



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

Wellthorne Lane, Ingbirchworth

Planning Statement

Proposed Residential Development

KeyLand Developments Ltd

21 February 2014

50277/JG/CD

Nathaniel Lichfield & Partners
5th Floor
15 St Paul's Street
Leeds LS1 2JG

nlppanning.com

This document is formatted for double sided printing.

© Nathaniel Lichfield & Partners Ltd 2014. Trading as Nathaniel Lichfield & Partners.

All Rights Reserved.

Registered Office:

14 Regent's Wharf

All Saints Street

London N1 9RL

All plans within this document produced by NLP are based upon Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. © Crown Copyright reserved. Licence number AL50684A

Contents

1.0	Introduction	1
2.0	Context	3
	The Applicant.....	3
	Site Location and Description.....	3
3.0	Proposed Development	6
	Layout and Design	6
	Access and Car Parking	6
4.0	Planning Policy	9
	The National Planning Policy Framework (March 2012).....	9
	Development Plan	12
	Emerging Policy.....	13
	Supplementary Planning Documents	14
	Economic Strategy	14
	Summary.....	14
5.0	Planning Assessment	16
	Principle of Development	16
	Does the proposal represent Sustainable Development?.....	17
	Green Belt.....	20
	Environmental and Technical Considerations.....	22
	Planning Obligations	25
6.0	Conclusions	26

Appendices

- Appendix 1 Response to Community Consultation [ion](#)
Appendix 2 PAN30 Assessment

1.0 Introduction

- 1.1 This Planning Statement has been prepared by Nathaniel Lichfield & Partners (NLP) on behalf of KeyLand Developments Ltd to support a full planning application for the erection of 13 detached dwelling houses at Wellthorne Lane, Ingbirchworth.
- 1.2 The majority of the application site has long been established as a potential extension to Ingbirchworth Village. The site was first removed from the Green Belt under Policies WR11 and GS10 of the *Unitary Development Plan* and designated as Safeguarded Land. More recently, the *Consultation Draft of the LDF Development Sites and Places Development Plan Document* identified the majority of the application site as one of the preferred locations for future low-density executive style housing (Council Ref LD9). In keeping with the Council's vision for this site, this application proposes a low density executive style dwelling within an attractive landscape setting.
- 1.3 The scheme is proposed to be delivered by Conroy Brook (Developments) Ltd, a local family owned business with extensive experience delivering high-quality homes across South Yorkshire.

Application Submission

- 1.4 The scope of this planning application has been discussed and agreed in pre-application discussions with Officers at Barnsley Metropolitan Borough Council and comprises of the following:
1. Completed Planning Application Form, Certificates/Notices;
 2. Site Location Plan (Drawing 14/109 –P01);
 3. Site Layout Plan (Including Hard and Soft Landscaping and Boundary Treatments) (Drawing 14/109-P03);
 4. Plans, Elevations, Streetscene and Sections (Various);
 5. Topographical Survey (Drawing KDL_04_SP Rev A);
 6. Design and Access Statement (Including Building For Life Assessment) (50277/JG/AOD);
 7. Planning Statement, PAN 30 Assessment and Results of Community Consultation (50277/JG/CD) – This Document;
 8. Ecological Appraisal (R-1630-01);
 9. Phase II Environmental Assessment (SH11118);
 10. Transport Assessment (50401104);
 11. Drainage Strategy (SR/SH11118/LET-003)

12. Energy Statement and Results (Energy Test, Feb 2014)

- 1.5 The above submission has been prepared having regard to the Barnsley Metropolitan Borough Council's (BMBC) local validation requirements, as set out in a 'Pre-application Enquiry Letter' from BMBC to NLP sent on the 18th October 2013.
- 1.6 The purpose of this Planning Statement is to provide BMBC with all necessary information to assess and determine the proposal within the context of relevant national and local planning considerations, as well as any other material considerations relevant to the development of this application site.
- 1.7 The remainder of this Planning Statement is structured as follows:
- Section 2 – Context;
 - Section 3 – Proposed Development;
 - Section 4 – Planning Policy;
 - Section 5 – Planning Considerations; and
 - Section 6 - Conclusions

2.0 **Context**

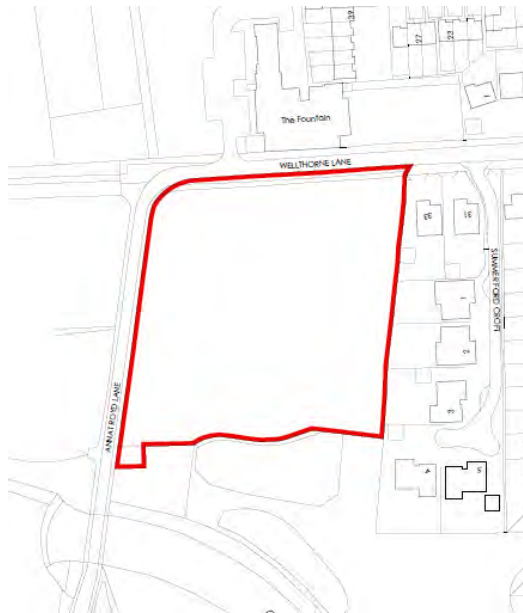
The Applicant

- 2.1 KeyLand Developments Limited is the property development business of Kelda Group, which is a sister company to Yorkshire Water.
- 2.2 As such, KeyLand's main business aim is to redevelop and regenerate surplus and redundant Yorkshire Water operational sites by obtaining planning permission for new and alternative uses.
- 2.3 Once planning permission is granted, the sites are sold for development, with a significant part of the profits re-invested to maintain and improve Yorkshire Water's infrastructure and services.
- 2.4 In this case, KeyLand have chosen to partner with Conroy Brook (Developments) Ltd. Conroy Brook are a locally based developer specialising in detached family homes, retirement apartment complexes and commercial care homes and have developed a niche by predominantly using natural stone in their new developments across Yorkshire.
- 2.5 Conroy Brook aim to deliver unique homes and developments with high quality detailing. The Conroy Brook Group is a member of the Home Builders Federation (HBF), the Federation of Master Builders (FMB) and the Construction Industry Training Board (CITB).

Site Location and Description

- 2.6 The application site is located in the village of Ingbirchworth, approximately 3.5 km south of Penistone, 13 km west of Barnsley and 13 km east of Huddersfield.
- 2.7 The application site constitutes redundant Yorkshire Water land, which has recently been passed into the ownership of KeyLand, lies on the north-western edge of the village, immediately west of the existing residential area of Wellthorne Lane.
- 2.8 The site benefits from good transport links, being less than 400m from the closest bus stop. Wellthorne Lane connects with the A629 Huddersfield Road/Penistone Road approximately 300m from the site, which provides access to the wider strategic network.

Figure One – Site Location Plan



Croft. The dwellings are each single storey stone houses which are detached in nature.

- 2.11 Vehicular access is currently available from a single agricultural access point on the south-west corner of the site via Annat Royd Lane.
- 2.12 The site is generally level, although there is a gentle slope falling from north to south.
- 2.13 A dry stone wall runs along the north, east and western boundaries of the site whilst a post and wire fence defines the southern boundary. An overhead power cable also runs adjacent to the eastern part of the northern boundary of the site.
- 2.14 The majority of the site is identified as safeguarded land with the exception of the south-west corner which lies within the Green Belt. This is discussed in greater detail in Sections 4 and 5 of this statement.

3.0 **Proposed Development**

- 3.1 This application seeks full planning permission for the development of 13 detached two storey dwellings and associated access and landscaping works.

Layout and Design

- 3.2 The submitted site layout plan has been designed to create a high quality, low density development of detached properties. The following three design objectives have influenced the site layout:
- a. To create a layout which contributes to the transition between the rural area to the west and the existing settlement;
 - b. To minimise views of the development from the Green Belt to the south and to the west;
 - c. To protect and contribute to the existing residential amenity of the adjoining existing residents at Summer Ford Croft.
- 3.3 As noted on the attached site layout plan (Drawing 14/109-P03), those dwellings within the northern section of the site have been configured towards Wellthorne Lane, continuing the existing street scene at this point. The remaining dwellings have been laid out in a more informal, low-density setting with dwellings generously spaced and complemented with intermittent landscaping throughout.
- 3.4 The dwellings within the east of the site have each been set back from the site's boundaries, allowing generous spacing between the proposed dwellings and the rear gardens of the existing dwellings to the east. Those dwellings on the southern boundary have also been set back from the boundary, allowing a more natural transition with the Green Belt.
- 3.5 A total of eight different house types have been proposed. All dwellings will be detached, two storeys in height and comprised of a natural stone finish. Each dwelling will have a pitched roof profile and will be finished in reconstituted roof tiles.
- 3.6 Each dwelling will be set within its own private garden, have its own private drive and associated domestic garage (either detached or attached to the property).
- 3.7 Each dwelling will be built to a high specification and where possible accommodate energy efficient building materials.

Access and Car Parking

- 3.8 Vehicular and pedestrian access is to be obtained from a single centralised access point on the northern boundary via Wellthorne Lane. This access point

has been designed in accordance with requirements of BMBC Highways and will include a visibility splay of 2.4m x 43 m.

- 3.9 This proposal seeks to formalise the existing layby to the north of site, an area which is currently used as an informal parking area by those visiting the adjoining open countryside. As advised by the Highways Officers at the pre-application stage, these spaces have been set back in excess of 15 metres of the proposed access point.
- 3.10 A total of 31 car parking spaces (2 per dwelling and 5 within the adjoining layby) are proposed as part of this development.
- 3.11 A 2 metre wide footpath will be provided along the length of the site's northern boundary, providing residents with safe and convenient pedestrian access with the surrounding area.
- 3.12 The existing informal access point on the south west corner of the site (via Annat Royd Lane) is to be retained. This access point will provide service vehicle access to the pumping station and will be separated from the development by a 1.8 metre high screen fence.

Boundary Treatments

- 3.13 It is proposed to retain the existing dry stone wall along the site's northern and western boundaries, with necessary repairs undertaken where the wall is currently damaged.
- 3.14 A 1.8 m high timber screen fence will be constructed along the southern boundary of the site. Along the eastern boundary between the site and the residential properties on Summer Ford Croft, a new 1.8 m high screen wall will be constructed from coursed, natural stone to match that of the dwellings, capped with flat stone coping. This will help protect the amenity of the existing residents on Summer Ford Croft. To further ensure the existing levels of privacy at the properties along Summer Ford Croft are maintained, the dwellings at plots 3 and 4 have been positioned closer to the planned estate road. This has resulted in a separation distance of 29.4 m and 28.2 m between the new dwellings and numbers 1 and 2 on Summer Ford Croft respectively.

Landscaping

- 3.15 Extensive tree planting is proposed within the site. This will soften the visual impact of the site when viewed from the west and will provide a more cohesive transition between the open countryside and the existing built form. The existing copse to the south of the site is to be retained and will screen the site from southerly views.

Drainage

- 3.16 A drainage strategy has been prepared for the site which recommends that a foul water pumping station be located at the south western corner of the site to

collect foul sewage and deliver it to the existing terminal manhole on Wellthorne Lane at a rate not exceeding 5 l/s. With regards to surface water, a single underground attenuation tank in the rear garden of plot 5 is proposed. This will provide 140 m³ of storage and will help achieve the greenfield run-off rate of 8.8 l/s based on the 1 in 100 year event plus 30% allowance for climate change.

