2010, and that fewer vulnerable households in the private sector will live in badly heated and badly maintained homes.*
 - *Our policies on “liveability” will improve quality of life across the country, creating links between physical regeneration of neighbours and lives of local people.”*

Regional Planning Policy

The Yorkshire and Humber Plan: Regional Spatial Strategy to 2026

- 4.21. One of the key spatial priorities set out in Policy YH1 of the RSS is to facilitate growth and change through sustainable development. Further, the RSS acknowledges the importance of climate change and resource use in Policy YH2 which seeks to meet the target to reduce greenhouse gas emissions in the region in 2016 by 20 to 25% by *inter alia*:
- Increasing population, development and activity in cities and towns;
 - Encouraging better energy efficient buildings; and
 - Encouraging redevelopment of previously developed land.
- 4.22. Policy YH3 encourages collaboration between areas within the region in order to support the renewal and regeneration of urban and rural areas and address low and high housing demand. Similarly Policy YH6 seeks to enhance local service centres by amongst other things meeting locally generated needs for market and affordable housing.
- 4.23. Within the above context, Policy YH7 addresses the location of housing development and gives first priority to the reuse of previously developed land and making the best use of existing transport infrastructure and capacity. The sequential approach seeks to make best use of underused land and buildings and existing infrastructure and services while minimising the need to travel and develop greenfield sites. Notwithstanding, the former site allocations document promoted the undeveloped part of the site for residential purposes.
- 4.24. Policy H1 seeks to improve and increase the region's housing stock to ensure delivery of the average annual net additions to the dwelling stock set out in Table 12.1 which states that the annual provision for Barnsley is 840 net (960 gross) dwellings between 2004 and 2008 and 1,015 net (1,135 gross) dwellings between 2008 and 2026. Paragraph 12.11 states that the overall scale of provision across South Yorkshire also needs to reflect and support Transform South Yorkshire's Pathfinder HMR strategy and programme.
- 4.25. Policy H2 requires local planning authorities to prioritise housing development on brownfield land to contribute to a regional target of at least 65% and by adopting a flexible approach to

delivery by not treating housing figures as ceilings whilst ensuring that development is focussed on locations that deliver the Plan's core approach and sub-area policies.

- 4.26. Policy H3 relates to managing the release of land in support of interventions to address failing housing markets, supporting interventions in the housing market in those parts of the region with frail or failing housing markets in a manner that returns those markets to health without undermining housing markets elsewhere.
- 4.27. Policy H4 addresses the provision of affordable housing and acknowledges that the region needs to increase its provision to address the needs of local communities. In South Yorkshire up to 30% is required as a provisional estimate.
- 4.28. Policy H5 recognises that sustainable mixed communities require a variety of housing to meet the needs of different households. *Decisions should ensure the provision of homes for a mix of households reflecting the needs of the area "including homes for families with children, single persons, and older persons, to create sustainable communities".*

Regional Housing Strategy 2005 – 2021

- 4.29. The Regional Housing Strategy (RHS) is one of the key regional strategies and is the basis for advice on strategic housing investment priorities in the Region. The RHS has been prepared by the Regional Housing Board for Yorkshire and the Humber. The RHS provides an investment framework for housing provision in urban and rural areas as well as improving and replacing existing housing.
- 4.30. The overarching Regional Vision for Yorkshire and the Humber "Advancing Together" is about making all our communities sustainable. The RHS is focussed on three themes; creating better places, delivering better homes, choice and opportunity and ensuring fair access to quality homes.
- 4.31. Annex H sets out the sub-regional plan for South Yorkshire and recognises that the role of the private sector is critical in advancing the housing agenda in the sub region. As the requirement to improve the existing housing stock to meet the decent homes standard is reliant upon private sector investment. One of the RHS objectives for the South Yorkshire Sub Region is to Create Better Places. The RHS identifies a number of priorities and interventions, which will assist in meeting this objective including;

"The LAs will work closely with the South Yorkshire Pathfinder (Transform) and other key stakeholders in developing the detailed interventions flowing from the 10 ADF's.

Detailed plans to deal with more isolated poor quality housing in Doncaster and Barnsley to be developed."

- 4.32. Objective 2 of Annex H relates to Creating Better Homes, which includes the following priorities;

"All four LAs are developing asset management strategies and have determined investment options to achieve decent homes standard in the social housing sector by 2010.

Consideration to be given to developing a sub regional sustainable homes plan to complement the work of the HMRA Pathfinder."

Regional Economic Strategy for Yorkshire and Humber 2006 – 2015

- 4.33. The Regional Economic Strategy (RES) supports and is supported by key Government policies in relation to creating sustainable communities and, securing the future through the UK Sustainable Development Strategy and involved decision making.

- 4.34. Objective 6 of the RES seeks to create stronger cities, towns and rural communities. The strategy identifies physical development priorities across the sub-regions. In terms of South Yorkshire it states:

“Work will move forward to consolidate improvements in the Dearne Valley...this will be based on developing renaissance programme activity in the Dearne Valley, focussing on prioritised towns (based on catchment and need), the links between them, and opportunities to use the environment to lead regeneration.”

- 4.35. Annex 1 identifies that there are positive links between housing and the economy. It states that housing creates economic activity in terms of construction, design and maintenance as well as creating sustainable communities. The RES recognises that by developing affordable, attractive and integrated housing, places will become areas where people want to live and where businesses want to invest. Consequently, this will assist the economic opportunities in terms of jobs and investment.
- 4.36. The importance of aligning economy, housing, planning and transport is recognised and it is suggested that the RES can support the Regional Housing Strategy (RHS) by:
- Focussing economic investment and growth in the same place where extra or better housing is planned and which is also sustainable;
 - Aligning housing investment with renaissance programmes recognising the role of the housing sector as a part of the economy; and
 - Acknowledging high demand and affordability issues in certain parts of the region and providing an attractive housing offer which includes affordable attractive and good quality housing.

