

**Town and Country Planning Act
1990**

**Supporting Planning, Design &
Access Statement**

**Land East of Station Road,
Royston, Barnsley**

Statement prepared by:

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MSc, BA Hons, MRTPI**

On behalf of Mr Payman Nayeri

July 2015

**For and on behalf of Mr Payman
Nayeri**

**Planning, Design and Access
Statement**

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July 2015

Ref: 2012/17b

Approved by:

A handwritten signature in black ink, appearing to read 'Russell Adams', with a stylized flourish at the end.

Russell Adams - Director

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party. Any such party relies on this report at their own risk.

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Appendices

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Appendix 5 – Viability Appraisal with 15% Affordable Housing requirement

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1.0 Introduction

- 1.1 This statement has been prepared by Adams Planning + Development Ltd (APD) on behalf of the applicant Mr Payman Nayeri.

Site and Surrounding Area

- 1.2 The application site is located off Station Road, Royston. The area of the site is approximately 0.74 hectares (1.82 acres), and is identified on the Site Location Plan in **Appendix 1** of this Statement. The site is situated to the north of the Royston town centre, in the Royston Ward of Barnsley Metropolitan Borough Council. It is bound by a single dwelling to the north, greenfield land to the east, an existing residential development to the south, and Station Road (B6132) to the west.
- 1.3 The northern boundary of the land area runs along the same line as the northern boundary of the residential properties located on either side of the site. This makes the site a suitable site for development, as it will not result in an encroachment on open countryside, with the surrounding residential uses making it a logical site for housing development.
- 1.4 The site is a vacant unused Greenfield area of land that has benefitted from numerous residential planning permissions in the past.

Relevant Planning History

- 1.5 The planning application site has a long-standing history that dates back many years. The site originally housed two dwellings, which were formally known as 225 and 227 Station Road. These dwellings were demolished over 20 years ago and the site has since remained clear.
- 1.6 In the 1993 draft Unitary Development Plan the site was allocated as housing land under reference RO1/11 which formed part of a larger land allocation with the area of land (now housing) to the south. In June 1993 the site was sold subject to contract to Tarmac PLC who bought the whole housing land allocation area. In November 1993 Tarmac PLC submitted a planning application for 215 dwellings on the whole housing allocation area, including the area of land that is subject to this application to the east of Station Road. This planning application was approved in March 1994.
- 1.7 More recently, Outline Planning Consent (Ref: 2013/0450) was approved for up to 30 dwellings on 24th July 2013, which included a slightly larger land area than we are applying for with this Full Planning Application. The Outline Consent established the principle of the proposed residential redevelopment of the site against the most up-to-date Development Plan policies. This planning application provides a revised and more considered planning application, which has been informed by a full technical appraisal of the site.

Proposed Development

- 1.8 This fully detailed planning application seeks planning permission for the following description of development:

“Erection of 18 residential units with ancillary facilities and associated infrastructure.”

- 1.9 The design, scale and form of the proposed residential development has been arrived at following a detailed technical appraisal of the site, in line with the requirements of the planning conditions attached to the recent Outline Planning Consent (Ref: 2013/0450).
- 1.10 This planning application is being submitted as a fully detailed planning application. The number of residential units has been reduced from the 30 units envisaged in the previous Outline Planning Consent (Ref: 2013/0450), to the proposed 18 no. units following a detailed consideration of the site levels and technical constraints that exist at the site.
- 1.11 The Site Layout Plan (Drawing No. 597-SL-01 – see **Appendix 2**) identifies that the extent of the red line boundary has been reduced slightly from the development boundary for the previous Outline Planning Consent (Ref: 2013/0450). The development boundary has been revised to exclude the third party land on the northern end of the site, and the layout has been amended in order to locate the primary access point on the north western corner of the site. The primary access point has been relocated following a detailed appraisal of the site by SCP Highways Consultants. The revised primary access point provide improved visibility splays along Station Road, and enable better internal site access arrangements given the land levels at the site.
- 1.12 The Site Layout Plan (Drawing No. 597-SL-01) draws the red line boundary around the area of land controlled by the applicant, but illustrates that there is a small area of third party land on the northern portion of the site that has been removed from the larger land area for the previous Outline Planning Consent (Ref: 2013/0450). This third party land can accommodate further housing as and when the owners are in a position to proceed with their land. Our client has agreed a land swap with the third party land owner, and in return for the transfer of ownership of the land required to provide the proposed improved primary access point, our client has provided a deliverable access, sufficient land to provide at least 3 dwellings, and services to the boundary of the third party land, in order to enable them to develop their land in future.
- 1.13 The housing will be a mixture of detached, semi-detached and mews type housing. The housing mix comprises of 3 no. 2-bed dwellings, and 15 no. 4-bed dwellings has been arrived at following consultations with local residential agents, who have identified a demand for family-sized accommodation with plenty of external amenity space. The 4-bed units comprise of three different housing types to offer potential customers choice, with some benefitting from an ancillary garage.
- 1.14 The proposals introduce a new public footpath along the site frontage, in accordance with the Highways Department's requirements, and introduce a no build zone along the line of the rising main on the western boundary to accord with the advice provided by Yorkshire Water.
- 1.15 The proposals have been costed by a structural engineer, and incorporate a detailed landscaping scheme that has been undertaken by TEP (see Detailed Planting Plan – Drawing No. D5268.001), the same organisation that carried out the Ecological Assessments and Tree Assessments on the site, in order to provide a net increase in native tree cover and biodiversity on the site, and a high quality residential development.