- 3.17 The site is located within Flood Zone 1 and is not at risk of flooding from rivers or the sea.

Pre-Application Advice/ Consultation Feedback

- 3.18 As noted above, a pre-application meeting was held with BMBC's planning, building, urban design and highways officers on 19 September 2014.
- 3.19 During this pre-application meeting, the principal of low-density residential development was discussed and generally agreed. The proposed layout and concept plans were well received by Officers during this meeting, with Officers agreeing that the design was consistent with the objectives of the Economic Strategy in that it provided high-quality homes and supported the positive rudiments of local vernacular design.
- 3.20 Highways Officers advised that access to and from the site should be limited to a single access point on Wellthorne Lane, as opposed to multiple access points. The layout has since been modified to reflect this design advice.
- 3.21 The concept of a southern boundary alignment which followed the KeyLand Developments Ltd ownership as opposed to the Green Belt was discussed. The Officers noted that whilst it seemed like a logical design response given that it would allow for the protection of the trees to the south to of the site and set the development back from the side garden of No. 4 Summer Ford Croft, it would need to be justified within the Planning Statement as it would result in the loss of a section of the Green Belt. The benefit of such a design response is discussed in detail in Section 5 of this report.
- 3.22 A Public Consultation event was also held in The Fountain Inn on 30 January 2014. This event was attended by approximately 40 local residents. The design of the scheme as a whole was well received, with key concerns relating to drainage and the interface with the adjoining properties to the east at Summer Ford Croft. The manner in which this proposal addresses each of these concerns is discussed in detail in Appendix 1 to this statement.

4.0 Planning Policy

The National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) was published on 27th March 2012 and is a material consideration for planning applications now. Whilst much of its policy is relevant in this case, its most pertinent policies relating to the principle of development at the site are set out below.

Presumption in Favour of Sustainable Development

- 4.2 The cornerstone of the NPPF is to proactively deliver sustainable development to support the Government's economic growth objectives and deliver the development which the country needs. This is particularly pertinent now as we strive to recover from a deep economic recession.

- 4.3 Paragraph 14 of the NPPF states:

*"At the heart of the National Planning Policy Framework 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 making** this means:*

Approving development proposals that accord with the development plan without delay; and

Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would **significantly** and **demonstrably** outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- specific policies in this Framework indicate development should be restricted."*

- 4.4 Paragraph 15 of the NPPF is unequivocal:

***"...development which is sustainable should be approved without delay."** (NLP emphasis)*

- 4.5 In this context, as referred to above, the Barnsley UDP was adopted **14 years** ago in 2000, with the policies formulated during the 1990s. The plan-period of the UDP ended in 2001 and whilst some have been saved, its policies were only ever intended to control development within that timeframe, not now. Indeed, as referred to above both the Inspector and the Secretary of State concluded that the plan was prepared under different circumstances to the present day within the North Gawber Colliery appeal decision. It is therefore concluded that the policies of the UDP are indeed out-of-date for the purposes of considering these applications.

Driving Sustainable Economic Growth

- 4.6 The NPPF makes clear that economic development is a core component of delivering sustainable development and growth. Paragraph 9 states that sustainable development involves:

“Positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including, inter alia:

- Making it ***easier for jobs to be created;***
- ***Replacing poor design with better design;***
- ***Improving the conditions in which people live, work, travel and take leisure;***
- ***Widening the choice of high quality homes.”***

- 4.7 A Core Planning Principle of the NPPF at Paragraph 17 states that the planning system should:

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

- 4.8 Paragraph 19 states:

“The Government is committed to securing economic growth in order to create jobs and prosperity...”

- 4.9 Paragraph 19 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 act as an impediment to sustainable growth.”

- 4.10 On 23 March 2011 then Minister of State for Decentralisation Greg Clarke MP published a Ministerial Statement entitled ‘Planning for Growth’. The Ministerial Statement is a material consideration in determining planning applications **now**¹. The Government’s policy objective is clear:

“that the answer to development and growth should wherever possible be ‘yes’...” (NLP emphasis)

- 4.11 In deciding whether to grant planning permission, LPAs are required to:

“...support enterprise and facilitate housing, economic and other forms of sustainable development.” (NLP emphasis)

¹ Paragraph 2.9, ‘The Plan for Growth’ HM Treasury, March 2011

Increasing the Supply of Housing

- 4.12 Increasing housing supply has been a key objective for the Coalition Government. The Government's aims to increase the supply of housing were clearly set out in 'Laying the Foundations: A Housing Strategy for England'. It states that:
- "...there is an **immediate need for action to get the housing market moving**. We need bold and decisive measures that will deliver thousands of new homes in the lifetime of this Parliament."*²
- 4.13 The NPPF reiterates this, and the overriding housing objective of the NPPF as stated at paragraph 47 is:
- "To boost significantly the supply of housing."***
- 4.14 In doing so, Local Authorities are required by the NPPF to:
- "Identify and update annually a supply of specific **deliverable sites** sufficient to provide five years worth of housing against their requirements with an additional buffer of 5%...Where there has been a **record of persistent under delivery of housing, local authorities should increase the buffer to 20%."***
- 4.15 Paragraph 49 of the NPPF states:
- "Housing applications should be considered within the context 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."***
- 4.16 The key housing objectives stated in the NPPF for significantly increasing the supply of housing are:
- 1 Increase the supply of housing
 - 2 Deliver a wide choice of high quality homes that people want and need
 - 3 Widening opportunities for home ownership
 - 4 Creating sustainable, inclusive communities, including through the regeneration and renewal of areas of poor housing.
- 4.17 On 6th September 2012 the Secretary of State for Communities and Local Government, Rt Hon Eric Pickles MP, issued a Ministerial Statement on Housing and Growth setting out, inter alia, that:
- The Government's number one priority is to get the economy growing;
 - The need for new homes is acute, and supply remains constrained; and
 - Economically unviable Section 106 Agreements result in no development, no regeneration and no community benefit at all.

² Laying the Foundations: A Housing Strategy for England, CLG, (2011)

Development Plan

- 4.18 The adopted development plan currently comprises of the Barnsley Local Development Framework Core Strategy and the remaining saved policies of the Barnsley Unitary Development Plan (UDP).

Barnsley LDF Core Strategy

- 4.19 The Core Strategy was adopted in September 2011 and has replaced a number of policies from the Barnsley UDP. Core Strategy policies relevant to the determination of this application are listed below, whilst Section 5.0 sets out how the proposal accords with their requirements.

- CSP 1 Climate Change;
- CSP 2 Sustainable Construction;
- CSP 3 Sustainable Drainage System;
- CSP 4 Flood Risk;
- CSP 5 Including Renewable Energy in Developments;
- CSP 9 The Number of New Homes to be Built;
- CSP 10 The Distribution of New Homes;
- CSP 14 Housing Mix and Efficient Use of Land
- CSP 26 New Development and Highway Improvement;
- CSP 29 Design;
- CSP 33 Green Infrastructure;
- CSP 35 Green Space;
- CSP 36 Biodiversity and Geodiversity;
- CSP 39 Contaminated and Unstable Land;
- CSP 40 Pollution Control and Protection; and

Barnsley UDP

- 4.20 The Barnsley UDP was adopted in 2000 and was only intended to cover the period 1986 - 2001. Notwithstanding this, a number of policies were saved in 2007 and until further progress is made with the LDF, remain part of the development plan.
- 4.21 The application site is identified on the UDP Proposals Map as Safeguarded Land. This means that the existing uses of the land are expected to remain the same throughout the plan period (i.e. no further development to take place). The UDP states that planning permission for the development of Safeguarded

Land will only be granted following a review of the UDP which proposes that development on the land in question.

- 4.22 As the UDP plan period was intended to cover the period 1986 – 2001 and consultation is being undertaken on the emerging LDF Development Sites and Places DPD (discussed below), it is deemed that now is an appropriate time to review the use of this Safeguarded site.

Emerging Policy

LDF Development Sites and Places DPD

- 4.23 As referred to above, much of the application site is indicated within the Development Sites and Places Consultation Draft (September 2012) as site LD9 to be released for housing under policy H4. Policy H4 states that sites allocated for housing on the Proposals Maps will be released for development in two phases, with Phase 1 sites being released at any point in the plan period. Site LD9 is listed as a Phase 1 site suitable for low density housing and being capable of delivering 18 dwellings.
- 4.24 Paragraph 216 of the NPPF states that from the date of publication, decision takers may give weight to relevant policies in emerging plans. The weight to be given to emerging policies should be dependent upon:
- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 4.25 Paragraphs 8.40 to 8.42 of the draft DPD set out the Council's aim of developing a greater number of larger, low density, high value homes. This aim has been set as a result of a trend of outward migration of workers on higher and medium incomes from the Borough due to an insufficient choice of homes to meet their needs.
- 4.26 Paragraph 8.42 states that some sites in the west of the borough that were allocated as Safeguarded Land in the UDP (such as site LD9), are shown as being suitable for wholly low density development. A target of 1,200 low density dwellings has been set. The document defines low density as 20 dwellings per hectare, with large high value houses being defined as houses with five or more bedrooms valued at £250,000 and above.

Supplementary Planning Documents

Designing New Housing Developments

- 4.27 This Supplementary Planning Document (SPD) primarily supplements policy CSP 29 of the LDF Core Strategy and sets out the principles that will apply to the consideration of planning applications for new housing development, including infill and back land development.
- 4.28 The SPD provides guidance on the relationship of new developments with existing dwellings to reduce overlooking and overshadowing. To achieve this it sets out external spacing standards for new housing developments, stating that the minimum back-to-back dimension between facing habitable rooms should be 21 metres.
- 4.29 The document also includes guidance on how new residential development should respect local context and comments that the design of new developments must be based on an appraisal of existing landscape and settlement character.
- 4.30 The importance of a comprehensive landscape scheme is stressed in the SPD, which states that the scheme should be designed to help the development fit into its surroundings and soften its visual impact.

Economic Strategy

- 4.31 Whilst not forming statutory planning policy, Barnsley MBC proposed a new Economic Strategy entitled 'Growing Barnsley's Economy' at a Cabinet Meeting in June 2012. The strategy covers the period 2012 – 2033 and was supplemented by an economic analysis undertaken by the Barnsley Development Agency which highlighted an undersupply of low density, executive houses as a key economic challenge facing the borough.
- 4.32 The Economic Strategy commented that the emerging Development Sites and Places DPD would play an important role in the delivery of economic growth and should identify suitable sites to achieve the appropriate housing mix, particularly in respect of delivering lower density housing. Furthermore, the document stated that this should also include a possible review of the policy on Green Belt in respect of executive housing.

Summary

- 4.33 In summary a review of the relevant national and local policy has revealed that:
1. The NPPF requires that housing applications should be considered in the context of the presumption in favour of sustainable development. As the Council do not have a 5 year supply of deliverable sites, policies which restrict housing supply should be considered out of date and sustainable proposals for housing should be approved without delay. No

weight should therefore be attached to UDP Policy GS10 and this planning application should be approved without delay.

