
SUPPORTING STATEMENT

ON

FORMER YORKSHIRE TRACTION DEPOT,
UPPER SHEFFIELD ROAD,
BARNSELY.

AS AT

AUGUST 2010

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This supporting statement has been prepared to accompany the planning application for the erection of 200 dwellings comprising of the Former Yorkshire Traction Depot, Upper Sheffield Road, Barnsley.

Planning History and Conditions

As part of the previous permission 2006/1894, a number of reports were completed and assessed alongside this application both during the course of the application or post decision through the discharge of planning conditions. These are as follows: -

- Design and Access Statement (YK558 DLP)
- Policy Assessment (YK 558 DLP)
- Geo Environmental Appraisal by Encia (November 2008)
- Flood Risk Assessment (Ref: 5967/FR1A)
- Tree Survey by Popplewell (May 2007)
- Arboricultural Method Statement by Popplewell (August 2007)
- Ecological Survey by ADAS (1st February)
- Reptile Survey by ADAS (June 2008)

Pre-application comments have been made between the client and Joe Jenkinson, the case officer in order to establish which information would be required to be re-submitted as part of this application. The underlying principles taken forward from those documents into the previous approval have also been considered and integrated as part of this revised scheme. As a result, it is confirmed that further reports are not required.

In order to ensure that this re-submission does comply with the previous approval of the site, an assessment is outlined below which reviews the conditions which were placed upon the original decision and which have subsequently been discharged through the submission of relevant information and how that information relates to this submission.

Condition 3 – Levels

Details of levels were completed by Encia and considered acceptable for this development by Barnsley in June 2010. The general principles established through those engineering plans have been maintained and taken through into the re-design of the site. However, in order to ensure clarity, revised engineering plans have been completed by MMI which assesses the revised site layout. Those plans form part of this submission.

Condition 4 – Contamination

A remediation strategy and verification report was completed for this site and assessed by Barnsley in June 2010 where the information was considered acceptable. The re-design of this site does not affect the findings of this report and as such no further information is submitted as part of this application.

Condition 6 – Noise Monitoring

Information in relation to this matter was submitted by Sirius, which satisfied the requirements of this condition.

Conditions 7 and 8 – Mud on Road and Dust Suppression

As with the previous application, the details submitted by Sirius in relation to this matter will apply to this submission.

Condition 11 - Travel Plan

A Travel Plan was completed and approved by Barnsley Council in July 2010. The recommendations of this report will be taken forward as part of this submission.

Conditions 14, 15, 18 and 20 - Drainage

One area where policy has changed significantly relates to the Flood Risk Assessment of the site. In light of the updated requirements of PPS25, an addendum has been completed to assess this issue and this accompanies the submission for this application.

Condition 17 - Archaeology

It was confirmed as part of the previous approval that no further field work was required in terms of archaeology. The final report has been completed and issued to South Yorkshire Archaeology Service, for their consideration.

Condition 22 – External Materials

Materials were considered and approved for this development however a further analysis will be undertaken with regards to this matter in line with the new layout. A revised materials schedule will therefore be discussed and agreed through the process of the application

Condition 26

Drawing Reference 1683 Rev B identified which trees within Group 10 were to be felled, managed and retained. The details approved by this submission remain unchanged through the re-design of the site.

Condition 27 – Retaining Walls

Drawing Reference 3322-S-D-001 was considered acceptable and approved as part of the previous approval. This plan applies to this submission and therefore accompanies this submission.

Condition 34 and 35 – Site Compound, Sales Cabin, Staff and Customer Parking

Details in relation to this matter were considered and approved for this development however a further analysis will be undertaken with regards to this matter in line with the new layout. Revised details will therefore be discussed and agreed through the process of the application

Condition 37 – Phasing

Details in relation to this matter were considered and approved for this development however a further analysis will be undertaken with regards to this matter in line with the new layout. Revised details will therefore be discussed and agreed through the process of the application

Condition 38 and 39 – Highway Engineering Construction Details and Retaining Structures

Engineering plans were completed and approved by the Local Authority with regards to this matter. The road layout remains unchanged by this application and as such those details apply to this submission also.

Drainage

As requested in your email dated 21st July 2010 an Addendum has been prepared to the Flood Risk Assessment by MMI. A copy of the original FRA is also attached for reference.

The addendum concluded:

"The proposed design changes do not have a significant impact on the recommendations made in the original Flood Risk Report produced by Encia Consulting. The recommendations comply with the requirements of PPS25.

