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**PLANNING SUPPORTING STATEMENT
OUTLINE APPLICATION FOR
RESIDENTIAL DEVELOPMENT
AND CAR PARKING
TO EXISTING CHEMIST
LAND OFF SHEFFIELD ROAD,
BIRDWELL,
BARNSELY
NAGEENA LTD
MARCH 2016**

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1.0 INTRODUCTION

This application, which is submitted in outline with all matters except for the means of access to be reserved to detailed matters stage, seeks planning permission for residential development and a car park for the existing chemists on an area of unused land located off Sheffield Road, Birdwell, Barnsley.

The application is supported by the following information:-

- (i) Site layout plans – Townsend Planning Consultants. Whilst this application is submitted in outline only, the layout plans identify the form of development that could be accommodated within the site together with the parking area for the chemist;
- (ii) Planning Support Statement – Townsend Planning Consultants;
- (iii) Highways Report – PAH Highway Consultants; and
- (iv) Topographical Survey – Stamford Geomatics.

This statement is submitted in support of the application and to provide the Council with full information to aid the authority in the discharge of its development control function.

This statement now goes on to describe the site and outlines the details of the proposal. Following this, planning policy in the form of Central Government advice (the National Planning Policy Framework) and the Council's adopted and emerging development plan policies are examined. The issues that the proposal raises are then examined and finally the conclusion reached that in the context of the Development Plan and all material considerations outline planning permission should be forthcoming. Notwithstanding this, the applicant remains willing to provide any further information or clarification on any issues that may arise.

2.0 THE SITE, BACKGROUND AND PROPOSAL

The subject site, which extends to 0.6 hectares or thereabouts, is located on to the east of Sheffield Road in Birdwell. It is essentially rectangular in shape and bounds existing housing and a chemist. The site has historically functioned as private allotments, consisting of around 8 allotments but over recent years only 2 have been utilised, with the remainder of the land overgrown and dumping ground for litter and waste. Notice has been served on the final tenants who have vacated the site.

The site is situated in a predominately residential area with a number of local facilities within walking distance (pharmacy, post office, public houses and a primary school). It is in a highly sustainable location close to local bus routes, jobs, shopping facilities and schools. It is therefore considered that the site currently forms an underused urban resource situated in a highly sustainable location.

The chemist shop at the site currently has very limited off road parking. This has led to customers parking on Sheffield Road. In light of this, the proposed outline planning application seeks to develop the site for residential purposes and also provide off-street parking for the chemist.

It is recognised by the Council that they do not meet their five year land supply requirement and it is considered this site can be brought forward to provide much needed housing development in a sustainable urban location and, therefore, assist in bringing forward housing development in the short term that the District desperately requires.

It is acknowledged that the application is submitted in outline with all matters (except access) to be reserved. Nevertheless, the submitted illustrative layout demonstrates that an appropriate form of development can be provided and meet with the Council's requirements in respect of space about building standards. Furthermore, the submitted Highways Report demonstrates that the site can be satisfactorily accessed without giving rise to issues of harm to highway safety.

3.0 PLANNING POLICY AND CENTRAL GOVERNMENT POLICY ADVICE

By virtue of Section 36(6) of the Planning & Compulsory Purchase Act 2004, the planning authority must determine the application in accordance with the statutory development plan, unless material considerations indicate otherwise. The importance of the statutory development plan in the decision making process necessitates an examination of the relationship of the policies of the plan to one another and to available government guidance, principally through published policy guidance and circulars.

3.1 Central Government Policy Advice

It is considered that the following central government policy advice in the form of the NPPF is relevant to the consideration of this proposal:-

3.1.1 The National Planning Policy Framework

In the Ministerial Forward it states:-

“The purpose of planning is to help achieve sustainable development.”

The Minister goes on to state:-

“Development that is sustainable should go ahead without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.”

Para 7 of the Framework goes on to state that there are three dimensions to sustainable development: economic, social and environmental.

Para 11 goes on to state:-

“Planning law requires that applications for planning permission must be determined in

accordance with the development plan unless material considerations indicate otherwise.”

Para 13 outlines that:-

“The NPPF constitutes guidance for local planning authorities and decision takers both in drawing up the plans and as a material consideration in determining applications.”

Para 14 goes on to state:-

“At the heart of NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision taking.” ...

“For decision taking this means:-

- ***Approving development proposals which accord with the Development Plan without delay ...”***

It is considered that this proposal constitutes sustainable development.

Para 17 sets out twelve core planning principles which include:-

- ***“....Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs...”***

At para 19 it goes on to state:-

“The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and

not to act as an impediment to sustainable growth.”

Therefore, significant weight should be placed on the need to support economic growth through the planning system.

Section 6 relates to delivering a wide choice of high quality homes and seeks to boost the supply of housing.

Para 49 goes on to state:-

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.”

Clearly the Council do not have a five year land supply.

At para 50 it goes on to state:-

“To deliver a wide choice of high quality homes widen opportunities for home ownership and create sustainable, inclusive and mixed communities local planning authorities should:

- ***Plan a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).”***

Section 7 relates to requiring good design. At para 56 it states:-

“The government attaches great importance to the design of the built environment. Good

design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people.”

With regard to decision taking, at para 186 the advice states:-

“Local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development”.

At para 187 it goes on to state:-

“Local planning authorities should look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible.”

With regard to determining applications, at para 197 it states:-

“In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development”.

It is considered that the subject proposal, which clearly constitutes sustainable development, is entitled to the presumption inherent in the advice and should be approved without delay.