Local Planning Policy

Barnsley Unitary Development Plan (2000)

- 4.37. The Barnsley UDP proposals map shows that the existing housing is designated as a housing policy area (Policy DE2), the land adjacent to the existing housing is allocated for housing (Policy DE1/1-22) and the northern part of the site is unallocated.
- 4.38. The UDP's strategic policy is set out in 3 goals one of which includes Goal C;
- 4.39. The UDP sets out the aims to achieve Goal C as follows:

“to revitalise communities and lessen disadvantage”

“To focus community initiatives and public investment on disadvantaged areas and communities;

To improve the quality of the existing housing stock and the environmental amenity of existing priority housing areas in order to improve the quality of life of Barnsley residents;

To meet the housing needs and demands of Barnsley people and accommodate limited inward migration and help maintain a stable level of population by providing;

- a) *an adequate overall supply of housing land;*
- b) *a variety of housing sites in terms of size, type and location;*

- c) *housing to meet specific needs such as sheltered and rented accommodation and affordable housing.*
- d) *to provide new housing sites which contribute to the regeneration of disadvantaged areas."*

4.40. Paragraph 2.38 sets out the strategy objectives for housing and states that new housing development should be located:

- "a) where it will provide for locally generated housing needs; support local shopping/community facilities and employment opportunities and will reduce the need to travel;*
- b) near corridors well served (or potentially well served) by public transport and near to public transport centres;*
- c) to provide a balance of provision to support economic regeneration and meet market demands; and*
- d) to meet regional needs and stabilise the population."*

4.41. Thurnscoe is situated within the eastern housing strategy area and the Barnsley UDP identifies that within this area there are major housing sites at Goldthorpe, Thurnscoe, Hemmingfield and Wombwell/Darfield. Paragraph 2.42 states that housing sites within the strategy areas are proposed in settlements which are well served by public transport and contain a range of services, community facilities and employment opportunities.

4.42. The adopted UDP identifies the requirement for 10,750 new dwellings to be completed between 1986 to 2001, clearly this has now expired. A large proportion of the housing policies set out in the UDP have been superseded by national planning guidance and the Council produced Planning Advice Note 30 as an interim policy guidance until the UDP has been replaced by the Barnsley LDF. PAN 30 is now also significantly out of date. Since then PAN 34 and SPG 20 have also been published.

4.43. Thurnscoe is situated within the Dearne Valley Community Area along with Goldthorpe and Bolton on Dearne. Paragraph 1.4 states that the decline of the coal industry has had a significant impact on the community area, which has resulted in high levels of unemployment and large amounts of derelict land. In addition, the quality of much of the housing stock is poor.

4.44. Policy H9 relates to housing renewal and seeks to improve the quality of existing housing stock by the following measures, which are set out in the housing strategy;

"Renewal of older private housing using renewal areas and other similar initiatives;

Action to improve the existing municipal stock as permitted by the housing acts and other government municipal housing improvement programmes;

Improvement of immediate environs of housing areas;

Through the provision of grant aid, group repair and where appropriate, enforcement action and clearance."

Planning Advice Note 30: Sequential Approach to Determining Planning Applications for Residential Development

4.45. This supplementary planning guidance adopted in January 2004 focuses specifically on the

application of the sequential approach as advocated in the former PPG3.

- 4.46. The aim is to encourage residential development on previously developed land, whilst maintaining an appropriate focus on urban Barnsley and the urban settlements (Thurnscoe etc) within the Dearne Valley Development Zone (DVDZ).
- 4.47. PAN 30 states that the area of search for the sequential approach for greenfield sites over 0.4 has in urban settlements in the DVDZ, should include previously developed land over 0.4 has within the urban settlements of the DVDZ. This includes Grimethorpe, Cudworth, Darfield, Wombwell, Thurnscoe, Goldthorpe and Bolton upon Dearne. PAN 30 also states that in exceptional circumstances in the interest of regenerating a particular area, the Council may allow the development of a greenfield site prior to the development of previously developed land within the main urban Barnsley area and urban settlements within the DVDZ. The guidance states that the onus is on the applicant to provide demonstrable justification as why the development of a greenfield site should have priority over previously developed land. Section 6 provides a justification for developing the greenfield element of the Thurnscoe site prior to previously developed sites.
- 4.48. PAN 30, Annex 3 sets out a sustainability checklist for all greenfield and brownfield housing developments on sites over 0.4 has or above to ensure that all applications for housing are considered against a consistent set of criteria as follows;
- Re-use of land;
 - Location within the settlement;
 - Access to local services;
 - Public transport accessibility.
- 4.49. The Thurnscoe site is assessed against the sustainability checklist above criteria in **Appendix 1**.

Planning Advice Note 34 Affordable Housing in New Residential Developments

- 4.50. The SPD sets out Barnsley MBC's planning policy for affordable housing. The policy states that proposals for residential development must provide affordable homes where:
- a. There is a local need for them;*
 - b. The proposal provides 25 or more homes, or is on a site of 0.6ha or more in area, and is within a town or village of more than 3,000 people...*
 - c. The number of affordable homes to be provided must be at least 15% of the total number of homes proposed. The types of affordable homes to be provided must be those for which there is a local need.*
 - d. The developer must show that arrangements have been made and put in place to keep the new homes affordable.*
 - e. Where necessary, (the Council) will ask for a planning obligation to secure these requirements."*
- 4.51. Notwithstanding, the background narrative states that the Council believe, to achieve the necessary amount of affordable housing, between 15% and 40% of properties on suitable sites should be affordable.

