FULL PLANNING APPLICATION FOR

RESIDENTIAL DEVELOPMENT

FORMER S R GENT SITE,

DODWORTH ROAD, BARNSLEY

PLANNING STATEMENT

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APPENDICES

APPENDIX 1:	TABLES/MAPS IDENTIFYING CURRENTLY AVAILABLE EMPLOYMENT SITES

SECTION 1: INTRODUCTION

1.1 Signet Planning Limited is instructed by BDW West Yorkshire Limited to prepare and submit a full planning application for residential development comprising 166 dwellings on the site previously occupied by S R Gent on Dodworth Road, Barnsley.

1.2 The application is made following detailed discussions with officers of Barnsley Metropolitan District Council together with officers of the Barnsley Development Agency since October 2006. The purpose of these documents has been to inform the relevant officers of the evolving proposal, as well as to seek to clarify and agree the principal planning, design and transportation issues at the earliest possible stage in the planning process.

1.3 A screening opinion has been submitted to the LPA in February 2007 and it has been confirmed that an Environmental Impact Assessment is not required in a letter dated 15 February 2007.

1.4 The application comprises the following documents, in accordance with the full application checklist, which has been being produced by the local planning authority.

Title	Drawing No.	Revision
Site Layout	SL/01	
Site Location (application site edged red)		
Constraints & Opportunities		
Concept Layout		
Site Survey	BBH06-15	
Block Plan	SL01	
Landscape Plan	SL01	
Severn Plans and Elevations	2006/SAW/01	
Washington Plans and Elevations	2006/WAS/01	
Richmond Plans and Elevations	2006/RIC/04	
Palmeston Plans and Elevations	2006/PAL/04	
Palgrave Plans and Elevations	2205/PAG/01	
Maidstone Plans and Elevations	2006/MAI/02	

Maidstone Detached Plans and Elevations	2006MAI/01	
Alderney Plans and Elevations	2006/ALD/02	
Buckingham Plans and Elevations	2205/BUK/01	B
Ascot Plans and Elevations	2006/ASC/01	
Feskdale Plans and Elevations	2006/FES/01	
Radleigh Plans and Elevations	2006/RAD/01	
Windermere Plans and Elevations	2006/WIE/01	
Norbury Plans and Elevations	2006/NOR/01	
Woodcote Plans and Elevations	2006/WOO/01	
Keswick Plans and Elevations	2205/KES/01	E
Kentmere Plans and Elevations	2007/KES/01	
Falkirk Plans and Elevations	2205/FA4/01	A
Argyll Plans and Elevations	2006/ARG/01	
Single Garage Plans and Elevations	2006/DET/082	A
Double Garage Plans and Elevations	2006/DET/083	A
Triple Garage Plans and Elevations	2006/DET/084	
Triple Garage Elevations	2006/DET/085	
Bin Store Plans and Elevations	SPL 04/BS1	A

Technical Documents

Air Quality Assessment prepared by ADAS

Drainage Report prepared by James Eaton

Ecology Assessment prepared by BE Ecological

Flood Risk Report prepared by John O'Connor

Ground Investigation Report prepared by FWS Consultants Ltd

Noise Survey prepared by RPS Group

Tree Survey prepared by Anderson Tree Care

Marketing Reports prepared by Eddisons

Transportation Assessment prepared by Sanderson Associates

Outline Remedial Strategy prepared by Abatech Consulting

Design and Access Statement prepared by Signet Planning

1.5 This statement provides background information and supporting justification in relation to the redevelopment of the site.

SECTION 2: THE SITE AND THE PROPOSED DEVELOPMENT

2.1 The former S R Gent site is located within the main Barnsley Urban Area, approximately 1.3 km to the west of Barnsley Town Centre and in close proximity to Junction 37 of the M1 motorway. The site is located off Dodworth Road, which provides the link between the motorway and the town centre.

2.2 The subject site falls within a well-established residential area, characterised by predominantly terraced and semi-detached dwellings and served by a number of local amenities as is common in residential areas in close proximity to town centres.