2. The UDP was adopted prior to 2004 and therefore the NPPF directs that weight should only be afforded to its policies where they are consistent with the NPPF. No weight should therefore be attached to the Safeguarded Land policy in this instance.
3. Whilst the UDP identifies the site as Safeguarded Land, it acknowledges that this designation will need to be reviewed to meet future development needs. That review is taking place now.
4. The Council's Economic Strategy and draft Development Sites and Places DPD confirms that there is a need for low density executive housing in the Borough. The application proposals will therefore contribute towards meeting this need.
5. The emerging Development Sites and Places DPD identifies the site as suitable for low density executive housing which is to be released at any point in the plan period. There is limited objection to this allocation and therefore significant weight should be attached to the emerging policy.

5.0

Planning Assessment

Principle of Development

- 5.1 As highlighted in the preceding Section, the NPPF is clear that housing applications should be considered in the context of the presumption in favour of sustainable development and relevant development plan policies cannot be considered up-to-date if a local planning authority cannot demonstrate a 5-year supply of deliverable housing sites.
- 5.2 In this regard, whilst Core Strategy (CS) Policy 9 states that at least 21,500 net additional new homes will be completed during the period 2008 – 2026 and that a minimum five year supply of deliverable sites will be maintained, it has been acknowledged in the 2013 Barnsley Strategic Housing Land Availability Assessment (SHLAA) and through the consideration of recent planning applications for residential development elsewhere in the Borough, that a 5 year supply of deliverable housing sites cannot be demonstrated.
- 5.3 In the absence of a 5 year supply, for the reasons set out below, it is considered that the application site represents an appropriate location to help boost housing supply in the Borough and help deliver the wider Economic Strategy of the Council.
- 5.4 Firstly, CS Policy 10 states that 1,000 of the Borough's housing requirement will be delivered in 'Other Settlements' (i.e. the villages with populations of less than 3000). Ingbirchworth falls within this category and therefore the development of this site will help achieve this strategic aim.
- 5.5 Secondly, the site is identified in the Barnsley Unitary Development Plan as Safeguarded Land by Policies WR11 and GS10 to meet potential longer term development needs. The Policies state that the land is intended to remain undeveloped during the plan period and reviewed at this time to ascertain whether it is appropriate to allocate the land for development. The plan period for which the Safeguarded Land was identified has, however, now long since expired and in the absence of a 5-year supply of deliverable sites should no longer be held back from meeting immediate development needs.
- 5.6 The clear need to bring forward residential development on this site is further demonstrated by its allocation under Policy LD9 in the emerging Development Sites and Places DPD as a site to deliver low density executive housing. Importantly, as a Phase 1 allocation, it means that it is considered that the benefits associated with the development of this site for the type of housing proposed should come forward during the early part of the new plan period (i.e. from 2008 onwards).
- 5.7 Whilst it is acknowledged that this policy is in draft form and will be subject to further consultation, the public consultation undertaken so far has demonstrated very limited opposition to the proposed allocation. Whilst the 13 sites listed in Table 10 of the draft DPD ('Other' sites i.e. those not in Urban

Barnsley or other large settlements) drew 732 comments, only 5 of these were submitted in relation to site LD9. This suggests that the overall level of objection to the site is low in comparison to other sites put forward in the draft DPD.

- 5.8 As there are very limited unresolved objections to the allocation of site LD9 for housing document when viewed in the context of the consultation responses received for the document as a whole, it is considered that in accordance with the guidance set out in paragraph 216 of the NPPF and referred to in Section 4 of this statement, considerable weight can be applied to this emerging policy, particularly in the circumstance of an absence of a 5 year supply of deliverable sites.
- 5.9 In light of the above, it is considered that the delivery of the site for executive housing is acceptable in principle and therefore the presumption in favour of sustainable development should apply. Accordingly the remainder of this section of the planning statement considers the proposal in the context of this presumption and in particular the requirements of paragraph 14 of the NPPF.

Does the proposal represent Sustainable Development?

- 5.10 In assessing whether the proposal represents sustainable development, an assessment has firstly been made against Planning Advice Note 30: Sustainable Location of Housing Sites (PAN 30) (adopted July 2011). The stated purpose of PAN 30 is to promote the development of housing sites in sustainable locations which are close to local services and have good public transport connectivity. This is assessed through the use of a checklist which scores potential housing sites according to locational, land use, transport and service provision criteria. As set out in detail at Appendix 2, due primarily to the location of the site separate from the main urban area of the Borough, it fails to achieve a score deemed to meet the requirements of PAN 30.
- 5.11 However, it is considered that the weight that can be applied to the results of the PAN 30 assessment should be limited following the publication of the NPPF. This view was recently shared by officers in considering an application for residential development at Dearne Hall Road, Barnsley (2013/0280), where the committee report stated *“the extent upon it can be relied upon is now limited following the publication of the NPPF and as it is not part of the statutory development plan for the Borough”*. Instead, the NPPF advises that there are three dimensions to sustainable development: economic, social and environmental. PAN 30, as its title suggests, only deals with the sustainable location of housing sites and does not fully address economic, social or environmental concerns and in this case it is important to recognise that the site is proposed to be allocated for residential development of a nature with a specific locational requirement i.e. to meet the executive housing needs in the western part of the Borough.
- 5.12 In this context, the three dimensions of sustainable development as set out in the NPPF are therefore dealt with in turn below.

Economic

- 5.13 Paragraphs 18 – 22 of the NPPF set out the Government’s objectives for delivering economic growth and a strong, competitive economy. This delivers a very clear message that the planning system should encourage sustainable growth, rather than act as an impediment. This same message is evident in the Council’s Economic Strategy which suggests that the emerging Development Sites and Places DPD should be used as a tool to deliver economic growth, rather than stifle it. It states:
- 5.14 *“...it could be argued that this [the emerging Development Sites and Places DPD] will be the single most important policy document where the Council could play a key role in creating conditions for stimulating economic growth through the private sector.”*
- 5.15 Paragraph 8.40 of the emerging Development Sites and Places DPD follows on from this by stating that the provision of dwellings which can attract people on higher incomes will support and implement the economic strategy and will help to diversify the demographic make-up of Barnsley.
- 5.16 The site at Ingbirchworth therefore provides an opportunity to develop executive style housing, a housing type which is seen to be key to delivering Barnsley’s Economic Strategy. It is clear that the delivery of sites within the main urban area of Barnsley which may better satisfy the requirements of PAN 30 would not achieve this.
- 5.17 The development will also have a more immediate and local economic impact through the jobs created during the construction stage, a New Homes Bonus capital receipt for Barnsley Council and an on-going increase in Council Tax receipts.
- 5.18 For these reasons, the site is deemed to be economically sustainable.

Social

- 5.19 The NPPF requires that planning authorities deliver a wide choice of high quality homes. In doing this, it asks that planning authorities identify the size, type, tenure and range of housing that is required in particular locations.
- 5.20 CSP 14 gives priority to high density development but does concede that lower densities will be supported where it can be demonstrated that they are necessary for need, viability or sustainable design reasons.
- 5.21 Since the adoption of the Core Strategy, a need for lower density development has been demonstrated in the Economic Strategy and the emerging Development Sites and Places DPD. The Development Sites and Places DPD comments that larger, low density, high value houses will help to foster a more economically balanced community with a greater social mix than currently exists in Barnsley.

- 5.22 CSP 29 sets out the design principles which will be expected in Barnsley. Particular attention is expected to be paid to the layout, building styles and materials in the villages in the west of the Borough.
- 5.23 The proposals put forward in this application show a detailed understanding of the local context with regards to building styles and materials which will help contribute to Ingbirchworth's sense of place (paragraph 58 of the NPPF). This reflection of local character will help to integrate the new development with the existing community.
- 5.24 More widely it will also deliver a greater housing mix and choice in the immediate locality and the residents of the new development will contribute to village life and help sustain local services such as the pub, local shop and bus service.

Environmental

- 5.25 The location of the development is not at risk of flooding and the proposals include designs for a bespoke Sustainable Urban Drainage System (SUDS), in line with Core Strategy Policies CSP 1 and CSP 3.
- 5.26 Core Strategy Policy CSP 36 requires development to conserve and enhance the biodiversity and geological features of the borough. The application site represents land of very low ecological value as a result of its poverty of habitat types due to its agricultural improvement. The development of the site will provide a more ecologically vibrant landscape with an increased number of trees creating more habitats and habitat linkages. This ecological enhancement is in line with the aims of the NPPF.
- 5.27 The small area of woodland to the south of the site will be retained. This will provide screening for the site and ensure that the existing habitats will be unaffected.
- 5.28 The land is not contaminated or polluted and therefore poses no risk to the future users of the site (CSP 39).
- 5.29 The attached Energy Statement confirms that the proposal will incorporate a number of energy efficient building techniques including solar panels and that this proposal is consistent with the objective of CSP 2 – Sustainable construction.
- 5.30 CSP 5 stipulates that all developments of 10 or more dwellings should include decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15% for applications submitted up to 2015. An Energy Assessment has been prepared for Plot 1, the smallest available area for PV. This assessment has confirmed that the inclusion of 0.75 k Wp of PV on Plot 1 would result in a 7.1% reduction in Energy Usage and a 17.23% reduction in CO2 emissions. As the smallest plot 1 available, it is clear that the other plots within the development will exceed this 17.23% figure. This proposal is therefore consistent with the objectives of CSP5.

Summary

- 5.31 The proposals are economically sustainable as they will help to meet the aims of Barnsley's Economic Strategy and will support local jobs and businesses. They are socially beneficial, providing a wider choice of high quality homes and the development will not create any significant environmental impacts.
- 5.32 As the proposals can clearly be considered to represent sustainable development in accordance with the definition contained in the NPPF, the remainder of this section of the statement seeks to demonstrate that there are no specific policies or adverse impacts that would clearly outweigh these acknowledged benefits.

Green Belt

- 5.33 A small portion of the south-west corner of the site lies within the Green Belt. This section comprises of the rear garden of plot eight and also the foul water pumping station compound. This is a very small portion of the site in the context of the wider scheme, amounting to just 8% of the overall site area.
- 5.34 Whilst it is proposed that the details are agreed through a condition, it is expected that the pumping station compound will comprise of a small concrete pad, manhole cover and unobtrusive boundary fencing. Therefore, along with the rear garden of plot eight, no buildings are proposed within the part of the site allocated as Green Belt. This means that the rear garden and pumping station compound will not detract from the openness of the Green Belt. Paragraph 90 of the NPPF provides further justification for the siting of the pumping station where it states that engineering operations should not be deemed inappropriate in the Green Belt provided they preserve the openness and do not conflict with the purposes of the Green Belt.
- 5.35 The NPPF states at paragraph 87 that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Inappropriate development is deemed to be development which adversely affects the openness and character of the Green Belt. The development which would take place in the Green Belt as a result of this proposal would only include gardens, landscaping and trees and would therefore not affect the openness of the Green Belt in this location.
- 5.36 The southern boundary of the site allocation which was removed from the Green Belt at the UDP stage does not follow any recognisable features and does not seem to represent a logical green belt boundary. The current allocation cuts through the copse of vegetation at the south of the site (which is covered by a group Tree Preservation Order), meaning that if the allocation were to be fully developed this vegetation would have to be removed or part of the site would be sterilised and unable to deliver the optimum level of housing.
- 5.37 The site boundary put forward in this application therefore represents a more efficient use of the land which is ecologically beneficent as the copse would remain untouched. This area of trees makes a more important contribution to

the character of the green belt than the small area of grass land in the south-west corner of the site. The part of the allocation which is not developed at the south-east of the site which is of a similar site area to that area where the proposals encroach into the Green Belt and could be returned to the Green Belt as part of the plan review, resulting in no overall net change in the amount of Green Belt land and a more robust and defensible Green Belt boundary.