- 4.52. There is an expectation that affordable housing will be designed and built to an equally high standard and quality as other housing on the site and should be spread throughout the site.
- 4.53. Paragraph 10.3 of the PAN recognises the acceptability of attaching conditions to an outline planning permission to ensure suitable affordable housing instead of a Section 106.

Supplementary Planning Guidance 20 Open Space Provision on New Housing Developments

- 4.54. The advice note supplements Policies H6 and GS36 of the UDP and sets out a minimum requirement of 15% of new housing sites of 20 dwellings or more to be open space of a type appropriate to the site, location and type of housing.
- 4.55. It is noted that landscaped strips which may be required to protect the living conditions of residents will not make any significant contribution to recreational open space requirements and in this regard the 15% requirement will be calculated on the basis of the developable, rather than the gross site area.

Barnsley Local Development Framework Core Strategy Revised Preferred Options June 2009

- 4.56. The Strategy articulates that Barnsley has achieved 'growth point status' by demonstrating it has capacity to accommodate additional housing growth above that required by the Regional Spatial Strategy.
- 4.57. Strategic Objective 7 seeks to deliver a sufficient supply of housing to provide balanced *mixed communities and support economic growth by amongst other things:*
- Providing for the release of sufficient land and buildings to meet requirements;
 - Building as much housing as possible on previously developed land;
 - Providing a range of housing types and tenure to meet local need and widen housing choice.
- 4.58. Policy CSP1 aims to secure sustainable development by supporting proposals which utilise previously developed land which achieve housing density targets to minimise the use of greenfield sites, but not preclude development upon them.
- 4.59. In terms of accessibility Policy CSP19 requires new developments to be located and designed to be accessible to public transport, the strategic road network and meet the needs of pedestrians and cyclists.
- 4.60. In relation to housing provision Policy CSP27 states that the completion of approximately 1,200 net homes per year over the period to 2016 and at least 1,115 homes per year thereafter to 2026 will be sought. The growth point status shows Barnsley accommodating a further uplift of 21% on these figures between 2008 and 2016 thereafter reverting back to its requirement of 1,015 dwellings per annum to 2026.
- 4.61. Policy CPS29 requires proposals for residential development of 25 or more homes to provide at least 15% affordable.
- 4.62. Policy CSP45 seeks to reduce the Borough's impact on climate change by *inter alia* achieving high densities in areas which are well served by sustainable modes of transport and by increasing energy efficiency and reducing energy consumption through design measures and sustainable construction.
- 4.63. Further, Policy CSP48 requires all development of 10 or more dwellings to provide a minimum of 10% of their predicted energy needs from decentralised, renewable or low

carbon energy sources. Where this is not appropriate within the development, an off-site scheme or contribution to such may be acceptable.

Summary

- 4.64. The emphasis of national and regional guidance is on delivering sustainable development and contributing to climate change objectives by ensuring that there is provision of sufficient, good quality homes in locations which reduce the need to travel and are easily accessible to jobs, local services and amenities. The creation of mixed balanced communities is *promoted through the provision of a range of types and sizes of housing including affordable* while promoting the efficient use of land and energy efficient developments incorporating a minimum 10% of energy needs from renewable sources.
- 4.65. The site is part allocated for housing in the adopted UDP and the former LDF Site Allocations Document allocated the entirety of the site. The principle of housing development has therefore largely been accepted by the Council although the *sequential approach to sites for residential development as set out in Pan 30 is acknowledged*.
- 4.66. PAN 34 sets out an affordable housing requirement of at least 15% and SPG20 sets a 15% requirement for open space provision in new housing development.
- 4.67. The emerging Barnsley LDF Core Strategy, in justifying the growth point status of Barnsley, seeks to deliver a sufficient supply of housing to provide balanced mixed communities and support economic growth and to meet the uplift of 21% on the numbers required by the RSS. In this regard, high density developments which are well served by sustainable modes of transport are encouraged.

5. Housing and Regeneration Policy Initiatives

Introduction

- 5.1. The previous section has identified the key statutory planning policy documents which apply to Thurnscoe, but within this context there are a series of locally based initiatives and strategies which target the Dearne Valley and Thurnscoe and in particular seek to achieve housing renewal and economic regeneration objectives.
- 5.2. The key initiative is the South Yorkshire Housing Market Renewal Pathfinder (HMR) set up in 2003 by Transform South Yorkshire. This is one of nine organisations set up by the ODPM to tackle the most acute areas of low demand and abandonment in the housing markets of northern England and the Midlands. The Pathfinders have a budget to help turn communities around by improving the quality of private, local authority and registered social landlord housing. Local strategies seek to clear poor quality housing, and provide new and upgraded housing within sustainable communities which are accessible to schools, shops, other services and employment. As such, the objectives of the Pathfinder organisations closely integrate with planning policy objectives.
- 5.3. The South Yorkshire's HMR covers areas of Sheffield, Rotherham, Doncaster and within Barnsley the Dearne Valley settlements of, Bolton upon Dearne, Goldthorpe, Thurnscoe, Middlecliffe and Great and Little Houghton.
- 5.4. Transform South Yorkshire Housing Market Renewal vision is:
- "To build and support sustainable communities and successful neighbourhoods where quality and choice of housing underpins a buoyant economy and improved quality of life."*
- 5.5. The Objectives of The Transforming South Yorkshire Strategy are set out below:
- Strategic Objective 1: *achieve a radical improvement in the character and diversity of neighbourhoods helping to secure a more sustainable settlement pattern within the region;*
 - Strategic Objective 2: *grow the area's housing range, increasing housing choice in order to meet the aspirations of existing, emerging and incoming households;*
 - Strategic Objective 3: *improve housing quality, ensuring that all tenures capitalise on the opportunities created through innovations in design, standards and efficiency.*
- 5.6. The strategic objectives of Transform South Yorkshire are recognised and incorporated into the Barnsley LDF and, in the longer term, it is intended that the Barnsley ADF will be fully incorporated into the LDF.