2.3 The site extends to approximately 4.25 ha in size and is irregular in shape. The site is currently vacant and cleared: however, until recently the site has been operated by S R Gent as a factory for the manufacture of clothing. During its operation by S R Gent, the site was significantly covered with factory buildings, as well as hard-standing areas, and since April 2008 these have been cleared from the site.

2.4 The site slopes down from Dodworth Road to a low point within the middle of the site before rising again towards the rear boundary (southern). At this point, the site steeply rises up to a quarry face, which defines the south-eastern part of the site. Levels rise from the east to the west of the site by approximately three metres. The existing residential properties to the north-east, in particular the Nursing Home, are approximately three to four metres higher than the adjoining part of the application site, with a retaining wall between the two. On the frontage of the site with Dodworth Road, to the north is a petrol filling station.

2.5 In terms of the surrounding area, there is interwar terraced and semi-detached housing immediately to the west, served by Harewood Avenue, Beaumont Avenue and Arncliffe Drive. To the east, along Dodworth Road, are semi-detached interwar houses that front directly on to Dodworth Road. Immediately to the east is a single-storey building which is used for the purposes of a Nursing Home. Further to the east and south-east there are open fields/recreational areas and this open area also extends up to the south-western boundary, beyond which lies a 1970s housing development served by Linton Close.

2.6 In terms of access points into the site, the main entrance that previously served the former S R Gent site is positioned within the north-eastern corner, which fronts directly on to Dodworth Road. There is also an access and egress that serves the petrol filling station further to the east.

2.7 In terms of vegetation, there are shrubs and trees around the main entrance into the site as well as at intervals around the site boundary.

2.8 The application proposes the redevelopment of the site with 166 dwellings, comprising 149 houses and 17 apartments. The accompanying design and access statement sets out in detail the proposed layout and a schedule of accommodation; however, in summary, it is proposed to provide for a mix of house types, including detached, semi-detached and terrace properties, together with apartments providing between 1 and 4 bedrooms. Also, on site is the provision of an area of open space, which will extend to 0.6 hectares and includes a children's equipped play area.

2.9 The proposal also includes the re-profiling of the quarry wall positioned along the southern boundary of the site and this material will be used to re-grade the remainder of the site to provide a development platform in connection with the remediation works required to overcome the contamination issues.

2.10 The design principles and objectives of the scheme, having regard to the opportunities and constraints of the site, are further amplified in the Design and Access Statement that accompanies this submission.

SECTION 3: SUMMARY OF SUPPORTING DOCUMENTS AND REPORTS

3.1 In preparing the submissions that comprise this planning application, a number of supporting surveys and reports have been undertaken on the site. This section provides a brief summary of the findings of each of these reports.

Ecological Assessment – prepared by B E Brooks Ecology Limited

3.2 The report concludes that the application site supports a very limited range of habitats and is therefore of minor value for wildlife. The report also identifies that the redevelopment of the site would not be contrary to the local or national nature conservation policies or objectives and recommends that species rich tree and shrub planting is enhanced, together with the retention of the cliff faces and associated soft earth banks. The site is also identified as containing Japanese knotweed and it is therefore necessary to remove this in the appropriate manner.

Flood Risk Assessment – prepared by John O'Connor and Associates

3.3 The report identifies that the site lies within Flood Zone 1 and, as such, the annual risk of fluvial flooding is less than 0.1%. The proposals will reduce the surface water run off volumes currently experienced on the site by approximately 11% due to a reduction in the impervious surfaces on the site. Importantly, this report identifies that the proposed development will not increase the risk of flooding elsewhere and that the risks of flooding at the site are not such as to make it unsuitable for development. The report then provides a number of recommendations including the preparation of a detailed drainage scheme and that the drainage scheme includes provision to drain the toe of the surrounding high ground in order to minimise the risk of ground water ingress to the site.

Contamination and Geo-Technical Investigation – prepared by FWS Consultants Limited

3.4 FWS Consultants Limited has undertaken contamination and geo-technical investigation of the site. The report identifies that further investigation will be required if it is to be developed for residential purposes to identify the extent and levels of hydrocarbon contamination in the soils and shallow-perch groundwater.

The findings of the additional investigation should then be used to provide for remediation options for the site with remediation measures being produced for two separate areas within the site, Area 1 consisting of the southern half and Area 2 comprising the central and north eastern part, with hydrocarbon contamination being greatest in the northern area.

