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Lusso Park Homes

Mallin Croft, Hoyland Town Centre

Planning Statement

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1 INTRODUCTION

Introduction

1.1 This Planning Statement has been prepared on behalf of Lusso Park Homes ("the Applicant") to support a planning application for the change of use of land to site two park homes and associated development ("the Proposed Development") on vacant land at Mallin Croft, Hoyland Town Centre ("the Site").

Structure

1.2 This Planning Statement is structured as follows:

- First a description of the Site, surrounding area and Proposed Development is set out.
- Next the planning policy context relevant to the Proposed Development is outlined.
- Next an appraisal of the Proposed Development against relevant planning policies is provided.
- Finally a summary is provided.

2 THE SITE AND PROPOSED DEVELOPMENT

The Site

2.1 The Site consists of an area of vacant land located at Mallin Croft, Hoyland Town Centre. The land formally consisted of car parking associated with former commercial uses to the west of the Site.

Local Context

2.2 The Site is located in Hoyland Town Centre. The Town Centre provides a wide range of shops, services, employment opportunities and public transport infrastructure.

2.3 The land immediately to the west of the Site has recently undergone a programme of redevelopment as part of a regeneration scheme to construct a new retail store along with associated car parking.

The Proposed Development

2.4 The Proposed Development consists of the change of use of the Site for the siting of up to two residential park homes. The Proposed Development also includes associated parking, landscaping, garages and access.

2.5 The proposed development would solely cater for the over fifties as a retirement park. It would provide low cost accommodation for local retired residents who wish to release equity from their homes for their retirement whilst retaining their independence. This in turn would free up more traditional houses elsewhere in the local area, thus helping families who need these homes and stimulating the wider housing market.

3 PLANNING POLICY CONTEXT

Introduction

3.1 This section sets out the planning policy context that is relevant to the Proposed Development.

Development Plan

3.2 The statutory Development Plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 comprises the following:

- Barnsley Local Plan (2019)
- "saved" policies of the Barnsley Unitary Development Plan (2000)
- Barnsley Core Strategy (2011)
- Barnsley, Doncaster and Rotherham Joint Waste Plan (2012)

3.3 Relevant policies are considered below. There are no relevant policies within the Core Strategy or Joint Waste Plan and the documents are not considered further.

Barnsley Local Plan

3.4 The Barnsley Local Plan was adopted by the Council in January 2019. It sets out the key elements of the planning framework for Barnsley, and the approach to its long term physical development to achieve the Council's vision of what sort of place Barnsley wants to become.

3.5 Policy SD1 is an overarching policy that relates to the 'presumption in favour of sustainable development'. It states:

> *"When considering development proposals [the Council] will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. [The Council] will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area."*

3.6 Policy GD1 is a general policy relating to development. It sets out various considerations that should be met by proposals if they are to be approved.

3.7 Hoyland is identified as a 'Principal Town' in the Local Plan's settlement hierarchy. Policy LG2 sets out that Principal Towns will be a priority for development and will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

3.8 Policy H4 relates to housing proposals on small non-allocated sites. It states:

> *"Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan."*

3.9 The supporting text to this policy highlights at paragraph 9.11 that such non-allocated sites make a valuable contribution to the housing supply of Barnsley, and that sites in towns and villages can offer good opportunities for providing houses where other people already live, near to shops and services.

3.10 Policy H6 relates to housing mix and efficient use of land. It sets out that housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities.

3.11 Policy T3 relates to transport requirements for new development. It sets out various expectations for new development from a transport perspective, such as levels of parking and accessibility by public transport.

3.12 Policy D1 relates to quality design and place making. It sets out various design principles that new proposals should accord with.

3.13 Policy TC1 identifies Hoyland as a District Centre, and the Site lies within the designated centre boundary. The policy sets out that District Centres have an important role serving localised catchments and meeting more local needs.

3.14 Policy Poll1 relates to pollution control and protection. It states:

> *"Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.*
>
> *We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.*
>
> *Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate."*

Barnsley Unitary Development Plan

3.15 The Barnsley Unitary Development Plan (UDP) was adopted by the Council in December 2000 and various policies have been saved by the Secretary of State until such time as they are replaced by policies in the new emerging Local Plan. The Site is shown on the Proposals Map as lying within Hoyland Town Centre.

3.16 Policy BE6 relates to design for new development and sets out that the Council will seek to achieve good design standards for all types of development.

Other Material Considerations

3.17 Relevant material considerations in this case include:

- Designing New Housing Development SPD
- South Yorkshire Residential Design Guide
- National planning policy

3.18 These are considered in turn below.

Designing New Housing Development SPD

3.19 The Council adopted its Designing New Housing Development Supplementary Planning Document (SPD) in March 2012. As an SPD it does not form part of the statutory Development Plan, rather, it aims to supplement policies within the Development Plan by providing additional guidance around the adopted policies.

3.20 The SPD sets out that residential developments should achieve technical standards set out in the South Yorkshire Residential Design Guide, as discussed below.