The development at Upper Sheffield Road has a positive impact on the receiving watercourse and sewer network, resulting in a reduction of flows to the system."

Affordable Housing

The original approval 2006/1894 is extant; there was no requirement for affordable housing.

We are therefore proposing no affordable housing on this scheme and provide the following justification:

The site has the benefit of an extant consent; this permission could be implemented however following discussions with the LPA we are proposing a site layout which addresses some deficiencies in the previous approval.

The design improvements are as follows:

- Plots 1-3 previously were sited with rear elevations on a key view when approaching the site along Upper Sheffield Road. The revised design seeks to address this issue by providing a plot specific dwelling in this location which has an enhanced side gable to this view. The dwellings are re-orientated to front Upper Sheffield Road providing an improved aspect.
- It has been acknowledged that the previous scheme missed an opportunity to overlook the proposed public open space to the southern area of the site it is acknowledged that good design seeks to overlook open areas providing natural surveillance and security. The revised scheme seeks to overlook this area with Plots 122-128 fronting onto the open space and plot 121 is a dual aspect unit fronting the street scene and open space.
- The standoff distance to existing trees is comparable if not better than the approved layout. This is discussed in more detail later on.
- Street scene to Upper Sheffield Road has been improved and better reflects the local vernacular in terms of the proposed square footage of the dwelling.
- Improved internal arrangement within the layout removes the car where possible from street scene by replacing a number of properties with integral garages.

The scheme previously approved is unviable in the current economic climate given the proposed mix and accommodation range previously approved. The addition of an affordable housing requirement on this new submission would again render the scheme unviable. The approval of this submission would enable Persimmon Homes to commence construction on the dwellings. This will provide a significant improvement to the local area regenerating a previously derelict site enhancing the residential amenity and environment for existing residents.

Planning Obligations

The Local Planning Authority has stated that the contributions required for the original Section 106 agreement will not change. A new Section 106 will be required for this submission and it has been agreed with the LPA that the existing agreement will be used as a template.

The Heads of Terms are not required to validate the application and this will be submitted as soon as possible.

Trees

An assessment has been undertaken reviewing the proposed siting of designs in relation to the trees on site. It is concluded that the proposed siting is comparable and in many cases better than the previous layout.

Tree Protection Measures

Fencing should consist of a scaffold framework in accordance with the Figures contained within Appendix A, comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum 3m centres.

Onto this weldmesh panels should be securely fixed with wire and scaffold clamps. Weldmesh panels fixed onto blocks are not resistant to impact and should not be used.

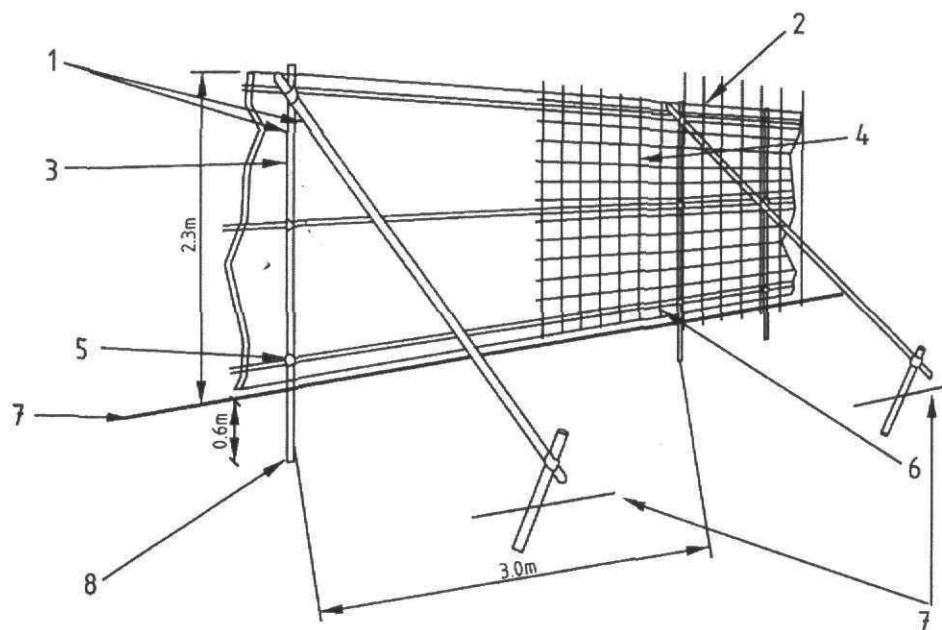
The position of fencing is should include all of the Root Protection Areas as defined by the tree survey and BS5837. Ground protection should be provided where it is necessary to work and provide access within root protection areas. Areas requiring ground protection are shown on the adjacent plan. Protection should consist of a combination of barriers and ground protection boards as shown in the Figures. For pedestrian movements within the RPA the installation of ground protection in the form of a single thickness of scaffold boards on top of a compressible layer laid onto a geotextile or supported by scaffold may be acceptable.