- 5.38 For the reasons outlined above, the proposal is not deemed to have a detrimental impact upon the Green Belt or its purposes. Conversely, it will provide a more robust and defensible Green Belt boundary through by rationalising the existing boundary.

Housing Layout, Mix and Density

- 5.39 The proposals envisage a low density development in line with Core Strategy Policy CSP14, the Economic Strategy and the emerging Development Sites and Places DPD. A combination of four and five bedroom dwellings would be developed which would surpass the minimum internal floor space set out in the South Yorkshire Residential Design Guide. The low density layout will complement the existing urban grain in Ingbirchworth and would accord with the requirements of the draft allocation.
- 5.40 Careful attention has been given to the landscaping of the site with extensive tree planting proposed. This will soften the transition from the open fields in the west to the built form of the existing settlement to the east. High quality soft landscaping has been provided on the northern and eastern boundaries for visual amenity purposes.
- 5.41 The layout affords for large separation distances between the proposed dwellings and the existing properties along Summer Ford Croft. The closest distance between the proposed dwellings and the existing on Summer Ford Croft is 28.2 metres between plot 4 and number 2 on Summer Ford Croft. The separation distance between plot 1 and number 33 Wellthorne Lane is less than 21 metres however the property at plot 1 has been designed so that there are no habitable rooms facing eastwards towards the existing property.
- 5.42 The finished site level will sit lower than the level of Wellthorne Lane. As a result, the two storey properties along the northern boundary of the site will match the existing roofscape on Wellthorne Lane, which has a natural rise from east to west due to the topography of the land. This will tie the scheme into the existing streetscape.
- 5.43 In accordance with Core Strategy policy CSP 29 and the guidance set out in the Designing New Housing SPD, reference has been taken from the existing settlement layout, building styles and materials in the formation of these proposals.
- 5.44 High quality natural stone will be used in the construction of the houses which will be aesthetically pleasing and will sit well within the rural context. The main estate road will be block paved to give an attractive finish and encourage

slower driving. The retention and, where appropriate, restoration of the existing dry stone wall around the site will provide an attractive boundary treatment and will synthesise an existing characteristic feature of the area into the new development.

Environmental and Technical Considerations

- 5.45 Paragraph 14 of the NPPF states that planning authorities should approve proposals which accord with the development plan without delay, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. A number of technical assessments have been carried out in relation to the proposed development to assess the potential impacts of the development. These are summarised below.

Transportation

- 5.46 A Transport Statement has been submitted as part of this application. This Statement concludes that:
- The layout of the internal access road fully complies with South Yorkshire Residential Design Guide standards and is capable of accommodating emergency and refuse vehicles;
 - The access point (including visibility splay) is consistent with the Council's design requirements;
 - Sufficient on-site car parking (of 2 spaces per dwelling) has been provided.
- 5.47 In keeping with the Council's objectives to promote safe and convenient pedestrian environments, this proposal also includes a number of improvements to the existing highway immediately adjacent to the application site on Wellthorne Lane and Annat Royd Lane. Many of these improvements have been incorporated following pre-application advice from Council Officers and include the provision of a 2 metre wide footpath along the length of the northern boundary; the extension of the 30 mph zone from Wellthorne Lane to Annat Royd Lane, which will form part of a Traffic Regulation Order; and the formalisation of the existing informal lay-by area along the length of the northern boundary.
- 5.48 The attached Transport Statement again confirms that each of proposed Highway Improvements is acceptable from a traffic and transport perspectives and will improve pedestrian safety in the vicinity of the site.
- 5.49 The Transport Statement also concludes that pedestrian connectivity from the site to the surrounding area is good, with adequate existing footpaths and street lighting present along Wellthorne Lane. It also concludes that the site is an acceptable distance from adjoining settlements/ points of interest to encourage alternative modes of transport like cycling.

- 5.50 In summary, the attached Transport Statement confirms that this proposal is in keeping with the objectives of Policy CSP 25 and CSP 26 and will provide a safe and convenient pedestrian, cycling and motor car environment. Thus, there are no highway or transportation reasons why this proposal should not be supported.

Flood Risk / Drainage

- 5.51 Policy CSP 4 stipulates that new development should be designed to minimise flood risk and that, where possible, development should be directed to areas at least risk of flooding (i.e. to Flood Zone 1).
- 5.52 The application site is located within Flood Zone 1, an area of 'low' probability of flooding. Residential development is considered an appropriate form of development in such locations.
- 5.53 This application is supported by a Drainage Strategy, prepared by Wardell Armstrong confirms in accordance with pre-application advice from Yorkshire Water, foul and surface water will be separated before being removed from the site via the existing combined public sewer/ the Ingbirchworth Dike watercourse.
- 5.54 A foul water pumping station will be introduced within the south-west corner of the site, adjacent to the Annat Royd Lane. This pumping station will collect foul sewerage from each of the dwellings and deliver it to the existing Wellthorne Lane sewer via a rising main on Annat Royd Lane. Following pre-application advice from Yorkshire Water, it is proposed to limit the rate of flow of this pumping station to 5 l/s.
- 5.55 The nature of the soil on-site (i.e. clayey made ground and superficials – which has a low permeability rating) means that we are instead proposing to connect to the existing Ingbirchworth Dike watercourse, downstream of the reservoir spillway, for surface water drainage. This is again consistent with pre-application drainage advice from Yorkshire Water.
- 5.56 A number of additional design techniques have also been chosen to increase the sustainability of the site and to ensure that the development does not increase flood risk or place unnecessary strain on the towns existing infrastructure. These design techniques include SUDs based attenuation measures, more specifically an underground storage tank within the rear garden of Unit 5 which will feed in to the Ingbirchworth Dike to the south. Hard standing areas where possible have also been avoiding, maximising the permeability of the site where possible.
- 5.57 In summary, the attached drainage statement concludes that foul and surface water will be separated and appropriately removed from the site.

Ground Conditions

- 5.58 Similarly, a Phase II Environmental Assessment has been carried out as part of this proposal. This proposal, which has been carried out by Wardell Armstrong presents the findings of an intrusive investigation that was carried out to determine the geotechnical characteristics of the application site and to identify any potential contamination issues which may arise as a result of either the present or proposed land uses.
- 5.59 This report concludes that:
- The site has predominately been used for agricultural purposes, with the exception of a quarry which encroached into the southern section of the site;
 - No visual or olfactory evidence of soil contamination was noted during the site investigation;
 - The risk to surface water and ground water as a result of the proposed development is considered to be low due to the application sites distance from sensitive surface water and ground water receptors;
 - No risk to the health of plants on site is envisaged as a result of this proposal;
 - Groundwater was not encountered during intrusive investigation test suggesting that there will be no affect to groundwater from the construction of foundations;
 - Although the likelihood of differential settlement is unlikely, dwellings should not be placed south of the quarry high wall if possible (a design response which has since been incorporated into the final layout plan).

Ecology

- 5.60 This report has been supported by an Ecological Appraisal which concludes that the site comprises a single field of improved neutral grassland and is of little significance from an ecological perspective.
- 5.61 The assessment notes that with no buildings or mature trees on site, there is no potential for roosting bats, there is no evidence of badgers and the chances for birds to nest within the site is limited. The assessment does suggest that as a precaution site clearance occur outside the breeding bird season of 1st March to 31st August or if taking place within this timeframe, the works be preceded by a nesting bird survey.
- 5.62 This assessment also concludes that there are no national or locally designated statutory sites within 2km of the site and that despite the proximity of the development to the adjoining reservoir, the proposed development is unlikely to have any impacts on its qualifying interests.
- 5.63 Extensive new landscaping is proposed both along the sites boundaries in the form of boundary vegetation as well as throughout the site in the form of garden landscaping which is likely to be used as new habitat for fauna within the area.

- 5.64 In summary, not only does this proposal not present an adverse impact on existing wildlife within the area, the provision of new on-site landscaping will contribute to the ecology of the area.

Planning Obligations

- 5.65 The site falls below the thresholds for education, open space and affordable housing contributions. This was confirmed in the pre-application advice letter received from the Council dated 18th October.

6.0

Conclusions

6.1

To conclude, the key issues pertaining to the planning assessment of the application are summarised as follows:

- a. The application represents sustainable housing development as defined by the NPPF and therefore should be approved without delay.
- b. Barnsley cannot currently demonstrate a deliverable five year housing land supply. In accordance with paragraph 49 of the NPPF, development plan policies relating to the supply of housing land in Barnsley are out of date and the application should be considered in the context of sustainable development.
- c. In the context of paragraph 47 of the NPPF, the site represents a deliverable housing site; it is available, suitable and achievable to provide housing now.
- d. Increasing housing supply is a key Government objective. In accordance with the NPPF the application will deliver new homes to meet a defined need in the villages of West Barnsley.
- e. There is a need for larger, low density, high value houses in Barnsley. This application will provide executive style houses which will help meet the aims of Barnsley's Economic Strategy.
- f. The site is identified in the emerging Development Sites and Places DPD as being suitable for large low density homes. There are very few objections to the allocation and therefore significant weight can be added to this policy.
- g. The incorporation of a very small part of the Green Belt in the site will not detract from the openness of the Green Belt in that location, nor will it have any effect on the five purposes of Green Belts as listed in the NPPF.
- h. The proposed development repeats local vernacular design and architectural building styles and has evolved through detailed discussions with Planning Officers as well as feedback from members of the local community during a Community Consultation Event on 30 January 2014.
- i. The application site is well placed in terms of local amenities and services, being within walking distance of the local shop, pub, recreational facilities and bus stops.

6.2

In light of the information provided in this Statement and the application submission, and in accordance with the requirements of the NPPF, it is

respectfully requested that full planning permission be granted at the earliest possible opportunity.

Appendix 1 Results of Community Consultation

Community Consultation

A public consultation event was held in The Fountain Inn, Ingbirchworth on 30 January 2014, from 3pm to 7pm.

This event was hosted by representatives of the application team, including KeyLand Developments Ltd, Conroy Brooks Limited, MPJ Design and Nathaniel Lichfield & Partners. The event was an opportunity for the local residents to see the proposal and to share their views on the proposed scheme.

This event was advertised to local residents through a number of means in the weeks leading up to the public consultation event, including:

- Local Media - A newspaper advertisement in the Penistone edition of the Barnsley Chronicle on 24 January;
- Letter Drop - Letters to adjoining landowners (namely 31 and 33 Wellthorne Lane and 1 to 5 Summer Ford Croft) and the existing agricultural tenant; and
- Posters – Posters were erected within the local community.

Approximately 40 local residents attended this event, each sharing their feedback on the scheme. Many of the residents agreed the dwellings were of a high-quality and reflected elements of local design. A number of concerns were raised on the likely impacts on the existing sewerage network as well as the impact on the adjoining properties at Summer Ford Croft.

A total of six written representations were received (including one which was received after the event). Again, concerns typically related to the effect the scheme would have on the existing drainage system; the impact the development would have on the residential amenity of the adjoining properties to the east; and the loss of existing car parking spaces on Wellthorne Lane.