Supporting Information

- 1.16 The planning application comprises of the following documentation:
- A Covering Letter – Adams Planning + Development
 - Planning Application Forms & Certificate A
 - A Site Location Plan
 - A Topographical Survey
 - Existing and Proposed Plans, Elevations and Sections

- This Supporting Planning, Design and Access Statement
- An updated Ecological Assessment- TEP
- A Tree Survey – TEP
- A Landscaping Scheme
- A Phase 2 Geotechnical Appraisal
- A Foul Water and Surface Water Drainage Strategy

1.17 This Planning, Design and Access Statement provides a summary of the development proposals and the supporting technical reports that have informed the detailed designs. The analysis evidences that there are no technical constraints that prohibit delivery of the residential development at the scale proposed, and the scale and form of the proposed residential development is appropriate, and provides quality housing to diversify and compliment and improve the housing offer in Royston.

2.0 Technical Considerations

- 2.1 This section provides an overview of the technical considerations that have shaped the scale and form of development being proposed at the site, with reference to the planning conditions attached to the previous Outline Planning Consent (Ref: 2013/0450).

Land Levels

- 2.2 The land slopes downwards, from a high point in the southeast area of the site, to the lowest point on the north western boundary of the site, where the new primary access point is now being proposed.
- 2.3 Condition 4 and 20 of the Outline Planning Consent (Ref: 2013/0450) required a detailed consideration of all land levels, finished floor levels of buildings and road levels, in line with Policy SCP29 'Design' of the Core Strategy.
- 2.4 ARP Associates have undertaken a detailed appraisal of the existing site levels, and have provided an Indicative Proposed Levels Plan (Drawing No. 1391/01/SK01 - see **Appendix 3** of this Statement), which recommends a series of retaining walls, underbuilding, tanking and crib walls are inserted in order to provide an appropriate standard of residential amenity at the site.
- 2.5 The proposed road levels achieve a 1:12 gradient with an instantaneous grade at the channel with Station Road for a 1:25 slope. The road levels and design has dictated the finished floor levels to the properties. There will be significant excavation and the introduction of a retaining wall to address the level difference to the boundary. An earthworks and land re-grading exercise will be undertaken before any construction begins on site.

Drainage

- 2.6 Condition 7 of the Outline Planning Consent (Ref: 2013/0450) requires that an a foul and surface water drainage strategy is evolved following a detailed assessment of the site, in line with Policy CSP 40 'Pollution Control and Protection.'
- 2.7 Campbell Reith has provided a detailed drainage strategy, the details of which have been signed off by Yorkshire Water.
- 2.8 We have enclosed the following relevant information as part of the planning application documentation:
- 1) A Foul Water and Surface Water Drainage Strategy (Drawing No. SK001 Revision S2).
 - 2) Soakaway Calculations for all 18 plots.
 - 3) Car Park Soakaway Calculations.
 - 4) Highways Soakaway Calculations
 - 5) A pre-application enquiry to Dave Cawthorne at Barnsley Council dated 15th May 2015.
 - 6) A pre-application enquiry response from Yorkshire Water's Developer Services Team (Ref: Q007949) dated 20th May 2015.
- 2.9 Campbell Reith have used the results from the infiltration testing to determine appropriate infiltration rates across the Site and used an average value for the design of the domestic soakaways.