Outline Remedial Strategy – prepared by Abatech Consulting Engineers

3.5 Further to the report prepared by FWS Consultants Limited, Abatech has produced remediation strategy in accordance with the recommendations of this earlier report. This report concludes that prior to completing the final remedial design, further extensive site investigation and risk assessments will be required. This includes risk assessments for ground water and human health and will require approval by the Environment Agency and local authority Environmental Health Department. Indeed a copy of this has been informally submitted to this department.

Transport Assessment - prepared by Sanderson Associates

3.6 The report has been produced, following discussions with Barnsley Metropolitan Borough Council's Highway Department including the submission of a draft transport assessment in April 2008, which in principle was accepted.

3.7 The assessment considers in detail the local highway network, road accident statistics, traffic movements from the present use of the site, envisaged movements from the proposal, the net impact of the development on the local highway and the accessibility of the site in relation to sustainable transport. The report concludes that the proposals will not result in a detrimental effect on highway safety and the proposals could result in a net decrease in traffic movements during peak times of the day. The site is very well served by public transport resulting in the prospective occupants being supportive of sustainable modes of travel.

Air Quality Scoping Assessment – prepared by ADAS

3.8 The survey that was undertaken on site sought to identify the potential for significant adverse impact on the air quality and, if necessary, provide recommendations for further assessment. The report confirms that the reason for producing this air quality assessment is that air pollutants within the vicinity of the site are elevated and, as such, the site has been designated as an Air Quality Management Area. As

the majority of the pollutants in the vicinity result from traffic along the A628 and the proposal will result in an intensification of traffic along this road, this therefore needs to be considered in the context of emissions generated by the previous use of the site as a factory. It will thus be necessary in the design to ensure that there is an adequate separation between new properties and the A628.

Noise Survey – prepared by RPS

3.9 This report considers the impact of the surrounding noise climate upon the proposed residential development. It is advised that through the use of close boarded fencing that external noise levels can be reduced to acceptable levels and through the suitable orientation of certain properties.

Proposed Drainage Solutions – prepared by James Eaton

3.10 The report identifies the existing impermeable area of the site is 3.2 hectares. However, the proposals represent an impermeable area of approximately 2.15 hectares, therefore representing a significant decrease. Both foul and surface water systems are to be designed to drain to the existing public sewer network with rates to be agreed with Yorkshire Water. Where possible, the use of SUDS techniques may be used to drain domestic curtilages.

Arboricultural Report – prepared by Anderson Tree Care

3.11 The report starts by confirming that none of the trees on site are the subject of a Tree Preservation Order, nor does the site lie within a conservation area. The report identifies a total of 16 trees, including groups, and categorises each of these to indicate their retention classification. This shows that all the trees on the site fall within categories C1 to C3; these classifications essentially meaning that they have very limited conservation or cultural benefits and do not provide great screening value or being of a significant landscape value. The report concludes that none of the trees on site are worthy of retention in a residential development and the redevelopment will ultimately improve the environment of the whole area.

Commercial Marketing Report – prepared by Eddisons

3.12 This report has been produced and is split into the following three sections:-

a) A report on the marketing and suitability of the premises for employment, dated 18 October 2006.

b) Interim Marketing Report dated March 2007.

c) Interim Marketing Report for the period March 2007 to March 2008.

3.13 The initial marketing report sought to examine the suitability of the site and premises for a future employment use. This has looked at the quality of the buildings that were on site and their attractiveness to the market, together with the suitability of the site for redevelopment. As part of this exercise, the site was marketed on a 'For Sale' basis and the report identifies that, of the sensible offers received, all were wishing to redevelop the site for housing, rather than employment. The report therefore concludes that there are no meaningful requirements for the property to be used for employment purposes.

3.14 The interim marketing report that was produced in March 2007 comments upon the marketing campaign that has been undertaken to this date. In agreement with the local authority, the buildings were marketed on a 'To let' basis and the report shows that the property was continuously and pro-actively marketed. There was little interest from genuine parties seeking to acquire the premises for industrial/ warehousing throughout this period.