The Barnsley Area Development Framework

- 5.7. The Barnsley Area Development Framework (ADF) provides a strategy and identifies specific initiatives and explains how these will be used to meet the objectives of Transform South Yorkshire and contribute to the wider objectives of local and national government for the area. A summary of the objectives and the ambitions for the Dearne Valley area are set out in the following table:

TSY Strategic Objective	Barnsley Dearne Ambitions
<p><i>Strategic Objective 1:</i></p> <p><i>A radical improvement in neighbourhoods</i></p>	<p><i>Develop a more legible layout of settlements with clear hierarchy of connections,</i></p> <p><i>Create new locally based employment opportunities;</i></p> <p><i>Reduce unnecessary travel associated with employment and the use of services in particular linking communities to major employment opportunities at Parks Springs and Manvers.</i></p> <p><i>Shift the balance of transport to extend the use of public services</i></p> <p><i>Reduce the levels of crime, vandalism and anti-social behaviour by implementing neighbourhood based management projects and implementing secured by design principles.</i></p> <p><i>Improve performance in local schools</i></p> <p><i>Enhance the provision and distribution of services and facilities.</i></p>
<p><i>Strategic Objective 2:</i></p> <p><i>Increased housing choice</i></p>	<p><i>Reduce the supply of low demand housing and over provision in any one type of stock particularly the over reliance on semi detached and terraced properties.</i></p> <p><i>Bridge the two tier housing market through the introduction of middle to higher value housing.</i></p> <p><i>Tackle the emerging affordability issues within the housing market;</i></p> <p><i>Meet current and future demand for social housing and in particular to recognise the need for affordable housing and new tenure types to support low cost home ownership.</i></p> <p><i>Increase the range of housing and care options for vulnerable members of the community – including the old and those with special needs and long term limiting illnesses resulting from the economic past of the area.</i></p> <p><i>Provide life-time homes so that people can stay in their neighbourhoods as their circumstances and aspirations change over their life.</i></p>

<p><i>Strategic Option 3:</i></p> <p><i>Improved housing quality and design</i></p>	<p><i>Remove the most obsolete housing and replacing them, where required, with higher quality homes that meet the needs and aspirations of local residents and new migrants.</i></p> <p><i>Improve the quality and management of the private rented sector.</i></p> <p><i>Link investment to decent homes programmes and to ensure the benefits are delivered in the private and public sector.</i></p> <p><i>Encourage developers to raise the standards of design through the use of development guides and the preparation of design statements for key sites.</i></p>
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5.8. The Barnsley ADF states that the ongoing research programme has identified the following key issues within the Barnsley Dearne housing market:

- *“Market weakness in specific locations, with local and pocketed concentrations of low quality, a feature that is often prevalent with the private rented sector.*
- *Limited housing choice, the market is dominated by terraced and semi-detached houses with an inadequate supply of alternative property types such as flats and bungalows.*
- *The importance of local neighbourhood factors in housing decisions, issues around community safety and environmental cleanliness are important to people making relocation decisions.*
- *Price of houses is outpacing the income of local households within parts of Barnsley Dearne ADF.”*

5.9. The Barnsley ADF has identified eight priorities requiring HMR funding for 2006 to 2010 which includes the Reema Estate.

5.10. The Reema Estate is identified in the ADF as a priority initiative which can be commenced in the short term. The Barnsley ADF recognises that the Reema Estate currently consists of non traditional constructed houses and flats and suffers from problems of high turnover and anti social behaviour. This is linked to the open plan nature of the site and the fact that residents are unable to purchase their properties.

5.11. Initial consultation has been undertaken on the estate and HMR funds will be used to begin the agreed regeneration process. The project gives the opportunity to provide an improved mix of property types and tenure and also management arrangements involving the private sector, RSLs. A phased programme of demolition and new build is outlined and improved links between the Reema Estate and East Thurnscoe are proposed to greatly advance the regeneration and strengthen the ties between East and West Thurnscoe.

East Thurnscoe Masterplan

5.12. The regeneration of the East Thurnscoe is a key element of the ADF. The masterplan includes:

- Improvement of 900 dwellings;
- Creation of new railway bridge link uniting the whole of Thurnscoe;

- Acquisition and demolition of 118 dwellings;
- New build provision for 37 rental dwellings and 151 for sale;
- Enhancement of shopping facilities; and
- Environmental gateways and improvements.

5.13. The redevelopment of the Reema Estate and the adjoining land will clearly need to be consistent with the proposals for East Thurnscoe.

Overarching Masterplan for the Barnsley Dearne

5.14. Barnsley MBC appointed EDAW and a team of sub consultants (including Drivers Jonas, JMP Transport Planners and Optima Housing) to prepare a strategic Masterplan for the Barnsley Housing Market Renewal Area. This document assesses the future role of the settlements and their relationship with other communities and provides a framework for intervention within the Barnsley ADF area.