- 2.10 The domestic soakaways are envisaged to be of gravel-filled construction, approximately 2.5m deep from cover level to soakaway invert level, with the gravel backfill 1.5m deep above soakaway invert - this then leaves approximate 1m of cover above the gravel for the garden and allows us sufficient depth to run the private drainage around the dwellings and connect into the soakaway.
- 2.11 The gravel matrix would be wrapped in a geotextile to ensure no migration of fines from the surrounding ground into the gravel matrix, which would potentially reduce the effectiveness of the soakaway if allowed to happen.
- 2.12 Campbell Reith have analysed each domestic soakaway for a maximum 1:100 year return period storm event, including a 30% allowance for climate change. The soakaways have been designed to wholly contain the run-off from such an event and also to ensure the half-drain time is less than 24 hours (significantly less in most cases) as required by BRE 365 'Soakaway Design'. The calculations confirm that the maximum level of water within the soakaways during the 1:100yr +30%CC event would be below the top level of the gravel matrix, and hence the entire run-off would be contained within the gravel matrix.
- 2.13 The location of each soakaway has also been positioned so as to be a minimum of 5m from any building, again as required by BRE 365. The area of assumed Adoptable Highway is envisaged to discharge to 2 linked soakaways, of precast concrete ring construction, each constructed in a square pit, with gravel infill between the PCC ring and the pit sides. This construction is based on similar Adoptable soakaways they have installed elsewhere and allows access to the soakaway for maintenance etc.
- 2.14 The Highway soakaway has also been analysed for a maximum 1:100 year return period storm event, including a 30% allowance for climate change. Again, the calculations confirm that the maximum level of water within the linked soakaways during the 1:100yr +30%CC event would be below the cover level of the structure and hence the entire run-off would be contained within the linked PCC structure.
- 2.15 Campbell Reith have tried on numerous occasions to engage with Barnsley MBC to confirm their acceptance of soakaways for the Highway areas but have been unsuccessful to date - the last piece of correspondence they received from Dave Cawthorne (on 6 June - attached) indicated that *"I have forwarded the submitted drainage strategy and soak away test results to our drainage engineer Derek Bell for comment"*. No further correspondence has been received, and we have subsequently assumed that soakaways will be acceptable to the Highway Authority.
- 2.16 In terms of FW drainage, Yorkshire Water have confirmed (in their letter of 20 May, attached) that discharge from the Site can connect to the mains at the junction of Summer Land and Station Road, as they have shown on the Foul Water and Surface Water Drainage Strategy (Drawing No. SK001 Revision S2) drawing.

Contamination

- 2.17 Condition 8 of the Outline Planning Consent required the submission of a Contamination Report.
- 2.18 ARP Geotechnical Ltd undertook a Stage 2 Geo-Environmental Report of the site in December 2013. The findings are summarized below.

Site History

- 2.19 The Ordnance Survey archive maps show the southwestern corner has previously been quarried prior to 1854. This area, along with the southwestern boundary, are later shown as an embankment from 1976 onwards. The rest of the site has remained undeveloped.

Geological Map

- 2.20 The geological map shows the site to be underlain by Mexborough Rock (sandstone) of the Pennine Middle Coal Measures. A fault is shown to cross the site in a northeast to southwest direction, with the down throw to the southeast. An area of made ground is shown to underlie a strip of land within the southeastern boundary.

Coal Mining and Coal Recovery

- 2.21 The Coal Mining Report indicates the site is stable with regard to coal mining. Any coal present beneath the site is at significant depth, beneath the sandstone. Therefore, there will be no arisings of coal during proposed development works, and it will not be possible to win any coal from the site by excavation before development.

Environmental Data

- 2.22 The strata beneath the site are classed as a Secondary A Aquifer. There are no groundwater abstractions within 1km of the site.
- 2.23 The nearest surface water is a drain, approximately 110m to the west. However, there are no surface water abstractions within 1km of the site.
- 2.24 The Phase 1 Desk Study Report by RSK (submitted with the previous Outline Planning Application) indicates that basic radon protection is required for the site. This is usually achieved by incorporating an appropriate barrier within a solid floor system, lapping through the cavity wall.
- 2.25 There are no landfills within 250m of the site. There is, however, an area of made ground to the southeast, which is shown to encroach onto the site (although none was found during the investigation), and an old backfilled quarry along the southwestern margin of the site (probably on the embankment slope, which was inaccessible). Gas monitoring to date has identified no carbon dioxide, no methane, and zero flow rate, and based on these results, no special precautions will be required. However, this will be confirmed by separate letter report on completion of monitoring.
- 2.26 The site is not within an area at risk from river flooding. The risks of flooding from other causes such as adverse topography or insufficient surface water drainage are not considered within the Phase 2 Report, and a separate specialist Drainage Report was recommended and subsequently commissioned.