3.2. Local Planning Policy

The Development Plan for Barnsley MBC consists of the Core Strategy (September 2011) and the Saved Unitary Development Plan Policies (September 2011). It should be noted that these documents predate the current National planning guidance (the NPPF). It should also be noted that on the UDP proposals map the site falls within an existing housing area (H8 and HN2).

3.2.1 LDF - Core Strategy

The following policies are considered relevant to the proposal:

(a) CSP 1 – Climate Change

The requirements of this policy can be dealt with at the Reserved Matters stage.

(b) CSP 2 – Sustainable Construction

The requirements of this policy can be demonstrated at the Reserved Matters Stage.

(c) CSP3 – Sustainable Drainage Systems

The matter of SUDS can be dealt with at the Reserved Matters Stage.

(d) CSP 5 – Including Renewable Energy in Developments

This matter can be dealt with at the Reserved Matters Stage.

(e) CSP 8- The Location of Growth

The policy sets out the overall strategy for development and sets out the priority for development in Urban Barnsley and the Principal Towns. The site is located within the Hoyland area which includes Birdwell.

(f) CSP 9 – The Number of New Homes to be Built

The policy sets out that ***“at least 21500 net additional homes during the period 2008 to 2026. A minimum five year supply of deliverable sites will be maintained.”***

(g) CSP 10 – The Distribution of New Homes

The policy sets out that during the period of 2008 to 2026 the Hoyland area will provide 1800 new homes, which is 8% of the district's housing.

(h) CSP25 – New Development and Sustainable Travel

In line with this policy, links to existing public transport will be utilised and sufficient vehicular parking provided.

(i) CSP 26 – New Development and Highway Improvement

The access will be sufficient to provide safe, secure and convenient access for all road users as detailed in the supporting highways report.

(j) CSP 29 – Design

The general design of the proposed development will meet the requirements of this policy. The detailed design will be detailed further in a Reserved Matters Application subject to Outline Planning Permission being granted.

3.1.2 Unitary Development Plan Saved Policies

The saved UDP policies relevant to the proposals are as follows:

(i) Policy H8 and HN2

These policies set out that Housing Policy Areas will remain in predominately residential use.

(ii) H8A

The general scale, layout, height and design of the proposed dwellings will ensure that living conditions and standards of residential amenity are at an acceptable level for new and existing residents. Detailed design will be undertaken at the reserved matters stage subject to the grant of outline planning permission.

(iii) H8D

It is considered that the proposal would not harm the local environment and not cause any traffic problems as set out in the supporting highways report.

(ii) Policy ED10

In line with this policy, it is considered that the expansion of the business to include a new parking area meets the requirements of this policy.

4.0 OTHER ISSUES

4.1 The Development Plan

The Development Plan is the starting point for the consideration of these proposals. It is considered that the proposal wholly conforms with the Development Plan and, by reference to Section 38 (6) of the Act, the presumption inherent should be weighed in favour of the applicants.

4.2 Other Material Considerations

It now falls to consider the proposal in the light of all other material considerations.

4.2.1 The Form of Development

It is clear that the site can accommodate 5no dwellings without giving rises to issue of harm. The proposed illustrative scheme demonstrates that a development can be brought forward which meets with the Council's space about building standards. It is considered that the scheme as submitted is carefully considered, sensitively designed and takes full account of the relationship with surrounding properties, whilst it should be noted that the plans at this stage are for outline permission purposes.

4.2.2 Impact on Residential Amenity

As shown on the submitted plans, the proposals for this site meet fully with the Council's standards in terms of space about buildings. It is considered that the properties are of sufficient distance from properties around not to impact on the residential amenity of neighbouring properties. Full consideration of this matter would be made at a reserved matters stage.

4.2.3 Housing Land Supply

The Council acknowledge that they do not currently have a five year housing land supply. Whilst the Council is going through the process of the Local Development Framework which will look to redress that shortfall, it is likely to be another two years or so before that land can be brought forward.

In the meantime, the Council are not meeting its statutory duty to provide housing land. This site can be brought forward in the short term to help meet that requirement. The site is ideally located to help support the requirement to provide sustainable development which supports sustainable communities. Significant weight should be given to the Council's failure to have a five year land supply and, as stated, owing to timescales for adopting new plans, it will be some time before that issue is addressed.

4.2.4 Local Business

The proposed car park will help support the business providing safe and suitable off-street parking for customers and will help with viability of an important community business within the village.

4.2.5 Highways

A detailed Highways Statement is submitted with this application which demonstrates that the proposals are acceptable in highway terms.

5.0 CONCLUSION

This application seeks outline planning permission for the construction of _ dwellings and a car park for the existing pharmacy. The subject site forms former and now disused private allotments located within the existing built-up settlement. The allotments were underutilised and overgrown and attracted the dumping of waste.

The site is an underutilised urban resource within a sustainable location and can provide much needed housing. The new parking for the pharmacy will help an existing local business. The detailed Highways Report submitted with this application demonstrates that the proposal is acceptable in highway terms.

The Council fully acknowledge that they do not have a five year land supply. Whilst in the medium term this will be resolved through the Council's Development Plan Process, the adoption of new sites is some years away and, therefore, there is an immediate need to provide housing land to meet short fall. It is considered that this site can play a small but useful role in the short term.

The application is submitted in outline only, nevertheless, a site layout plan is provided which demonstrates that a scheme can be developed ad meet with space about building standards.

The Council are, therefore, urged to consider the important role that this site can play in providing the provision of much needed housing in the short term to assist in the sustainability of the existing community and the importance of the off-road car parking area to an important local business.