5.15. The Strategic Masterplan identified that within the Barnsley Dearne area, there are pockets of low demand housing which comprise the following;

- *“Static house prices and lower value house sales in estates with a predominance of one type of housing, which are in poor condition;*
- *High numbers of empty houses in some areas;*
- *Increased private renting resulting in the sale of former colliery owned housing to investors and private landlords;*
- *Concentration of low income households in some areas;*
- *Anti-social behaviour.”*

5.16. The Masterplan specifically sets out the context of Thurnscoe as follows:

- *“The population of Thurnscoe is just under 10,000 people, of which over 40 % are classed as living in poverty. The area has the highest unemployment rate in the Borough at 7.9% and Thurnscoe is located within the most deprived ward in the Borough.’*
- *60% of the households are of a semi detached design; 54% are owner occupied and 35.7% socially rented. Just over 10% are rented from the private sector.’*
- *The area can be sub divided – into East Thurnscoe lying to the east of the main railway line and Thurnscoe North to its west.*
- *Monolithic housing provision in the east of the settlement combined with physical isolation and the impact of railways (which act as barriers between neighbourhoods) is seriously affecting the vitality of the town.”*

5.17. The Masterplan identifies key issues and opportunities for Thurnscoe, which include *inter alia*:

Issues

- *“Poor quality physical environments and the poor image of the railway station;*
- *Poor layout and isolated estates (East Thurnscoe);*
- *Pockets of deprived housing. Social and economic deprivation in east and west Thurnscoe;*
- *Severance between east and west Thurnscoe caused by the railway;*
- *Lack of affordable single persons housing – to rent and buy;*
- *Lack of choice – demand for bungalows;*
- *Absentee private landlords;*
- *Anti-social behaviour is tarnishing the image of Thurnscoe.”*

Opportunities

- *“The rural setting and car borne accessibility of the village remains attractive to developers provided that the right kind of opportunities can be brought to the market;*
- *Create better east to west connections linking residential areas and communities – to address the severance imposed by the railway line and create a more permeable network of open spaces;*
- *Use new housing allocations to maximise the value and benefits within the adjacent areas of need – create better linkages.”*

5.18. The strategic vision for Thurnscoe set out in the Masterplan has been formulated around the need to remove the social and economic deprivation that affects some of the population in north and east Thurnscoe. The masterplan recognises that by providing new higher quality housing it will encourage both existing residents to remain and attract new residents. The masterplan also identifies that there is a need for physical improvements to the layout of East Thurnscoe and areas of North Thurnscoe, which will assist in the regeneration of Thurnscoe.

5.19. The Masterplan identifies the key projects for Thurnscoe which include the regeneration of East Thurnscoe and the reunification of Thurnscoe (proposal for a new highway over the railway which links East and West Thurnscoe). The Masterplan also identifies that the redevelopment of the Reema Estate provides the opportunity to broaden the housing offer for new high quality homes in Thurnscoe and also strengthen the links between East and West Thurnscoe.

Thurnscoe Housing Strategy

5.20. The Thurnscoe Housing Strategy will continue to be delivered alongside the other key strategic documents; Thurnscoe East Masterplan, Strategic Masterplan for the Dearne Valley and the Local Development Framework.

5.21. One of the key objectives of the Thurnscoe Housing Strategy is to meet the objectives and vision of Transform South Yorkshire HMR.

5.22. The Housing Strategy Chapter 3 sets out an analysis of key data sources in relation to

Thurnscoe as follows:

“Over 40% are classified as living in poverty

The village has the highest unemployment rate in the Borough at 7.9% and Thurnscoe is located within the most deprived ward in the Borough

High numbers of children under the age of 16

Educational achievement is poor, with approximately 55% having no qualifications.”

5.23. The Strategy identifies major issues of concern in relation to the Reema Estate in terms of stock condition, design of the estate and popularity of the properties. It also confirms that surveys have been undertaken, which identify that the refurbishment cost to achieve a decent home standard is very high and the diversification of tenure would not be possible without major clearance and redevelopment.

5.24. The Strategy sets out a number of aims to be achieved over the next 15 years as follows:

- Continue working with key stakeholders;
- Provide new housing which will meet the current and future needs of the population of Thurnscoe and of the wider Dearne towns / villages;
- Provide new housing at affordable levels;
- Provision of new housing will include areas of mix tenure i.e. for sale, shared ownership and rent;
- Provide residents with better estate safety and quality of life.

6. Reema Estate – Public Consultation

- 6.1. Within the context of the ADF and the Thurnscoe Housing Strategy, the HMR team undertook a significant amount of public consultation and master-planning work in advance of the submission of the previous planning application which this current application seeks to renew. In conjunction with EDAW, various consultation meetings were held with residents in the area and a consultation report has been prepared.
- 6.2. The report prepared by EDAW identifies the following issues in relation to the Reema Estate;
- Limited Housing Choice – the existing properties are mainly 2 and 3 bedroom houses and a small number of flats. The report identified that there is no provision for disabled families and there are problems linked to anti social behaviour;
 - 100% Council tenure – all the properties are owned by the Council and managed by Berneslai Homes. Tenants are unable to obtain a mortgage for this type of property. The report states that communities that have a mixed tenure are more sustainable as they include a range of people of different income levels.
 - High Improvement Costs – Barnsley MBC commissioned a full structural survey for the improvement of these properties. The improvement costs are high and improvements to the buildings will not address the issues in relation to the layout or the environment of the estate. Also, the HMR funds will not provide improvement costs for non traditional housing with a short life expectancy.
 - Non Traditional Construction – the properties fail the government decency standard as these are temporary properties with a life expectancy of 50 years.
 - Designing Out Crime – the existing layout of the estate does not deter crime due the open layout, escape routes through the estate, unlit areas and garage courts.
 - East Thurnscoe – Residents will be attracted to East Thurnscoe as the quality of housing improves, consequently the Reema Estate will become more undesirable.
- 6.3. The report then to set out the vision for the Reema Estate and proposes the following:
- New Housing – to demolish the existing housing on the Reema Estate and build new housing on the same site and to the North and East of the estate. The report states that the development will provide good quality housing in a range of sizes to suit the needs of the existing and incoming residents.
 - New Open Space – to create a greener, safer place to live. The development will include a series of residential squares, which are surrounded by housing. These squares will provide recreation spaces as well as incorporating car parking. This open space will be easily accessible to all residents and provide an attractive route to the local centre.
 - New Roads and Footpaths – these new routes will be pedestrian friendly and trees will be planted to create a more pleasant and greener place to live.
 - The East – West Thurnscoe link – the railway currently divides East from West Thurnscoe at present the only link is a poorly lit footbridge. The intention is to create a road link between the two communities to ensure that they are easily accessible and allow the bus service to be improved.
 - Energy Efficiency Savings – The new properties will incorporate as many of the Building

Research Establishment's Eco Homes criteria as possible.