Ground Conditions Encountered

- 2.27 The ground investigation revealed no indication of the suspected made ground. A covering of topsoil was present across the site, to depths of between 0.2m and 0.5m.
- 2.28 Underlying the topsoil, natural gravelly sand and cobbly gravel of weathered sandstone was encountered down to depths of between 0.8m and 2.1m. Beneath, intact sandstone bedrock was present, which became too difficult to penetrate at depths of between 1.0m and 2.1m. TP3 was halted before rock was reached.

- 2.29 No groundwater seepages were encountered in any of the trial pits or boreholes, and remained stable throughout.

Contamination Assessment

- 2.30 There is no evidence of any previous development on the site, no made ground was encountered during the investigation, and laboratory testing on the samples of topsoil identified no contamination to be present. The soils on the site are, therefore, considered environmentally suitable for residential use. However, if any soils are encountered, during site works, which are suspected of being contaminated, then work on the material should cease and samples should be taken for testing for a suite of contaminants. This can be suitably conditioned as part of any future planning permission in order to ensure a safe build phase.

Foundations

- 2.31 The natural sands and gravel of weathered sandstone are considered suitable to provide support for traditional strip/trench fill foundations. An allowable bearing pressure of 100kN/m² is considered applicable. The founding strata are non-plastic, and, therefore, the minimum foundation depths given in NHBC Standard Chapter 4.2 "Building Near Trees" do not apply. However, to protect against fines washing subsidence in the event of a burst water supply pipe, it is recommended that a foundation depth of 0.9m, or rock head, be adopted for the site, whichever is shallower.
- 2.32 The whole plan area of the foundation should be placed on similar material. If bedrock is encountered on part of a foundation excavation, the rest of the plot should be deepened to ensure founding on similar material. The foundation should also be taken below the depth of any existing foundations or obstructions, onto natural ground, encountered from depths as shallow as 0.8m, should provide an allowable bearing pressure of 250kN/m².
- 2.33 The founding strata are non-plastic, and, therefore, the minimum foundation depths given in NHBC Standard Chapter 4.2 "Building Near Trees" do not apply. However, to protect against fines washing subsidence in the event of a burst water supply pipe, it is recommended that a foundation depth of 0.9m, or rock head, be adopted for the site, whichever is shallower.
- 2.34 The whole plan area of the foundation should be placed on similar material. If bedrock is encountered on part of a foundation excavation, the rest of the plot should be deepened to ensure founding on similar material. The foundation should also be taken below the depth of any existing foundations or obstructions, onto natural ground. Excavations
- 2.35 Excavation faces within the natural material can be expected to be stable in the short term, requiring minimum statutory support.
- 2.36 No groundwater seepages were recorded in any of the trial pits or boreholes.
- 2.37 Excavations should be readily achieved using conventional hydraulic plant. However, excavations into intact bedrock may require the use of a hydraulic breaker.

Chemical Precautions

- 2.38 The Aggressive Chemical Environment for Concrete (ACEC) class is AC-1 for the natural strata. Therefore, the use of GEN 1 designated concrete will be satisfactory for unreinforced foundations, in accordance with BS 8500-1:2006.

Road Pavement Construction

- 2.39 For any areas of road pavement, including parking areas, the formation will be the sand and gravel. Below any obvious soft spots, and at equilibrium moisture content, a design CBR value of 20% is considered applicable.

Soakaways

- 2.40 Percolation tests were carried out in TP1, TP2, and TP3. The results reveal infiltration rates up to 1.22×10^{-5} m/s, 6.45×10^{-5} m/s, and 6.43×10^{-5} m/s respectively, in accordance with BRE Digest 365 "Soakaway Design". The report identified it is possible, therefore, that disposal of surface water by soakaway drainage will be feasible on the site, subject to the extent of the impermeable areas and the size of soakaway. These findings fed into the proposed Drainage Strategy outlined above.