3.15 Finally, the third marketing report provides an assessment of the continued marketing that occurred between March 2007 and March 2008 on a 'To Let' basis. This report identifies that, in total, the property has been marketed for approximately two years, which is considered a significant period of time being considerably longer than would normally be considered necessary, without any meaningful interest expressed.

3.16 In summary, the lack of interest is likely to have arisen from, in the first instance, the unsuitability of the buildings on site for re-use, and secondly the location of the site in respect of adjacent residential properties. Based upon this extended marketing exercises, it is considered that the buildings and site are unsuitable for industrial/warehouse uses and would have been let/sold by now should they have

been so and this is an important consideration within the context of assessing the residential proposal against the planning policy framework which is assessed in the next section of this statement.

SECTION 4: CASE IN SUPPORT OF THE APPLICATION

4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 advises that all planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the development plan consists of the Yorkshire and Humber Plan (the RSS), which was published in May 2008, together with the saved version of the Barnsley Unitary Development Plan (the UDP), which was adopted in 2000, with select policies being saved for use beyond the 28th September 2007.

4.2 In addition to the development plan, as set out above, the Courts have also held that Government guidance is an important material consideration in the decision making process. In particular, therefore, Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 3: Housing are of relevance.

4.3 The application proposals raise a number of key issues that must be addressed as part of the submission. These issues include:-

- the principle of housing development on a designated employment policy area;
- housing requirements of the local planning authority;
- design of the proposals;
- all other material considerations.

4.4 An assessment of the application proposals in the context of the key issues raised above and national guidance and the development plan is provided in turn below:-

The Principle of Housing Development on a Designated Employment Policy Area

i. Policy Context

4.5 Although the site is vacant, the proposals map of the adopted UDP designates the site as an Employment Policy Area. It is understood that the previous operation on the site included 19,000 square metres of accommodation, split between warehousing and industrial units, together with ancillary office accommodation. The site also had a petrol filling station on its frontage with Dodworth Road. However,

following a considerable period of non-use, the premises were demolished and cleared from the site in Spring 2008.

4.6 Policy ED7 of the UDP seeks to retain land within employment uses for that purpose. The sub-text to this policy at paragraph 2.41, however, states:-

> **"Only exceptionally will it be appropriate for an Employment Policy Area to be redeveloped for use other than those set out in Policy ED7 in order to achieve overall environmental benefits which outweigh the loss of jobs from the site."**

4.7 In May 2003, the local authority produced SPG24: Re-use of Employment Policy Areas, which provides additional guidance on the acceptability of the redevelopment of employment land for non-employment purposes and provides further clarification of the assessment required in order to comply with Policy ED7 of the UDP. This states:-

> **"Proposals for uses other than those set out in Policy ED7 will generally only be granted planning permission when the following three criteria are satisfied:-**
>
> **1) Redevelopment of the site for non-employment uses would not result in any significant loss of existing jobs.**
>
> **2) The proposed development will have an acceptable relationship with surrounding land uses and comply with other relevant policies in the UDP.**
>
> **Consequently, reuse for housing will only be accepted where the site –**
>
> - **is located within an area of adequate service infrastructure in terms of schools, shopping and other facilities which are easily accessible from the site by a variety of means of transport and not just the car – or, where adequate**

infrastructure does not exist, they would be funded by development;

- **has an acceptable relationship with neighbouring uses such that the occupants of new housing will not suffer unsatisfactory living conditions;**

- **is able to meet the requirements of UDP Policies ES7 or ES8 where it is known or suspected that the land is contaminated.**

3) **There will be an adequate supply of employment land in the relevant Community Area, Areas or part of Area as appropriate, in terms of the overall scale, range and availability of employment land, if the site is released for an alternative use.**

This will be a matter of judgement depending on the location of the site and other relevant factors. In parts of the borough where the potential for new employment development is constrained by a shortage of suitable land, the need to retain older Employment Policy Area sites will be greater than in areas where there is a greater supply of more recently allocated Employment Proposal sites."