- 6.4. The report recognises that good design in housing can; *“help improve people wellbeing and quality of life, benefit public health, increase property values and cut crime”*.
- 6.5. The results of the public consultation exercise were taken on board in establishing the principles of development for the application site as whilst this is a fresh application it seeks to renew the previous permission.

7. Development Agreement

7.1. A Development Agreement is being prepared between Barnsley Council and Keepmoat Homes, in relation to the site off School Street, Thurnscoe, which will include the following elements

Phasing

7.2. The development of the site will be undertaken in three phases, as shown on drawing ref 3835-OLP-005 as Sites 1, 2 and 3. Parcels of land will be released on the performance of Keepmoat Homes at an agreed rate with the following completion dates:

- Site 1 – February 2014
- Site 2 – August 2019
- Site 3 – August 2027

Public Open Space

7.3. The provision of public open space will be no less than 15% of the development area across the whole site (i.e. Sites 1, 2 and 3).

Affordable Housing

7.4. The provision of affordable housing will be no less than 22% across the whole site (i.e. site 1, 2 and 3).

Bridge and Spine Road

7.5. The houses in Site 3 will not be constructed before the construction of the road bridge across the railway line. This matter will be dealt with by condition.

7.6. There will also be a condition relating to a spine road linking east and west Thurnscoe.

Landscaping

7.7. There will be a 5m landscape buffer to the north of the site.

7.8. The elements set out in the Development Agreement could be dealt with by conditions attached to the planning permission.

8. Key Considerations

- 8.1. This section summarises the key considerations to be taken into account in considering the planning application and demonstrates that the proposed development is wholly in accordance with national and local policy for the area and will result in a series of significant benefits.

Sustainable Development

- 8.2. As demonstrated in Section 4, the achievement of sustainable development currently underpins all national and local planning policy. The proposed development at the Reema Estate will help to enhance the sustainability of Thurnscoe as a settlement and complies with all relevant guidance on identifying sustainable locations for new development. The key elements of sustainable development are addressed below and go on to form the key principles of development which underpin the proposed development as demonstrated in the Watson Batty Architects Limited design statement:

Mixed Communities and Social Inclusion

- 8.3. The proposed development will provide good quality new housing with a variety of types and tenures. This will provide housing for a range of household sizes, ages and incomes. By providing new quality housing it will encourage existing residents to remain in Thurnscoe and attract new residents, which will assist in addressing the problems of high turnover on the Reema Estate.
- 8.4. 'Sustainable Communities' identifies the need to have well integrated residential areas with a mix of homes in terms of type, size and tenure. The development at Reema will introduce private housing into an area which currently comprises predominantly social rented housing. The private housing will be part of a mix of tenures ranging from private market housing through to low cost home ownership, rented and special needs housing. Through the Housing Market Renewal Initiative, a clear picture has emerged of local needs in the Thurnscoe area and the development will make a significant contribution to meeting those needs in a quality environment.
- 8.5. The introduction of private housing will meet the needs of existing residents who wish to remain in the local area but currently do not have access to a suitable range and choice of housing to meet their needs within the area. Equally, new residents will be attracted into Thurnscoe helping to support local facilities. By extending the mix of housing, the community will become more inclusive and less isolated, with greater access to jobs and services. In addition, the design will mix the different tenures and types throughout the development altering the current image of the estate as a single tenure area with very limited choice. The development masterplan has identified a location for the provision of community facilities at a central location within the site, the exact nature of which will be established from further analysis of the specific needs of the local community.
- 8.6. In addition, the proposed development will assist in addressing the problems of anti social behaviour on the Reema Estate. The open plan nature of the existing estate and the fact residents are unable to purchase their properties are recognised in the Barnsley ADF as contributory factors to this problem. The proposed development will create a more cohesive, mixed community where a sense of ownership is introduced and open spaces are well maintained and overlooked. The layout of the proposed development will take into account guidance with regard to designing out crime.

Efficient Use of Land

- 8.7. Government guidance and local policies encourage the efficient re-use of land within urban areas. The existing Reema estate is clearly within the urban area and its redevelopment as part of a new housing area developed under the principles of sustainability will represent its efficient re-use. While the remainder of the allocated land is currently undeveloped, it provides the opportunity for a well laid out residential layout at an overall density of approximately 45 units per hectare, in accordance with policy guidance on residential densities. This will of course, vary throughout the site as the development will include higher density flats and lower density family houses, together with public open space, footpaths and cycle paths.
- 8.8. The development of the previously undeveloped element of the site is justified by policy guidance at regional and local level which encourages new development where it will assist in the regeneration of the Dearne towns. In this context, as previously stated, the former Barnsley LDF allocations document allocated the site as a residential development proposal. Within the settlement of Thurnscoe, only one partial brownfield site was identified in the UDP indicating the lack of available opportunities for significant development on previously developed land.