Ecological Assessments

- 2.41 A Phase 1 Ecological Assessment was undertaken by TEP in September 2010. A refresher report was completed by TEP to update the original survey data (Report Ref: 4186.002) in May 2014. This identified the following:

Habitat

- 2.42 The most significant features for wildlife are the broad-leaved trees scrub, native hedgerow and acid grassland bordering much of the site. These provide opportunities for wildlife, particularly bats, birds and small mammals. These features should be retained where possible.

Invasive species

- 2.43 Himalayan cotoneaster and montbretia were recorded on site. If development of the site will result in the disturbance of the areas where these invasive plants are found on site control measures should be taken to eradicate these prior to commencement of works. A method statement detailing the measures to be implemented will need to be produced and subsequently agreed to by the Local Planning Authority.

Bats

- 2.44 No potential roosting habitat for bats is present on site; however features present along the northern and southern boundaries provide foraging and commuting opportunities. As part of the proposed development a sensitive lighting scheme avoiding the spread of light onto potential foraging and commuting routes is recommended.

Birds

- 2.45 Vegetation clearance, including tree and scrub removal and cutting back overhanging trees along boundaries should be implemented outside the bird-nesting season (typically taken to extend from March to August inclusive).
- 2.46 The loss of nesting bird habitat and bat habitat should be mitigated through replacement planting in landscape proposals.

Reptiles

- 2.47 The mix of habitats present on site offer potential for reptiles. Confirmation of the presence or absence of reptiles is recommended in order to ensure these species do not come to any harm as a result of developing this site.
- 2.48 These surveys can be undertaken in September at the earliest. They would comprise a total of 8 survey visits (which includes 1 visit to place reptile tins/refugia in suitable locations on site) they will need to take place prior to commencement of development, and should be conditioned as part of the future planning consent.

Opportunities for enhancement

- 2.49 Biodiversity within the site could be maintained and enhanced by including a mix of wildlife friendly species into the planting scheme. Native species, ideally of local stock, should be used. Species could include hawthorn, blackthorn prunus spinosa, mountain ash sorbus aucuparia and silver birch.
- 2.50 Within the proposed development, boundary features should ideally include native hedgerow planting using a variety of native woody species. Alternatively, green trellising using ivy, honeysuckle Lonicera periclymenum or other scented and berry producing climbers could be installed on buildings, boundary walls or fences within the new build to provide additional foraging and sheltering opportunities for insects, birds and bats.
- 2.51 A landscaping scheme was commissioned in order to improve the biodiversity of the site and soften the impacts of the new built form from the neighbouring land uses. These details have subsequently been incorporated into the detailed designs and sections provided by Picea Design Ltd.

Tree Survey/Report

- 2.52 An Arboricultural Impact Assessment (Report Ref: TEP.4186.001) was undertaken by TEP in April 2014. This provided an objective assessment made in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations.'
- 2.53 The Report identified that there are 1 Category A, 6 Category B and 13 Category C trees and groups on or within influencing distance of the site.
- 2.54 5 individual trees, 3 tree groups and parts of a further 3 groups require removal to facilitate the development proposals. The majority of these are low value or of a young age and individually have little arboricultural value.
- 2.55 Barnsley Metropolitan Borough Council have been contacted regarding confirmation of any trees on or immediately adjacent to the site that are subject to Tree Preservation Orders or Conservation Area status. At the time of completion of the report no response was received.
- 2.56 Protective barrier fencing will be required to demarcate a Construction Exclusion Zone (CEZ) around retained trees prior to the commencement of development. Fencing alignment is identified, and details of the recommended fencing are also provided. This will restrict movements on the site, which should be considered early in the construction process.
- 2.57 An Arboricultural Method Statement (AMS) will be required where construction activities are proposed within the Root Protection Areas (RPA) of retained trees. Under the current proposals this applies to trees T1, T5 and T16.

- 2.58 Mitigation for the loss of trees, should it be a requirement, is recommended to take the form of replacement planting, which has been provided within the Proposed Landscaping Scheme.
- 2.59 It is the recommendation of the report that mitigation in the form of tree planting has the potential to result in a small short-term net loss but a net increase in long-term tree cover (estimated at 10 years post-construction) through the provision of an appropriate planting scheme species selection, tree quality and high establishment rates. This is provided for within TEP's landscaping proposals.

Open Space

- 2.60 Policy H6 of the saved Local Plan and CSP 29 of the Core Strategy require a minimum 10% on-site Open Space provision. The proposals provide a large amount of landscaping and open space and exceed this planning policy requirement.