Responding to Feedback

As noted above, the main concerns raised related to:

- The impact on the Residential Amenity of adjoining residents at Summer Ford Croft;
- The Impact on the Existing Drainage Network; and
- The loss of the existing Car Parking Spaces on Wellthorne Lane.

The manner in which this application has addressed each of the above matters is discussed in detail hereunder.

Following the public consultation event, the scheme was modified to include additional natural landscaping along the site's eastern boundary, further screening the existing and proposed dwellings.

This application is supported by a detailed drainage assessment which confirms how foul and surface water will be treated and removed from the site.

The sewerage/drainage system has been designed in accordance with engineering advice from Yorkshire Water engineers and ensures that foul and surface water will be appropriately removed from the site.

Although a number of concerns were raised by residents at the public consultation in relation to the loss of some of the informal car parking on Wellthorne Lane, no additional car parking spaces have been added to this final site layout plan. The reason for this decision is that site the maximum number of spaces achievable, without negatively impacting on sight lines for the access point had already been identified.

Appendix 2 PAN30 Assessment

Planning Advice Note 30- Sustainable Location of Housing Sites

Adopted July 2011



Remaking
Barnsley



BARNSELY
Metropolitan Borough Council

1	Introduction	2
2	Development Plan Policy Context	3
3	Housing Development Sustainability Checklist	5
	Appendix 1: Boundary Plans	15
	Appendix 2: List of Other Settlements	23

- 1.1** BMBC adopted Planning Advice Note 30 (PAN 30) in January 2004. This is now cancelled and superseded by this guidance for the interim period prior to the Development Sites and Places Development Plan Document (DPD) being adopted.
- 1.2** PAN30 has been prepared by the Council in the same way as if it was a Supplementary Planning Document (SPD). This includes following the requirements laid out for consultation on an SPD in the boroughs Statement of Community Involvement. The PAN is a material consideration that carries weight in the determination of relevant planning applications. However all other relevant national, regional and local planning policies still apply.
- 1.3** The aim of PAN30 is to promote the development of sustainable, deliverable housing sites consistent with national planning policy, The Regional Spatial Strategy (RSS) and the Local Development Framework (LDF) Core Strategy. The objective is to focus new housing development within the main settlements in the Borough and to ensure new development takes place in sustainable locations within them.
- 1.4** Through the Housing Development Sustainability Checklist, as laid out in section 5, this guidance will ensure that:
- New housing development is focused within Barnsley sub-regional town and the principal towns in accordance with the RSS and LDF Core Strategy settlement hierarchy
 - The Councils objective of ensuring improvements in the housing regeneration areas in the borough are continued.
 - The borough's housing requirement, as laid out in the LDF Core Strategy, is met.
 - Housing sites are released in accordance with locational preferences set out in Planning Policy Statement 3: Housing (PPS 3), the RSS and the LDF Core Strategy, which give priority to development on previously developed land and seek to ensure new housing has good public transport access and is near to shops and other services.
 - Unitary Development Plan (UDP) saved policies are considered.
 - Infill and other redevelopment opportunities are taken up in preference to extensions to existing settlements.

- 2.1** The key policy documents which informed the sustainability criteria and spatial priority considerations set out in this guidance are considered below.

Planning Policy Statement 1: Delivering Sustainable Development & Supplement to Planning Policy Statement 1: Planning and Climate Change

- 2.2** PPS1 lays out the governments objectives and principles for the planning system. The PPS states that growth should be planned to reduce the need to travel by private car and make the fullest use of public transport and to take climate change impacts into account in the location of development. Additionally the PPS 1 climate change supplement provides guidance as to how the planning system can help to alleviate climate change. The PPS is clear that the location of development, including housing, 'should be planned to limit carbon dioxide emissions'.

Planning Policy Statement 3: Housing

- 2.3** PPS 3 provides national guidance on developing land for new housing (see Paragraphs 40, 41 and 43) stating that a key objective for Local Planning Authorities is to ensure the effective use of land by re-using land which has been previously developed. PPS3 is also clear that housing should be developed in sustainable locations that provide good access to local services, such as shops, schools and healthcare, and to public transport.

The Regional Spatial Strategy

- 2.4** The RSS remains part of the Statutory Development Plan for the borough. The Localism Bill clearly intends to revoke RSS and if this clause remains when the bill receives Royal Assent the RSS will no longer apply. However the Leeds City Region has prepared an Interim Strategy Statement that retains many of the RSS policies that are relevant to PAN30 and as a result they will remain as material considerations when determining planning applications whatever the status of the RSS . The following RSS policies continue to form part of the context with regard to PAN30:

- YH1: Overall Approach & Key Spatial Priorities
- YH2: Climate Change & Resource Use
- YH4: Regional Cities and Sub regional Cities and Towns
- YH5: Principal Towns
- YH7: Location of Development
- H2: Managing and Stepping Up the Supply and Delivery of Housing
- H3: Managing the Release of Land in Support of Interventions to Address Failing Housing Markets

- 2.5** All the above policies are included in the Leeds City Region Strategy Statement except for policies H2 and H3.

The Local Development Framework Core Strategy

2.6 The LDF Core Strategy sets out the key elements of the planning framework for Barnsley and the approach to its long term physical development. A number of its policies are relevant to PAN30. These are:

- CSP1: Climate Change - This policy seeks to reduce the impact of growth on climate change by giving preference to previously developed land in sustainable locations
- CSP8: The Location of Growth - This policy lays out the settlement hierarchy for the borough giving priority to growth in Urban Barnsley and the six Principal Towns.
- CSP9: The Number of New Homes to be Built - This policy commits the Council to seeking the completion of at least 21500 net additional homes during the plan period.
- CSP10: The Distribution of New Homes - This policy shows how the 21500 net additional homes will be distributed through the settlement hierarchy.
- CSP14: Housing Mix and efficient Use of Land - This policy, amongst other considerations, gives priority to development on previously developed land (PDL) and sets a target of 55 - 60% of homes being built on PDL.
- CSP17: Housing Regeneration Areas - This policy sets out the areas of the borough in need of housing regeneration and lays out measures that will be taken to support relevant planning applications.
- CSP25: New Development and Sustainable Travel - This policy lays out the Councils expectation that development will be located to reduce the need to travel and be accessible to public transport.

Saved Policies of the Unitary Development Plan (UDP) (including Supplementary Planning Guidance / Documents)

2.7 The Core Strategy policies supersede many of the UDP policies. A full list of UDP policies that have been superseded can be found in appendix 4 of the adopted Core Strategy. However a number of UDP policies are still in force following the direction received by the Council in 2007 from the Secretary of State saving a number of policies. In particular, some of the Volume 1, Part II and volume 2 policies and proposals for new housing development remain relevant to the determination of planning applications. As such, applicants are encouraged to consider these policies before an application is submitted to the Council.

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

Guidance to Applicants

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

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

Applicant Details

Applicant Name	Keyland Developments Limited	Date	13/02/2014
Site Address	Land to the South of Wellthorne Lane Ingbirchworth Barnsley		

Checklist

Table 3.1

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

3 Housing Development Sustainability Checklist

b) The site is located within a principal town (as shown in appendix 1 – plans 2 – 8)		6	
c) The site is located in one of the other settlements (as listed and defined in appendix 2)	✓	2	
d) The site is not located within any of the settlements covered by a), b) or c) above		0	
NOTE: Boundaries are shown on the maps in Appendix 1 for Barnsley, as the Sub Regional Town, and the Principal Towns. Hoyland principal town, following the examination and subsequent adoption of the Core Strategy, now also includes the settlement of Birdwell. The map of Hoyland principal town has not been amended to reflect this but the boundary for Birdwell is defined by the UDP green belt as shown on the UDP proposals map for Hoyland. Additionally Grimethorpe, following the examination and subsequent adoption of the Core Strategy, is now part of Cudworth principal town. Its boundaries remain as shown on the map in appendix 1. The boundaries shown on these maps describe the geography of these settlements as 'places' and are not to be interpreted as defining development limits. The maps are based on the Councils interpretation of the boundaries in August 2009. The boundaries shown on these maps will be revised as the LDF Development Sites and Places DPD advances to take account of changes to the Core Strategy, including those described above. All other settlements where PAN30 applies are listed in Appendix 2.			
For a site to be sustainable it must score at least 6 for step 1a			
1b - Reuse of Land			
a) The site is brownfield (It is occupied by a permanent structure (excluding agriculture or forestry) or has been cleared but any evidence of structures or activities has not yet blended into the landscape ⁽¹⁾)		10	
b) The site is a brownfield/greenfield mix with more than 70% of its area brownfield		6	

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

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

3 Housing Development Sustainability Checklist

Table 3.2

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

Figure 3.1 Within the built up area

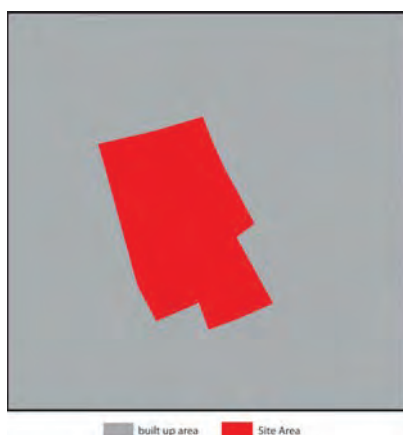


Figure 3.2 Edge of a settlement not projecting into the countryside

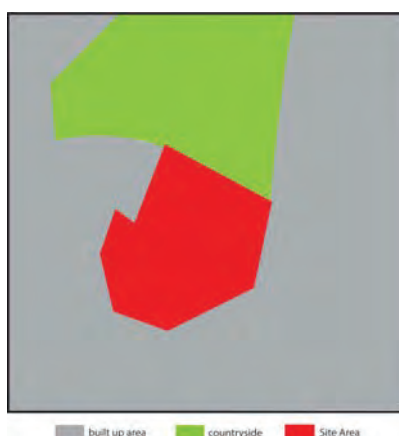


Figure 3.3 Edge of settlement, projecting into countryside

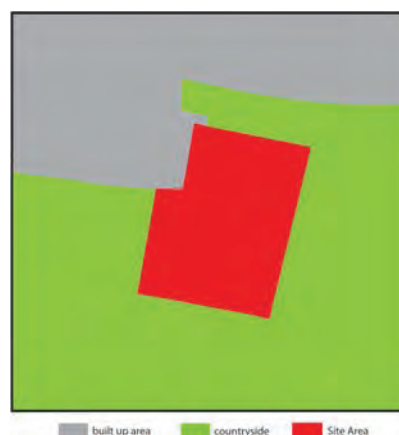


Table 3.3

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

3 Housing Development Sustainability Checklist

d) The site is within or partly within • the UDP greenbelt or is allocated in the UDP as: • safeguarded land • Urban land to remain undeveloped • Site for travellers • Minerals planning permission • Minerals consultation area • Minerals area of search • Nature conservation site • Site of special scientific interest • Old Moor Wetlands Centre Or is shown on the Environment Agency flood maps as functioning floodplain	✓	0	
For a site to be sustainable it must score at least 8 for step 2 a & b combined			
Step 2 SUB-TOTAL		6	