Accessibility

- 8.9. In assessing locations for new residential development planning policy stresses the need for accessibility to local facilities to ensure that development will sustain these facilities without increasing the need to travel by private car.
- 8.10. Thurnscoe has a well established local centre which provides a wide range of services and facilities for the local population, including a post office, bank, pharmacy, supermarket and public house. In addition a range of community facilities exist including a library, medical centre, places of worship and sports and recreation facilities. Linkages to key community facilities and services are a key element in integrating the new development with the existing community. The new development will help to sustain and enhance the provision of community facilities which will benefit both new and existing residents. In addition, a direct link will be provided over the railway from the new development to the Thurnscoe east community, adding further support to community facilities, improving accessibility and increasing inclusion for residents.
- 8.11. The site is well located in relation to bus routes and Thurnscoe railway station. As a key principle of development new footpath routes and cycle paths will be provided between the site and the railway station and the local centres, and bus services will be altered to travel through the site ensuring convenient access to bus stops. Bus routes will utilise the new road link over the railway to assist with the integration of the new development with Thurnscoe East. Access by foot, cycle and public transport to the centre of Thurnscoe, other towns within the Dearne and the main urban areas of Barnsley, Sheffield etc will help to reduce perceptions of isolation currently felt by residents in the Reema Estate and Thurnscoe area.
- 8.12. All these services are within 800m of the site. **Appendix 1** provides an assessment of the accessibility of the site using the methodology identified in the Barnsley MBC PAN30 Supplementary Planning Guidance and a plan is provided indicating the current high levels of accessibility of the site.

Infrastructure Capacity

- 8.13. With regard to infrastructure provision, the assessments accompanying the application indicate that there are no capacity issues with regard to provision of statutory services such as water and electricity. Highway infrastructure capacity is demonstrated by Savell, Bird and Axon in the transportation assessment which accompanies the planning application and this assessment also indicates that discussions with public transport operators have revealed

that there is capacity within the local public transport network which will be modified to ensure that the accessibility of the new development is maximised.

- 8.14. Social infrastructure includes education, health care and other community facilities. The PAN 30 assessment in **Appendix 1** has indicated that the site is accessible to schools, health care and other community facilities and Barnsley MBC capacity estimates indicate that schools within Thurnscoe have capacity to accommodate additional numbers of pupils from the new development, which will of course, take some years to become fully developed. The Thurnscoe settlement appraisal by Babbie Group identifies that projections indicate that the current surplus in school places is likely to increase. In terms of healthcare there are 2 Medical Centres in Thurnscoe, the Thurnscoe Medical Centre and the Thurnscoe Centre. No capacity issues have been identified in relation to health care or other community facilities. Indeed, the increase which will result in the local population will help to maintain local social infrastructure and increase its efficiency over time.