Highways

- 2.61 Condition 12, 13 and 14 of the Outline Planning Consent (Ref: 2013/0450) require the provision of appropriate pedestrian and vehicle visibility splays, and a 2-metre footway along the site frontage. The proposed Site Layout Plan (Drawing No. 597-SL-01) achieves these requirements.
- 2.62 Condition 15 requires a condition survey to be undertaken of highways that will be used by construction traffic. The site is accessible from either direction from Station Road, so we would question the reasonableness, appropriateness and enforceability of this condition, and would suggest that this is removed from the decision notice relating to this full planning application for the reasons stated.

Construction Controls

- 2.63 Condition 18 of the Outline Planning Consent (Ref: 2013/0450) identifies that construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours:
- Monday to Friday 08:00 to 18:00
 - Saturday 09:00 to 14:00
 - No working on Sundays or Bank Holidays no working
- 2.64 It is anticipated that there may be additional conditions proposed as part of the consultations with Barnsley MBC and the statutory consultees post-submission. We would request that Barnsley MBC consults with APD before finalising the full list of conditions to ensure the conditions meet with the standard tests when considering the application of planning conditions.

3.0 Affordable Housing

- 3.1 The Outline Planning Consent (Ref: 2013/0450) was granted for up to 30 residential units on 24th July 2013.
- 3.2 Since this time our client has undertaken a detailed appraisal of the development site, collating all the necessary information to discharge the planning conditions. In doing so, our client has had to reduce the number of units to 18 dwellings and has had to accommodate a great deal of abnormal costs due to the site levels and constraints that exist on site.
- 3.3 The applicants have undertaken a viability appraisal that has been informed by ARP's Engineering Appraisal Report (Ref: 1391/01 – see **Appendix 4**), which evidences that the abnormal costs result in a marginally viable scheme even with the 15% affordable housing planning policy requirement being removed from the scheme.

Planning Policy Position

- 3.4 Barnsley Metropolitan Borough Council's affordable housing planning policy requirements are outlined in Policy H7 of the Barnsley Unitary. Policy H7 – 'Providing Affordable Homes in New Housing Developments' states that:

"Proposals for residential development must provide affordable homes where:-

a) There is a local need for them; and

b) The proposal provides 25 or more homes, or is on a site of 0.6 hectares or more in area, and is within a town or village of more than 3,000 people; or

c) The proposal provides 15 or more homes, or is on a site of 0.4 hectares in area, and is within a town or village of 3,000 people or fewer.

The number of affordable homes to be provided must be at least 15% of the total number of homes proposed. The types of affordable homes to be provided must be those for which there is a local need. The developer must show that arrangements have been made and put in place to keep the new homes affordable. Where necessary, we will ask for a planning obligation to secure these requirements."

- 3.5 Policy H7 is supplemented by Core Strategy Policy CSP15, which are further explained by the Supplementary Planning Guidance 'Planning Advisory Note 34 – Affordable Housing in New Residential Developments.' This SPG clarifies that the application of the policy will be closely linked to the Council's Housing Market Assessment.
- 3.6 Discussions were held with Barnsley MBC's Planning and Affordable Housing Officers as part of the previously submitted scheme (Ref: 2010/0420). It was indicated that there was, at the time a significant amount of housing towards the affordable end of the housing market within Royston. Within the approved scheme the applicant requested that a detailed assessment of the Housing Market in Royston to be provided, in accordance with the PAN34, in order that we arrive at the appropriate level of affordable housing for the site. No response clarifying the forthcoming to date, so no assessment of need has been presented.
- 3.7 In the absence of any market evidence, we have applied the advice contained within PAN 34, which identifies that *"in exceptional circumstances, we may decide to reduce or not apply the affordable housing policy if it would affect other planning or regeneration aims that need to be given priority. If this happens because of the costs associated with developing a site (not including the cost of buying the land), the applicant will need to provide a detailed assessment."*

3.8 Four documents outline the main issues to be considered when assessing viability in planning. These being:

- a) National Planning Policy Framework (NPPF)
- b) Planning Practice Guidance (PPG)
- c) RICS Guidance Note: Financial Viability in Planning
- d) The Growth and Infrastructure Act 2013

3.9 Paragraph 173 and 187 of the National Planning Policy Framework (the NPPF) cover Viability in planning decision-making. Paragraph 173 states that:

"Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable."