Table 3.4

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

3 Housing Development Sustainability Checklist

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

(The South Yorkshire Passenger Transport Executive will be able to assist with this analysis. Applicants should contact them at: PO Box 801, Sheffield, S2 5YT or by telephone: 0114 221 1340)

For a site to be sustainable it must score at least 8 for step 3a & b combined

Step 3 SUB -TOTAL		2	
TOTAL SCORE (STEP 1 + STEP 2 + STEP 3)		10	

Table 3.5

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

Table 3.6

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

Overall Score

To be considered potentially sustainable the site must:

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

3 Housing Development Sustainability Checklist

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

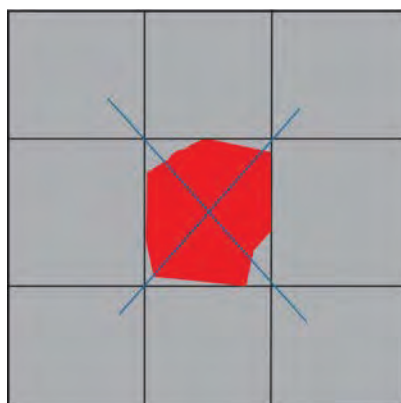
If the site has achieved the required score at all the above steps the total score achieved should then be applied to the following table:

Table 3.7

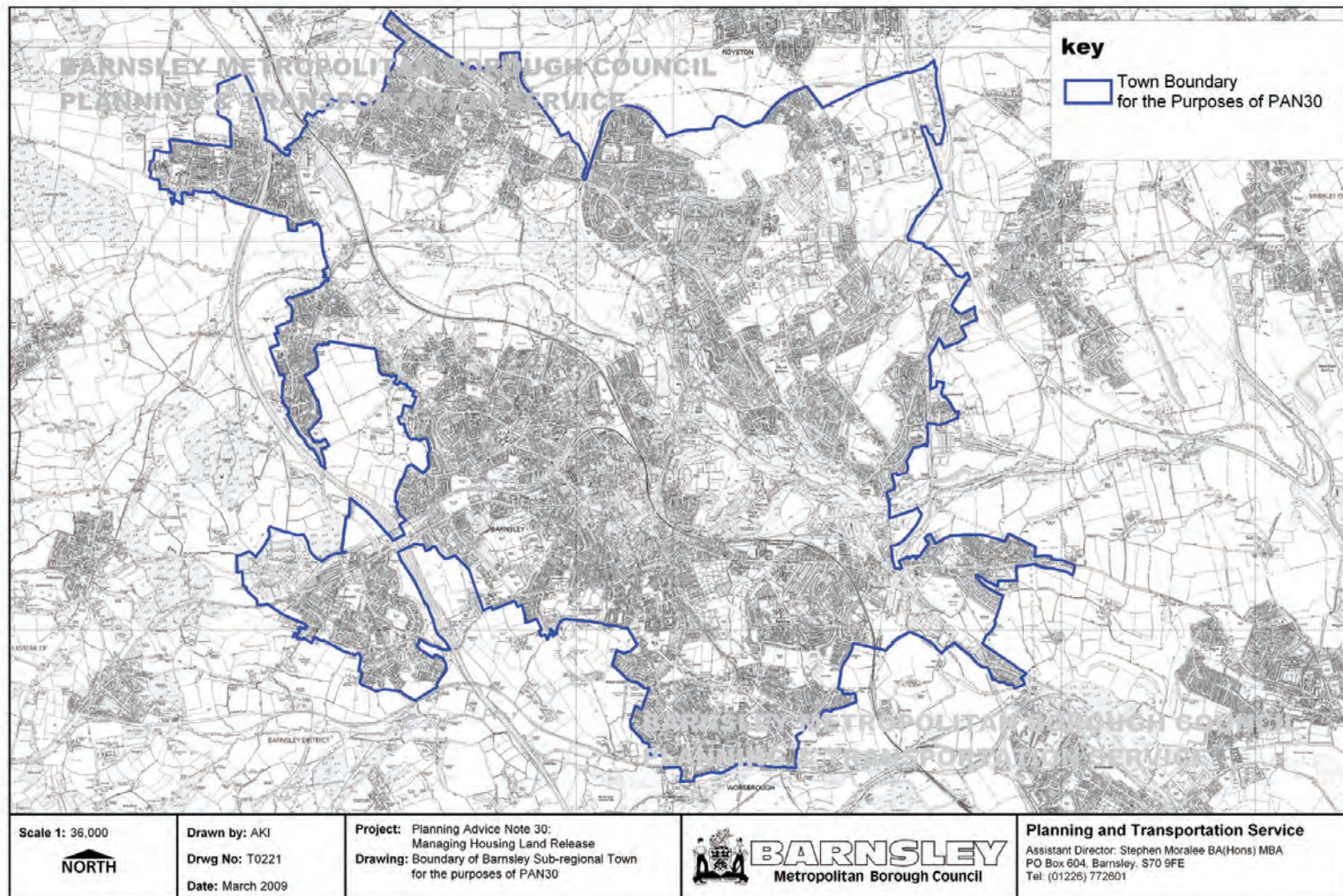
Site Total Score	Result
21 or below	Site is not sustainable and fails the requirements of PAN30
22 or over	Site is sustainable and has met the requirements of PAN30

Annex 1 - Finding the centre of a site

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



Map .1 (Map scale is based on the map being reproduced at A4 size)

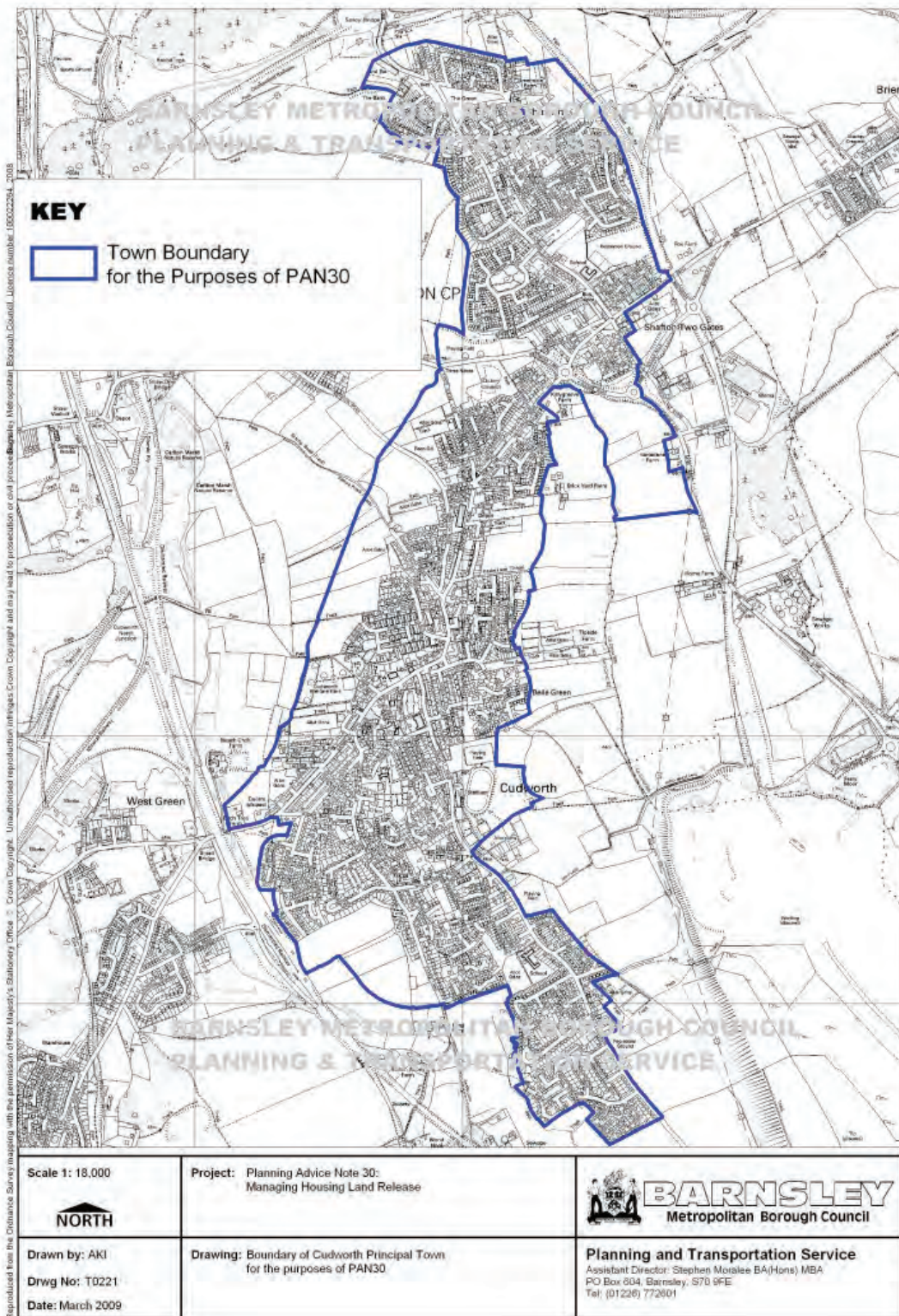


Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

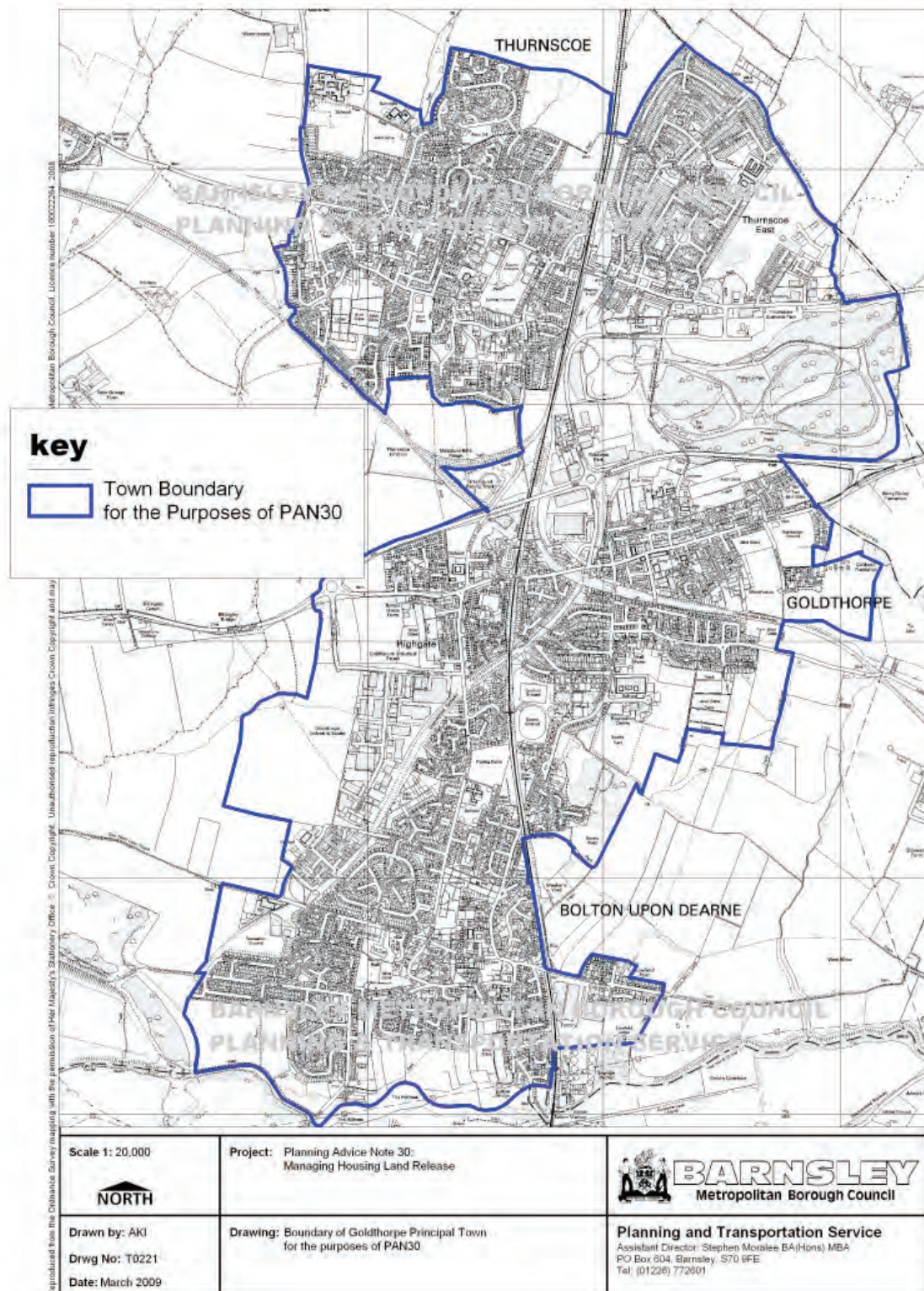
Barnsley Metropolitan Borough Council, Licence number 100022264, 2006