4.8 An assessment of the proposals against each of the three criteria of SPG24 is provided in turn below.

Criterion 1

4.9 As part of the assessment of the application, your authority may wish to establish the impact of the proposal for the loss of employment land on the operation of the local economy. However, it is clear that the site has been vacant and clear for a number of years and that, during this time period, it has not been making a contribution to the local economy. Indeed, prior to its clearance in early 2008, the site stood empty for a considerable period of time. Criterion 1 of SPG24, as quoted above, requires that the redevelopment of employment sites for non-employment uses would not result in any significant loss of existing jobs. However, with specific

reference to the appeal between Rafahart Limited v Barnsley Council (reference APP/R4408/06/2028445) which proposed the redevelopment of an existing but vacant employment site for residential development, the Inspector found that "the SPG test clearly relates only to existing jobs".

4.10 As a result of this situation, its loss to an alternative use would not have an impact on the local economy since in its current format, the site does not provide any jobs and has not done so for a considerable period. Furthermore, if there are no reasonable prospects of beneficial use of the land for employment purposes in the foreseeable future, planning permission for housing would be appropriate subject to satisfying all other planning policy issues.

4.11 To illustrate whether the site has the potential for redevelopment for employment purposes, the applicant has commissioned a commercial report which has been prepared by Eddisons. This document is submitted as a supporting document in relation to the application and concludes that a number of factors will deter potential employment operators, including the proximity to residential properties is likely to limit the extent of occupiers' operations.

Criterion 2

4.12 In accordance with criterion 2 of SPG24, the proposals have been considered in the context of the surrounding developments which, in this instance, are primarily residential dwellings. It is our understanding that the previous industrial activities that once occurred on this site brought about a number of complaints from residential properties, in particular the manoeuvring of HGV vehicles. It is considered that the proposals for the residential redevelopment of the site will offer a more compatible use with the adjacent residential properties and, as such, will offer an improvement to the previous situation. Whilst any future employment use on the site could be conditioned to restrict hours of operation, etc, it is inevitable that certain activities would be in direct conflict with the amenity of adjacent residential properties. It is therefore considered overall that residential re-use for the site is preferable as far as surrounding existing development is concerned.

4.13 Locationally, the site is ideal for residential development, being surrounded by existing housing thereby being completely compatible with its surroundings.

Furthermore, as well as being located within close proximity to the M1, the site is only 1.25 km from Barnsley town centre and within 1km of schools and a hospital. Dodworth Road is also a main bus route with frequent services to and from the town centre. The site is undoubtedly in a highly sustainable location and therefore offers an ideal opportunity in terms of PPS3, which seeks to provide for housing in such areas.

4.14 In respect of Policies ES7 and ES8 of the UDP, these require, inter alia, that where a site is suspected to be contaminated, that appropriate investigations are carried out and that conditions may be attached to planning permission to ensure that suitable remediation occurs. Accompanying this submission is a report produced by Abatech International Ltd which addresses the issues of on-site contamination and satisfies the requirements of Policies ES7 and ES8 of the UDP. These remediation works will also lead to environmental benefits that are a requirement to comply with Policy E57.

Criterion 3

4.15 The tables and maps at Appendix 1 identify employment premises and land that is currently available in the Barnsley Urban Community Area on both a freehold and leasehold basis. This demonstrates a significant availability of land and premises of a wide range, size and variety for B1, B2 and B8 uses, particularly in the western part of the Community Area in which the site is located. Furthermore, immediately outside the western boundary of this Community Area, on the opposite side of Junction 37 of the M1, is Capitol Park, a large employment development comprising 450,000 square feet of offices, commercial and business units.

4.16 It is considered that the loss of the site for residential development of the site would not impact upon the scale, range or availability of employment land and premises within the Community Area as it has been shown in Appendix 1 that the current supply is high, based upon information from the Barnsley Development Agency website. The majority of employment land and premises available within the authority are located within the Barnsley Urban Community Area and therefore the redevelopment of the site for residential development will not be prejudicial from a wider strategic perspective.

4.17 The information of land and premises currently available within the Barnsley Urban Community Area, as set out in the table and map at Appendix 1 of this statement, is not an exhaustive list, but rather just those that are being marketed on the Barnsley Development Agency website. In addition to these, there will also be land and premises that are being marketed via alternative agents and there is also a number of large sites allocated for employment purposes within the UDP which have either not yet been developed or have not been developed in their entirety.