3.10 The PPG makes specific reference to a land owner's competitive return in paragraph 24:

"A competitive return for the land owner is the price at which a reasonable land owner would be willing to sell their land for the development. The price will need to provide an incentive for the land owner to sell in comparison with the other options available. Those options may include the current use value of the land or its value for a realistic alternative use that complies with planning policy."

3.11 The NPPF makes specific reference to planning obligations in paragraph 205:

"Local planning authorities should take account of changes in market conditions over time and, whenever appropriate, be sufficiently flexible to prevent planned development from being stalled."

3.12 Paragraph 2.1.2 of the RICS Guidance Note: 'Financial Viability in Planning' further reinforces the above, by stating that financial viability for planning purposes is defined as follows:

"An objective of the financial viability test is the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the land owner and a market risk adjusted return for the developer in delivering that project."

3.13 The NPPF Planning Practice Guidance on Viability states that:

"Local Plans should present visions for an area in the context of an understanding of local economic conditions and market realities. This should not undermine ambition for high quality design and wider social and environmental benefit but such ambition should be tested against the realistic likelihood of delivery."

The National Planning Policy Framework policy on viability applies also to decision-taking. Decision-taking on individual schemes does not normally require an assessment of viability. However viability can be important where planning obligations or other costs are being introduced. In these cases decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth. Where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible."

3.14 The NPPF stress the need for Council's to ensure that the viability of a development proposal is considered in order to make the site deliverable, and Council's should work with

developers to find solutions in order to improve the economic, social and environmental conditions of an area.

Viability Appraisal

- 3.15 The revised 18-unit scheme has been arrived at following extensive site analysis and consultations with the landowner and local agents on the type of housing that the market will require in this area. There is a ceiling of what parties will pay, and the housing scheme reflects housing that will maximise the returns for the site whilst still according with the Council's spacing and design requirements.
- 3.16 We have provided two viability appraisals. One with the 15% Affordable Housing requirement (see **Appendix 5**), and one without (see **Appendix 6**) in order to demonstrate the anticipated profit margins expected from the development taking into consideration the findings of the Engineering Appraisal Report provided by ARP.
- 3.17 The abnormal costs have been established by ARP construction engineers, following their detailed assessment of the site. The ARP Engineering Report identifies the following potential costs:
- **Retaining Walls** - £200/linear metre – ARP provide an estimated cost of £50,000 to £80,000. Reviewing ARP's Indicative Proposed Levels Plan (Drawing No. 1391/01/SK01), we estimate that the cost will be **£60,000**, reflecting 300 metres of the crib and retaining walls illustrated on the plans.
 - **Strip Foundations** – This is a standard cost, so has not been included within the
 - **Long Off-site Foul Water Pipe** - £300/metre. Campbell Reith's FW and SW Plan (Drawing No. SK001 (S2)) identifies 100 metres of off-site FW Pipe = **£30,000**.
 - **Soakaways** – This equates to £11,000 for each of the 11 Trench Soakaways illustrated on (Drawing No. SK001 (S2)) = £121,000. There is also a further soakaway requirement for the on-site highways. We have, however, excluded this from the abnormals given that surface water drainage is a standard requirement on all sites.
 - **Footway** – The 2m public footpath fronting Station Road is costed at **£30,000**.
 - **On-site Highways Works** – Due to the major land regarding and site level issues, ARP believe the cost will be £1,000/ metre run. Their Report identifies a cost of £264,000, but we suggest that this should be reduced to **£200,000** based upon approximately 200 meters of highway provision.
 - **Highways Retaining Walls** – This is identified as **£20,000** cost.
 - **Street Lighting** – This has not been agreed, but we would allow a conservative estimate of **£5,000**.
 - Overall, excluding the cost of Strip Foundations and Soakaways, the abnormal development costs equate to **£345,000**.
- 3.18 The Viability Appraisals include a total floor area for the accommodation schedule, and the suggested price that was proposed by Andrew Armitage of Armitage Residential (see e-mail in **Appendix 7**) for each dwelling. We have presented this in a table below:

House Type	Floor Area	Number of Units	Suggested Price
4-bed detached	1381	1	£230,000
4-bed detached	1271	2	£220,000
4-bed detached	1257	2	£210,000
4-bed semi-detached	1171	10	£145,000
2-bed terrace	627	3	£110,000
Total	20,028	18	£2,870,000