Appendix 1: Boundary Plans

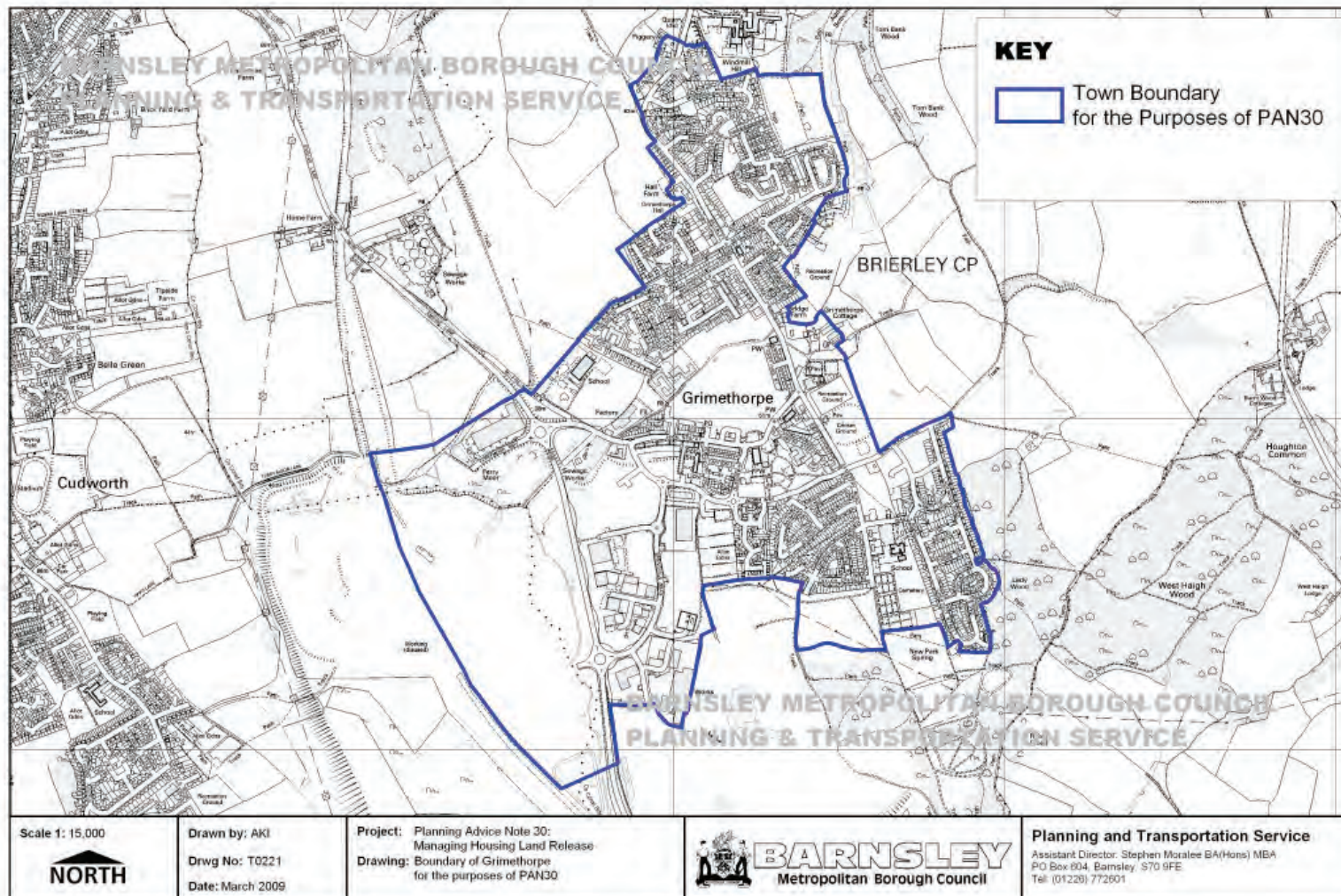
Map .2 (Map scale is based on the map being reproduced at A4 size)



Map .3 (Map scale is based on the map being reproduced at A4 size)

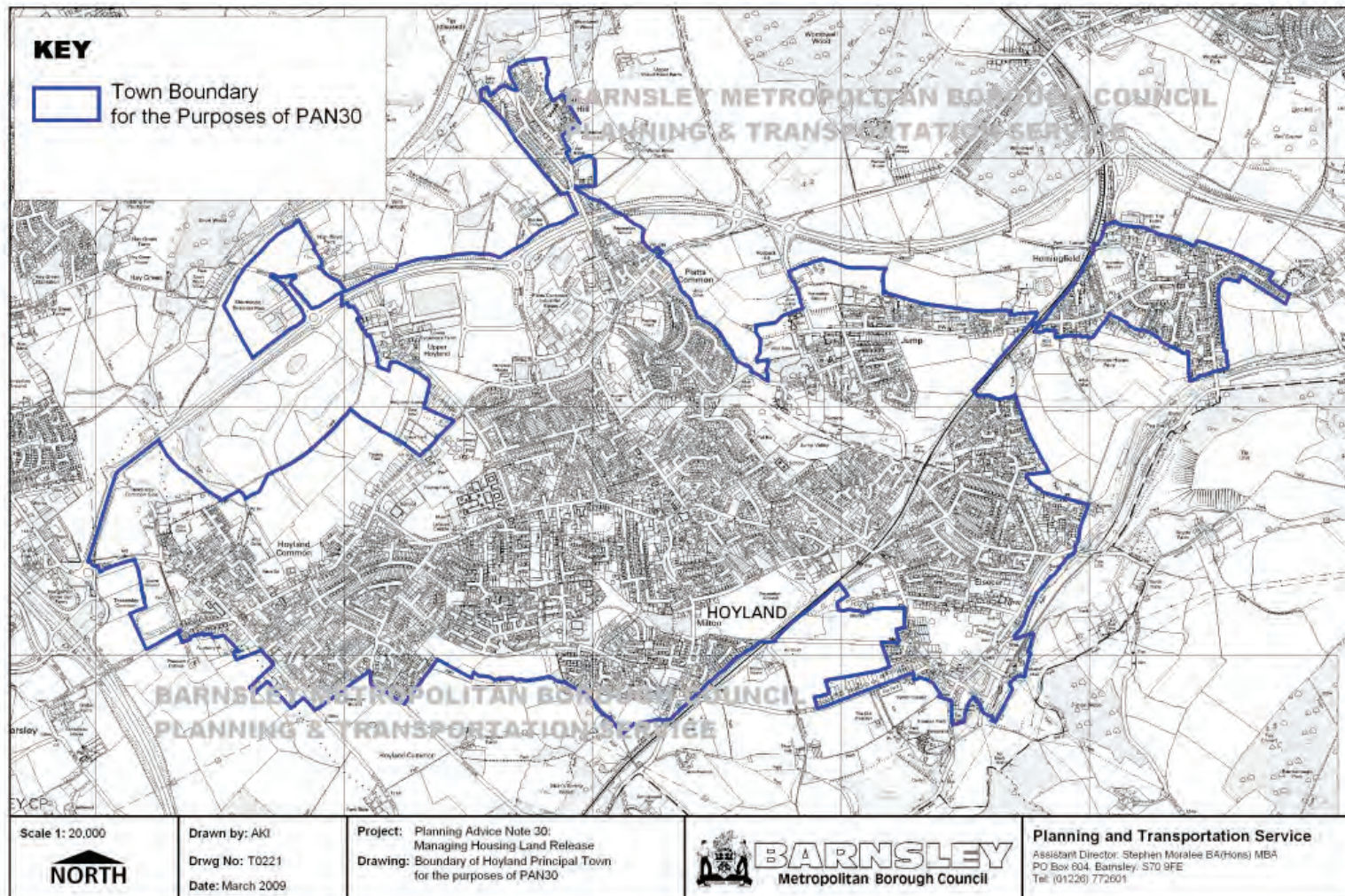


Map .4 (Map scale is based on the map being reproduced at A4 size)