Conclusion

The proposed application seeks to amend the previous approval to provide a range of accommodation which is viable for Persimmon Homes and affordable for future residents given the significant issues which have affected the housing market and delivery of sites since the previous approval in 2006. Persimmon Homes are keen to develop this site and acknowledge that the present condition of the site detracts from the amenity of the area.

The proposed scheme is commercially viable and deliverable, with the omission of the affordable housing as discussed earlier.

Appendix A



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| 1 Standard scaffold poles | 5 Standard clamps |
| 2 Uprights to be driven into the ground | 6 Wire twisted and secured on inside face of fencing to avoid easy dismantling |
| 3 Panels secured to uprights with wire ties and where necessary standard scaffold clamps | 7 Ground level |
| 4 Weldmesh wired to the uprights and horizontals | 8 Approx. 0.6 m driven into the ground |

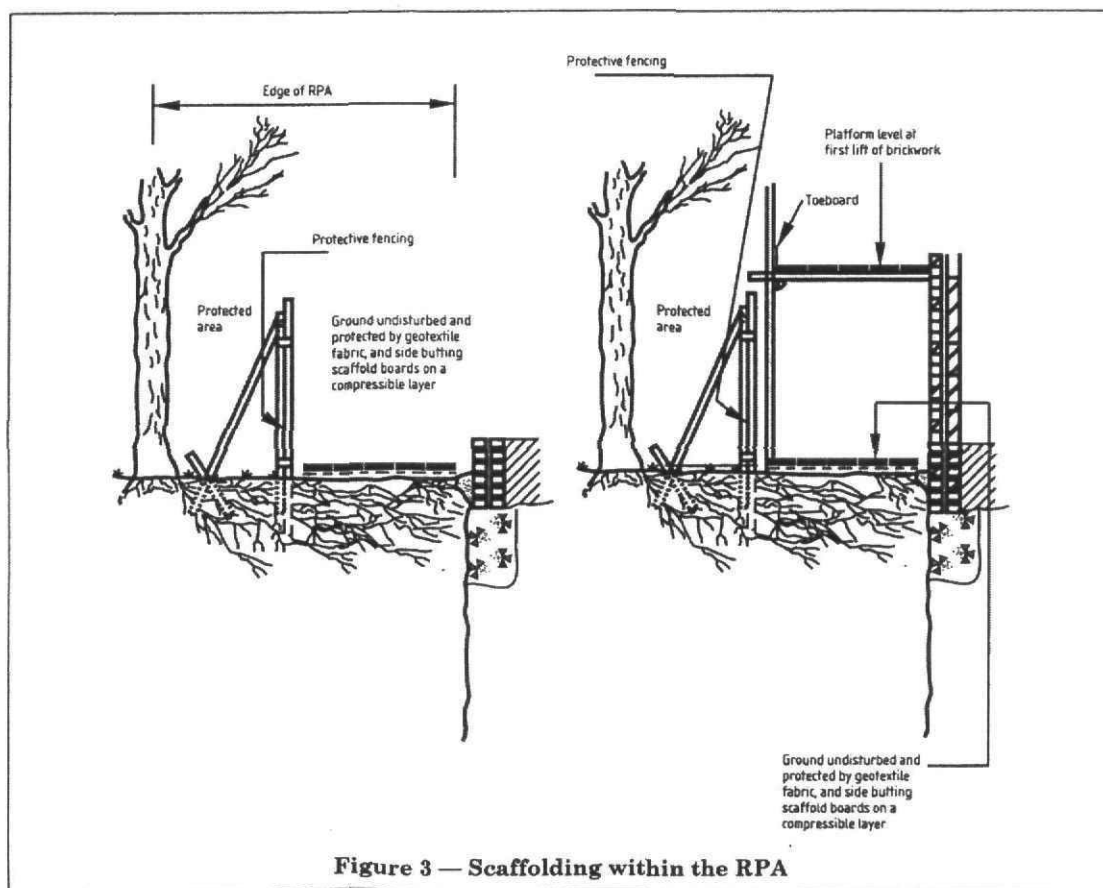


Figure 3 — Scaffolding within the RPA