4.18 SPG24 then goes on to state that where proposals satisfy the three criteria listed above, the following additional criteria must be taken into consideration when making a decision:-

a) The existence of significant existing buildings on the site, which are genuinely capable of accommodating the needs of modern employment users in terms of design, layout and condition.

b) The potential for significant environmental benefits for local residents or the visual amenities of the area likely to result from the redevelopment of the site for alternative uses.

c) The suitability of the site access to the Strategic Highway Network for continued employment uses.

d) The attraction of the site to the market in terms of redevelopment for employment use in the medium to long term.

The Council will consider this issue in consultation with the Barnsley Development Agency, taking into account demand for employment land and the attractiveness of the site to the market. Applicants may wish to provide supporting evidence, including, for instance, the views of appropriate commercial estate agents and evidence that the site has been marketed for employment uses at a realistic price for a reasonable period without significant interest.

Criterion a

4.19 As previously stated in this Statement, whilst the site formerly accommodated a range of factory buildings, constructed in the 1970s, these have subsequently been removed and cleared from the site. Prior to their demolition, these buildings were not in particularly good condition and, furthermore, were not up-to-date in the facilities they provided and were thereby unable to provide for modern employment needs, which would require greater eaves heights and a site of a flatter topography.

4.20 Notwithstanding the fact that the buildings have all been cleared, the first of the three reports prepared by Eddisons, which accompany this submission, was prepared prior to their demolition. This report identifies that, for a number of reasons, the buildings on site would not be attractive to potential tenants/purchases of the site.

Criterion b

4.21 The general character of the area surrounding the site is residential and, as such, when the site was being operated by S R Gent for industrial purposes, it was not considered to be compatible with the surrounding uses, not just in terms of the noise it generated, but also because of the frequency of HGV movements and the visual detractor that the large utilitarian appearance factory buildings had upon the surrounding area. The removal of these buildings has not only eliminated a visual eyesore from the landscape but has also resulted in the cessation of industrial activities which had the potential to detract from the amenities of the surrounding residents. It is considered that the redevelopment of the site with housing offers the most compatible form of development with the existing surrounding residential properties and, furthermore, the provision of on-site open space will not only benefit the residents of the new housing development, but also those from the wider area. As the site has recently been cleared, and is therefore of a derelict appearance, its redevelopment will offer a visual improvement to the site. This is recognised in the supporting documents that accompany this submission including the Ecological Assessment, Arboricultural Report and Transport Assessment, all of which recognise the benefits that will arise from the development proposals to both the environment and amenities of existing residents. It shall also be noted that the proposal to decontaminate the site as part of the remediation strategy will provide environmental benefits for the local community.

Criterion c

4.22 Whilst the site is within easy access of Junction 37 of the M1, the accompanying report that has been prepared by Eddisons states that the single access and limited commercial profile on to the A628 is a disadvantage, particularly when compared with competing highly visible motorway locations. It is also likely that the redevelopment of the site for employment development would require significant investment in the access and surrounding highway network, making such proposals both unviable and unattractive.

Criterion d

4.23 As set out in the Eddisons Reports, and previously in this Statement, it is not considered that the site is a suitable location for employment development as factors which will remain unchanged even in the medium to long-term make it both unviable and unsuitable. Detractors that make the site unattractive to prospective tenants/purchasers include the proximity to existing residential properties, the topography and the requirement to upgrade the access and surrounding highway network to accommodate HGVs. All of these are current issues that will not disappear in the medium or long term.

4.24 The site has been marketed by Eddisons for a period of two years since early 2006 and the results of this exercise are set out in their reports. In summary, however, the interest that the marketing exercise has generated has been from those wishing to redevelop the site for residential purposes or on a speculative basis with a strong assumption that they were wishing to acquire the site for residential development. This extensive marketing exercise has clearly demonstrated a lack of interest for the redevelopment of the site for employment uses and as such compliance with Criterion d of SPG24.

4.25 As demonstrated above, the site has been extensively marketed without significant interest for employment redevelopment and furthermore it has been shown that there is a plentiful supply of land and premises for employment purposes within the Community Area. It is also considered that the use of the application site for residential development will significantly enhance the amenity of surrounding properties and as such, the application satisfies the aims and objectives of SPG24.