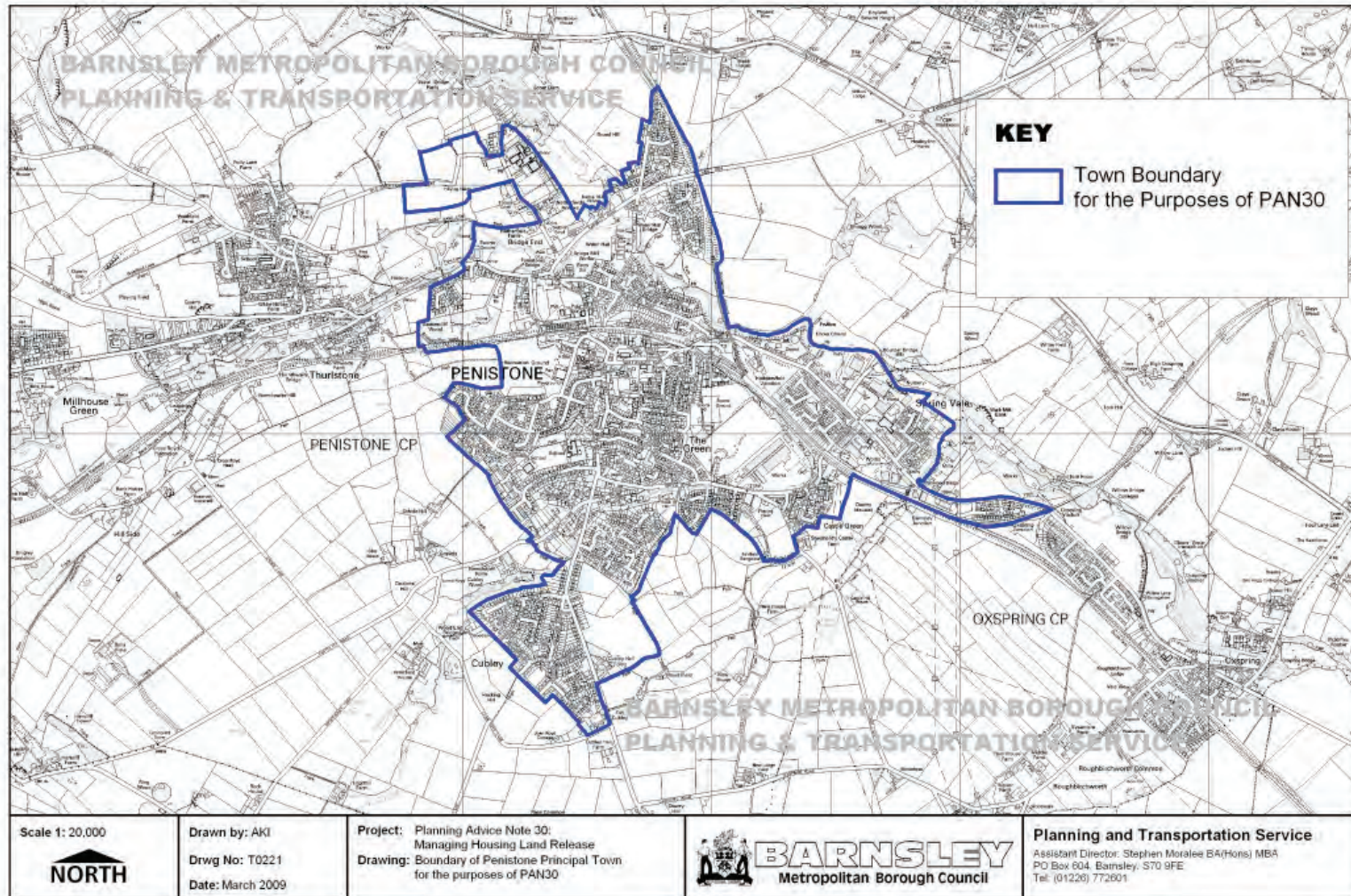
Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Barnsley Metropolitan Borough Council. Licence number 100022264, 2008

Map .5 (Map scale is based on the map being reproduced at A4 size)



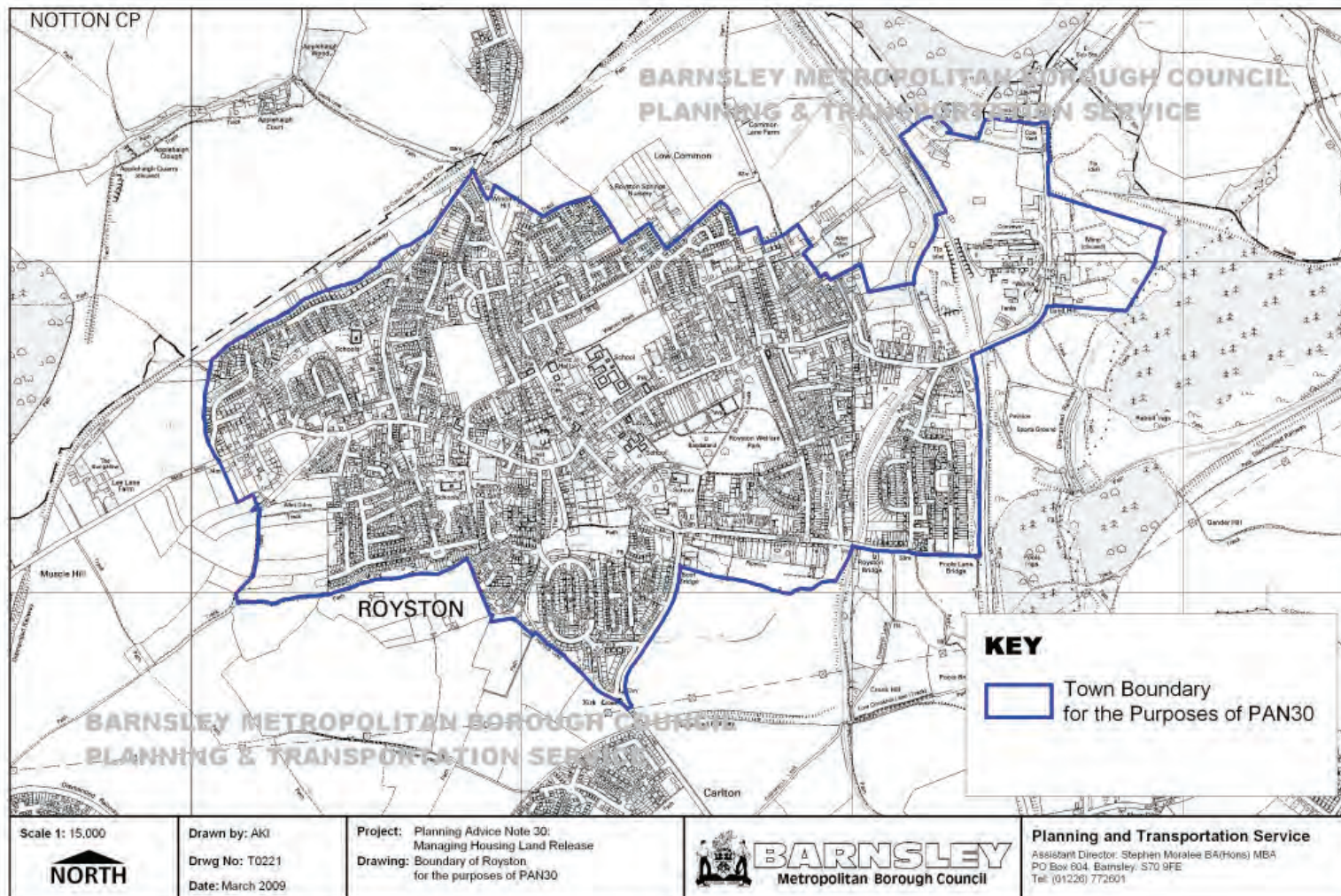
Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Barnsley Metropolitan Borough Council, Licence number: 10002284, 2005

Map .6 (Map scale is based on the map being reproduced at A4 size)



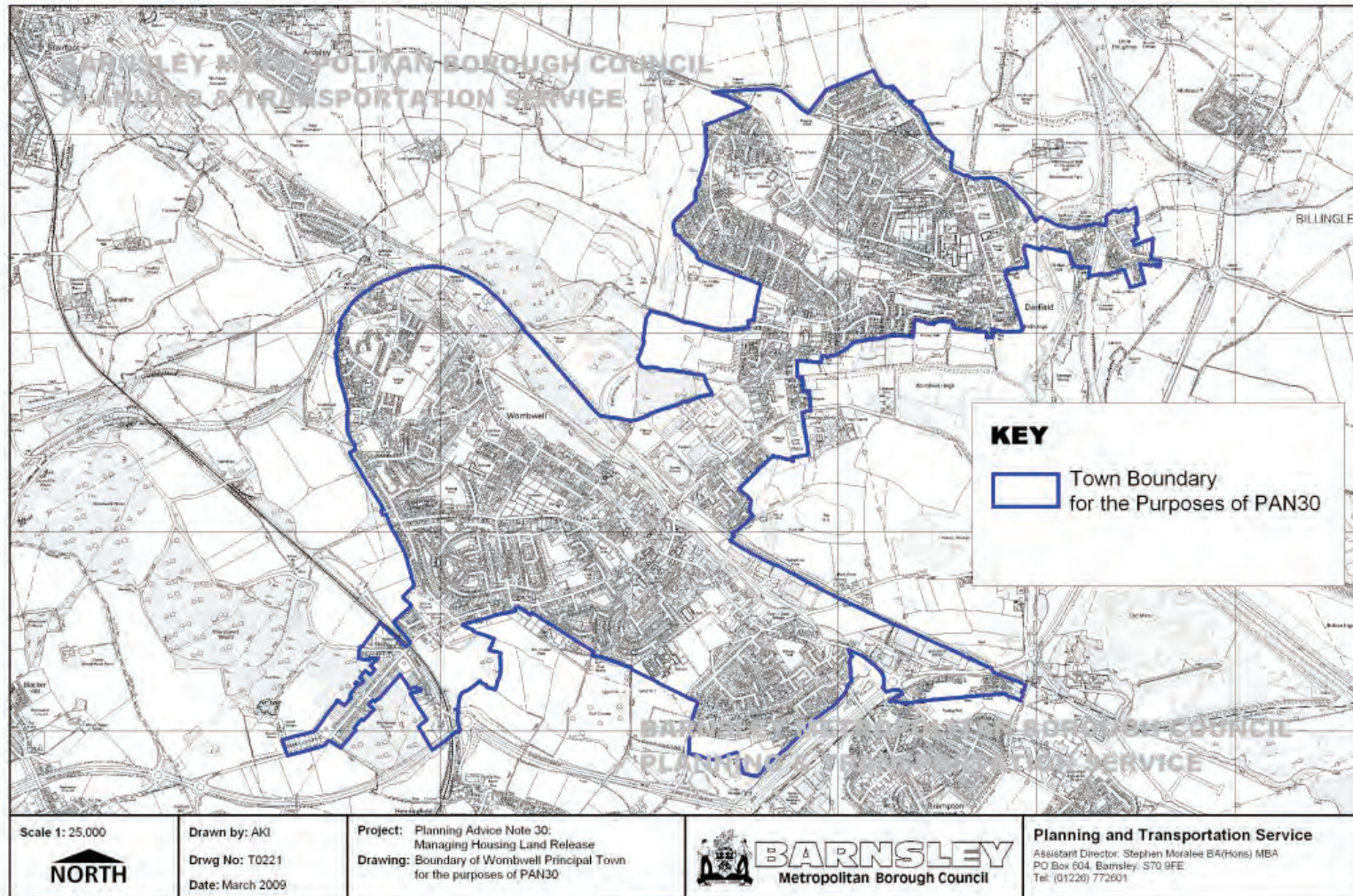
Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Barnsley Metropolitan Borough Council, Licence number: 100022284, 2008

Map .7 (Map scale is based on the map being reproduced at A4 size)



Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Barnsley Metropolitan Borough Council, Licence number: 10002284, 2005.

Map .8 (Map scale is based on the map being reproduced at A4 size)



Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Barnsley Metropolitan Borough Council, Licence number: 10002284, 2008

Table 5.1

Settlement	Boundary Defined by
Brierley	UDP green belt
Broomhill	UDP green belt
Cawthorne	UDP green belt
Cranemoor	UDP green belt
Great Houghton	UDP green belt
Green Moor	UDP green belt
High Hoyland	UDP green belt
Hood Green	UDP green belt
Hoylandswaine	UDP green belt
Ingbirchworth	UDP green belt
Little Houghton	UDP green belt & boundary with area of investigation for potential employment development
Middlecliffe	UDP green belt
Millhouse Green	UDP green belt
Oxspring	UDP green belt
Pilley	UDP green belt and boundary with employment policy area
Silkstone	UDP green belt
Silkstone Common	UDP green belt
Tankersley	UDP green belt
Thurgoland	UDP green belt
Thurlstone	UDP green belt
Worsborough Village	UDP green belt
Wortley	UDP green belt