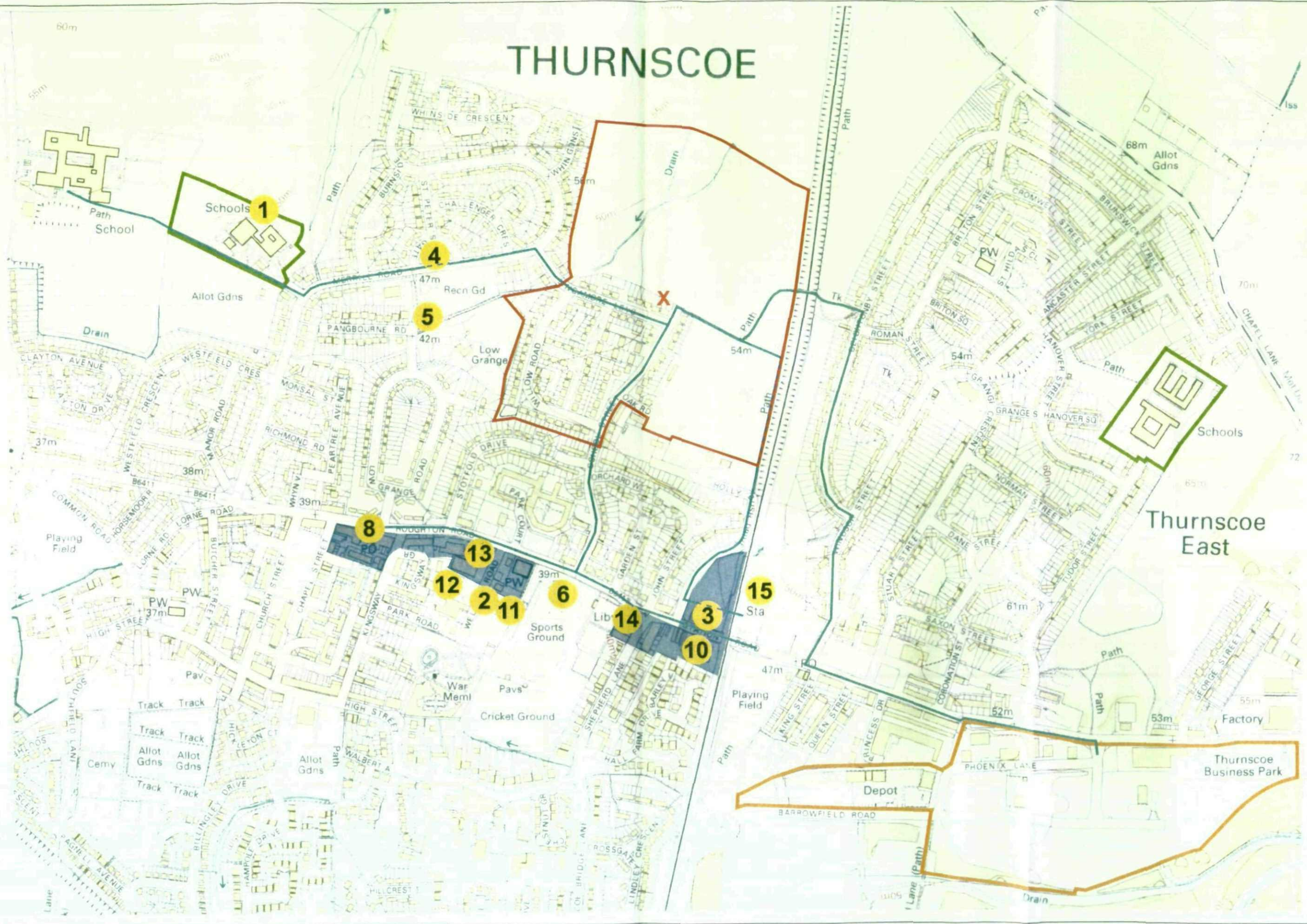
Economic Regeneration

- 8.15. The limited choice of housing provision within Thurnscoe has been identified as a key contributor to the relatively poor economic performance of the town since the closure of the local mining industry. The provision of new housing in Thurnscoe, as with other settlements in the Dearne Valley, is seen as a key element in boosting economic regeneration in accordance with objectives of the Regional Economic Strategy, the Regional Spatial Strategy and other local initiatives outlined above. The provision of a new housing development, which will provide a broad mix of tenures and types, will support local economic development by ensuring that there will be a local supply of labour which will meet the needs of local employers and that local employees, who may previously have migrated from Thurnscoe because of the lack of choice in the residential market, will have the opportunity to remain in the local area, broadening the range of skills and experience within the local labour market.
- 8.16. In addition, the PAN 30 analysis demonstrates that the site is highly accessible to the centre of Thurnscoe and other employment areas within the settlement, as well as being close to bus routes and train services which provide accessibility to the growing number of employment opportunities within the Dearne Valley and in surrounding settlements.
- 8.17. With improved quality and choice in the housing market, the attractiveness of Thurnscoe as a location to invest will improve over time. Without significant housing development to sustain local businesses, opportunities for further economic growth will be limited and the regeneration benefits which planning, housing and economic policies seek to facilitate may not be realised.
- 8.18. While the effect of environmental improvement on the perception of Thurnscoe as a settlement in which to live and invest is subjective, it is clear that upgrading the environment of areas which are currently perceived as of low environmental quality is a key underpinning factor in economic regeneration policy. The problems of the existing Reema estate are recognised by the local community and policy makers alike, and the proposed redevelopment is supported as a means of altering perceptions of the area and improving attractiveness to future investors (both residential and business), thereby helping to tackle social and economic problems.

9. Conclusions

- 9.1. This Statement summarises the policy context in which the decision to develop some 800 – 900 houses has been made.
- 9.2. From strategic to the local level there is consistent policy encouragement to regenerate the Dearne Valley settlements and an essential element of this is the provision of new housing, of a variety of types and tenures, to meet local needs and attract residents back to the Dearne.
- 9.3. Alongside economic investment and enhancement of the *physical and social environment*, a well-designed, masterplanned housing development at the Reema Estate will directly tackle existing problems of poor quality housing and lack of choice.
- 9.4. The land is partially allocated for development in the adopted UDP and wholly allocated in the former LDF document.
- 9.5. National and regional planning guidance identifies sustainability as a key factor in identifying land for development and this Statement, and other supporting information, has demonstrated that the site is highly accessible in relation to the centre of Thurnscoe, existing social and community facilities and the public transport network. It therefore scores highly in relation to all measures of sustainability.
- 9.6. All the above factors combined support the proposed development on the Thurnscoe site, which is partially greenfield. Further, there are no brownfield sites within the settlement which can accommodate a large scale masterplanned development which will provide significant benefits in terms of regeneration of the Thurnscoe community.

THURNSCOE



KEY			
	Application Site		Centre Point
	Employment		School
	Local Centres		Pedestrian Link (Pedestrian link to employment land 1420m)
	Pedestrian Routes		

Project	Thurnscoe
Title	Accessibility to local services
Client	Keepmoat Homes

LPA	Barnsley MBC
Date:	28.10.09
Project No:	1404001
Drawing No:	1404001/1
Drawn by:	CC
Scale	NTS

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1. Essential Services and Facilities

Service/ Facility	Name/ Address	Distance
1. Primary School	Goose Acre Primary School, Gooseacre Avenue,	700 metres
2. Doctors Practice	The Thurnscoe Medical Centre, Welfare Road	650 metres
3. Doctors Practice	The Thurnscoe Centre, Holly Bush Drive.	750 metres
4. Local Convenience Store	Premier Convenience Store, Merrill Road.	450 metres
5. Public Open Green Space	Recreational ground, Merrill Road	450 metres
6. Public Open Space	Sports ground (offering cricket, football, basketball) Houghton Road	550 metres

2. Other Services/ Facilities

Service/ facility	Name	Distance
8. Post Office	Thurnscoe Post Office Houghton Road	800 metres
9. Church	Thurnscoe Central Hall Methodist Church, Welfare Road	550 metres
10. Banking facility	HSBC Station Road	750 metres
11. Chemist	H.I. Weldrick Chemist Welfare Road	650 metres
12. Supermarket	Netto Houghton Road	650 metres
13. Public House	The Thurnscoe Hotel, Houghton Road	550 metres

14. Library	Thurnscoe Lifelong Learning Centre and Library Shepherd Lane	600 metres
15. Railway Station	Thurnscoe Station (Part of the Barnsley to Sheffield Line) Station Road	775 metres
Railway via Footpath		750 metres

3. Other facilities located in the local centre

Within the local centre there are also the following services;

Food Takeaway including fish & chips, pizza and Chinese
 Beauty Salon
 Café
 Off license/ convenience store
 Dental surgery providing three dentists
 Opticians
 Bakers
 Pharmacy
 Butchers shop
 Estate Agents
 The Butchers Arms Public House
 DIY shop
 Two other churches located at Butcher Street and High Street
 Building society
 Hardware and pet store

4. Transport

There are various bus routes which run through the town and some which have stops close to the proposed site. These are marked in green.

The blue line indicates the routes taken to gain the approximate distance from the centre of the proposed site to various essential and useful facilities. The approximate distance to the bus stops has not been calculated as the exact position of the stops is unknown.