Housing Requirement of the LPA

4.26 The recently published Yorkshire and Humber Plan sets out the average annual net additions to dwelling stock for local authorities across the region between 2004 and 2026. The identified requirement for Barnsley Council is 840 dwellings per annum between 2004 and 2008, stepping up to 1,015 dwellings per annum between 2008 and 2026 and in 2006/2007 housing completion were 1114 as set out in the Annual Monitoring Report. During this period 12.1 ha of land that was originally designated for employment use was developed as windfall housing sites. The Annual Monitoring Report confirms that this tended to be an older employment site where re-use for industry "was problematic due to poor access and other constraints evident in mixed use areas." We would maintain that the S R Gent site falls within this category.

4.27 Policy H2 of the Yorkshire and Humber Plan seeks to manage the supply and delivery of housing across the region, and recognises the importance of prioritising housing on brownfield land, with a view to achieving a regional target of at least 65%. In accordance with the requirements of the Yorkshire and Humber Plan, the application offers the opportunity to provide housing within Barnsley, which is identified as a sub-regional centre, on an existing brownfield site, thereby contributing towards the region's brownfield housing target of 65%. Furthermore, the site is highly sustainable, and the proposals provide an effective and efficient use of land in accordance with the requirements of PPS3. It has also been demonstrated that redevelopment of the site for housing will have significant benefits to the amenities of existing residents who currently adjoin a derelict industrial site.

Design of the Proposal

4.28 The rationale behind the layout of the proposals is shown on the constraints and opportunities plan, which accompanies this submission, together with the proposed layout plan and concept plan and is addressed in detail in the accompanying Design and Access Statement. These submissions seek to address the requirements of PPS1 and PPS3 in relation to design, density, house type and sustainability. In summary, however, the design of the proposals are in keeping with the character of the area, ensuring that the development fully integrates with the surroundings, and the properties are shown on the layout plan to be at a density of 39 dwellings per hectare which is in line with the guidance of PPS3, thereby showing an effective and efficient use of the land. Additionally, a mix of house types is provided to ensure

that the development is attractive to a range of different housing needs. Consideration to the amenities of existing residents in nearby properties as well as the occupants of the proposed dwelling have been given and the layout designed accordingly.

Other Material Considerations

4.29 As part of the development of this site, which equates to approximately 4.25 hectares, it is recognised that the scale of the proposals will exceed thresholds that require that various contributions to be made.

4.30 In this regard, attention has been given to Planning Advice Note 34: Affordable Housing in New Residential Developments. This guidance is of relevance to these proposals since more than 25 dwellings are proposed and recommends that the provision for between 15% and 40% should be made. However, it is proposed that discussions with the local planning authority are undertaken at the appropriate time during the determination of the application.

4.31 In accordance with Supplementary Planning Guidance 20: Open Space Provision on New Housing Developments, and confirmed in Policy H6 of the UDP, on-site open space is to be provided for, equating to 15% of the total site area. The proposed layout plan shows this to be in the south western part of the site with natural surveillance provided by the proposed dwellings that surround this area. Given the scale of the development, the open space will provide an equipped children's play area in accordance with the requirements of the local planning authority.

4.32 It has been confirmed by the Education Department that the proposals do not trigger the requirement for a capital contribution towards education to be made.

SECTION 5: CONCLUSIONS

5.1 The application proposes the redevelopment of a derelict industrial site with 166 residential dwellings.

5.2 It has been demonstrated that the loss of this former employment site to residential development is appropriate given that an extensive marketing campaign has taken place, with only very limited interest being generated and that there is a good supply of alternative land and premises available within the Barnsley Urban Community Area.

5.3 It has been shown that significant benefits will arise from the development proposals including environment, visual and ecological improvements, the reduction of vehicular movements at peak times of the day and the enhancement of the amenities of residents in existing properties.

5.4 The development proposals provide a range of house types and sizes and will therefore meet the needs of a variety of people.

5.5 It has been shown that the application satisfies all relevant policies contained within the development plan together with that in national guidance. As such there are no reasons why planning permission should not be granted.