South Yorkshire Residential Design Guide

3.21 The 2011 South Yorkshire Residential Design Guide (SYRDG) has been adopted by the Council as a good practice guide. It does not form part of the statutory Development Plan. The SYRDG sets out various technical standards that housing proposals will be expected to achieve.

National Planning Policy

3.22 The latest version of the National Planning Policy Framework (the NPPF) was published in July 2018 which sets out the Government's planning policies for England and how these are expected to be applied. The NPPF does not change the statutory status of the development plan as the starting point for decision making but is a material consideration in determining applications.

3.23 At the heart of the NPPF is a 'presumption in favour of sustainable development'. Paragraph 11 states that:

> *For decision-taking this means:*
>
> - *approving development proposals that accord with an up-to-date development plan without delay; or*
>
> - *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
>
> - *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

- *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.*

3.24 Paragraph 38 sets out that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

3.25 Paragraph 59 sets out that the Government has an objective of "significantly boosting" the supply of homes, and in order to do meet that objective it is important that a sufficient amount and variety of land can come forward where it is needed.

3.26 Paragraph 117 sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 118 builds on this and highlights that decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Summary

3.27 In summary:

- The Government is committed to securing economic growth in order to create jobs and prosperity.
- The NPPF requires that planning should operate to encourage and not act as an impediment to sustainable growth.
- The NPPF also seeks to boost significantly the supply of new housing.
- The Local Plan recognises the contribution that small non-allocated housing sites can make to the housing supply in Barnsley.
- The Site is located within a town centre location where proposals for new housing should be considered favourably.

3.28 That is the policy background against which this Planning Statement considers the planning implications raised by the Proposed Development.

4 PLANNING ISSUES

Introduction

4.1 This section considers the planning issues raised by the Proposed Development in relation to the planning policy context outlined in Section 3.

Principle of Development

4.2 As set out in Section 3, the Site is within Hoyland Town Centre. There are no policies within the adopted Development Plan which specifically relate to housing developments on previously developed sites within town centres, but the overall planning policy context set out in Section 3 is very supportive of the principle of the Proposed Development.

4.3 In particular, Policy H4 sets out that proposals for residential development on sites below 0.4 hectares (which the Site is below) will be allowed where the proposal complies with other relevant policies in the Local Plan. The Local Plan highlights that such sites make a valuable contribution to the housing supply of Barnsley, and can offer good opportunities for providing houses where other people already live, near to shops and services.

4.4 In addition the Proposed Development would:

- Reinforce the priority given to development of the Principal Towns, including Hoyland, which are the main local focus for new housing development;
- Contribute to the Council's targets for new housing development on previously developed land; and
- Reduce the need to travel by being located in a highly sustainable location with good access to services, employment opportunities and public transport; and

4.5 The Proposed Development should therefore be viewed as acceptable in principle.

Other Issues

Residential Design

4.6 The Proposed Development has been designed to conform with the requirements of the South Yorkshire Residential Design Guide. This is detailed in the Design and Access Statement that accompanies the planning application.

Transport

4.7 As noted above the Site is located in the highly sustainable location of Hoyland Town Centre, with good access to services, employment opportunities and public transport. The Proposed Development is therefore in accordance with policies relating to transport.

Wider Housing Policy Objectives

4.8 One of the Government's main aims is to boost 'significantly' the supply of housing. To that end, paragraph 49 of the NPPF instructs that housing applications should be considered in the context of the presumption in favour of sustainable development.

4.9 The NPPF also seeks to encourage the effective use of land by reusing land that has been previously developed (brownfield land), which is the case here as the Site was previously a tarmacked car parking area used for the market.

Summary

4.10 In summary:

- The Site is located within Hoyland Town Centre where proposals for new housing should be supported in principle.
- The Proposed Development would support the vitality and viability of Hoyland Town Centre whist improving the mix of housing choice for residents.
- The Proposed Development is in accordance with other relevant policies in the Development Plan.

5 SUMMARY

Introduction

5.1 This Planning Statement has been prepared on behalf of Lusso Park Homes ("the Applicant") to support a planning application for the change of use of land to site two park homes and associated development ("the Proposed Development") on vacant land at Mallin Croft, Hoyland Town Centre ("the Site").

Planning Policy

5.2 In summary:

- The Government is committed to securing economic growth in order to create jobs and prosperity.
- The NPPF requires that planning should operate to encourage and not act as an impediment to sustainable growth.
- The NPPF also seeks to boost significantly the supply of new housing.
- The Local Plan recognises the contribution that small non-allocated housing sites can make to the housing supply in Barnsley.
- The Site is located within a town centre location where proposals for new housing should be considered favourably.

Planning Appraisal

5.3 In summary:

- Hoyland, as a principal town, is one of the main focuses for housing growth in Barnsley.
- The Site is located within Hoyland Town Centre where proposals for new housing should be supported in principle.
- The Proposed Development would support the vitality and viability of Hoyland Town Centre whist improving the mix of housing choice for residents.
- The Proposed Development is in accordance with other relevant policies in the Development Plan.

Overall

5.4 It is considered that the Proposed Development is fully in accordance with the provisions of the statutory Development Plan and should therefore be approved.

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