- 3.19 The viability appraisals demonstrate that the expected developer profit with the 15% affordable housing requirements stands at – 19.29% Profit on Total Costs, but with an expected £25.07% Profit on Construction. This results in an overall Gross Development Value (i.e. developer profit) of 5.78%. The second viability appraisal assumes that there is no affordable housing, with all 18 units being for sale by open market. This identifies that the Profit on Total Costs will be -13.56%, but with the Profit on Construction being 28.66%. This results in an overall Gross Development Value (i.e. developer profit) of 15.10%.
- 3.20 The Viability Appraisals include the cost of buying the land, as this is real cost. This high value was paid based upon the understanding that the 30-unit scheme could be achieved. It is only since a detailed assessment of the site has been undertaken that the true cost of constructing the site has materialized, due to the site levels and associated works ensuing.
- 3.21 Our client has submitted a Funding Bid to the Homes and Communities Agency's Builders' Finance Fund Programme (Ref: 657), but he was unable to secure funding due to the limited viability of the scheme. The did suggest the removal of the affordable housing due to the unviability of the scheme, but they were still not willing to fund our client on this basis.
- 3.22 Given the high risks of developing a site of this nature, coupled with high construction cost inflation, the return on Gross Development Value of 20% is appropriate for this scheme and in keeping with industry standards, RICS Guidance and recent precedents set in case law.
- 3.23 The above analysis demonstrates that there are a number of factors that cumulatively amount to the exceptional circumstances that the Council require to exist in order to remove the affordable housing requirement. They can be summarised as follows:
- The site benefits from residential permission, and there is a need to provide new open market housing within Royston and the Borough.
 - There has been no Housing Market Appraisal forthcoming that evidences an affordable housing need in Royston, and there is a good supply of affordable housing in the area.

- The development appraisals identify that with a 15% affordable housing requirement there is only 5.78% of overall Gross Development Value (i.e. developer profit), which would not make the proposed development worth the risk of developing given the inherent complications with the site.
- It is widely accepted that a Gross Development Value (i.e. developer profit) of 20% is usually accepted as a reasonable profit for landowners to be making.
- If one was to remove the affordable housing requirement (i.e. increase the sale value of the 3 no. affordable housing units from £100/sqft to £169.33/sqft) this increases the return to £433,357 or 15.10% profit, which is still below the generally acceptable norm for developers profit on a site.
- The smaller units will still be towards the more affordable end of the market without the need to apply an affordable housing restriction.

In Conclusion

- 3.24 The proposals will deliver a wide range of open market housing, from starter homes to larger 4-bed units.
- 3.25 This will diversify the housing offer in Royston, and the affordable housing requirement is not appropriate in this particular instance given the viability of the scheme and the apparent lack of an affordable housing requirement within Royston.

4.0 Summary and Conclusions

- 4.1 The Submission Version of the Core Strategy identifies Royston as a Principal Town located within the Green Corridor that is a key area of growth under the Growth Point allocation.
- 4.2 This proposed 18-unit scheme has been arrived at following a detailed technical appraisal of the site, with all of the conditional requirements stipulated within the previous Outline Planning Consent (Ref: 2013/0450) having been met in full. The 18-unit scheme provides a range of open market family-sized accommodation to diversify the housing offer of Royston.
- 4.3 The detailed viability appraisals evidence that the abnormal costs associated with redeveloping this site require the removal of the 15% affordable housing requirement in order to make the scheme sufficiently profitable, and justify the investment required to provide the high quality residential development at the site.
- 4.4 Accordingly, we urge the Council to approve the development proposals in accordance with the details submitted as part of this fully detailed planning application.

5.0 Appendices

Appendix 1 – Site Location Plan

Appendix 2 – The Site Layout Plan (Drawing No. 597-SL-01)

Appendix 3 – Indicative Proposed Levels Plan (Drawing No. 1391/01/SK01)

Appendix 4 – ARP's Engineering Appraisal Report (Ref: 1391/01)

Appendix 5 – Viability Appraisal with 15% Affordable Housing requirement

Appendix 6 – Viability Appraisal with no Affordable Housing

Appendix 7 – E-mail from Armitage Residential Agents regarding land values



STATION ROAD ROYSTON

REVISIONS



PICEA DESIGN LTD
PLANNING AND DEVELOPMENT CONSULTANTS
50 CONGLETON ROAD SANDBACH
CHESHIRE CW11 1HG
TEL : 01270-762953 & 07790-545024
E-MAIL : roy@picedesign.co.uk

TITLE
**PROPOSED DEVELOPMENT
AT
STATION ROAD
ROYSTON**

LOCATION PLAN

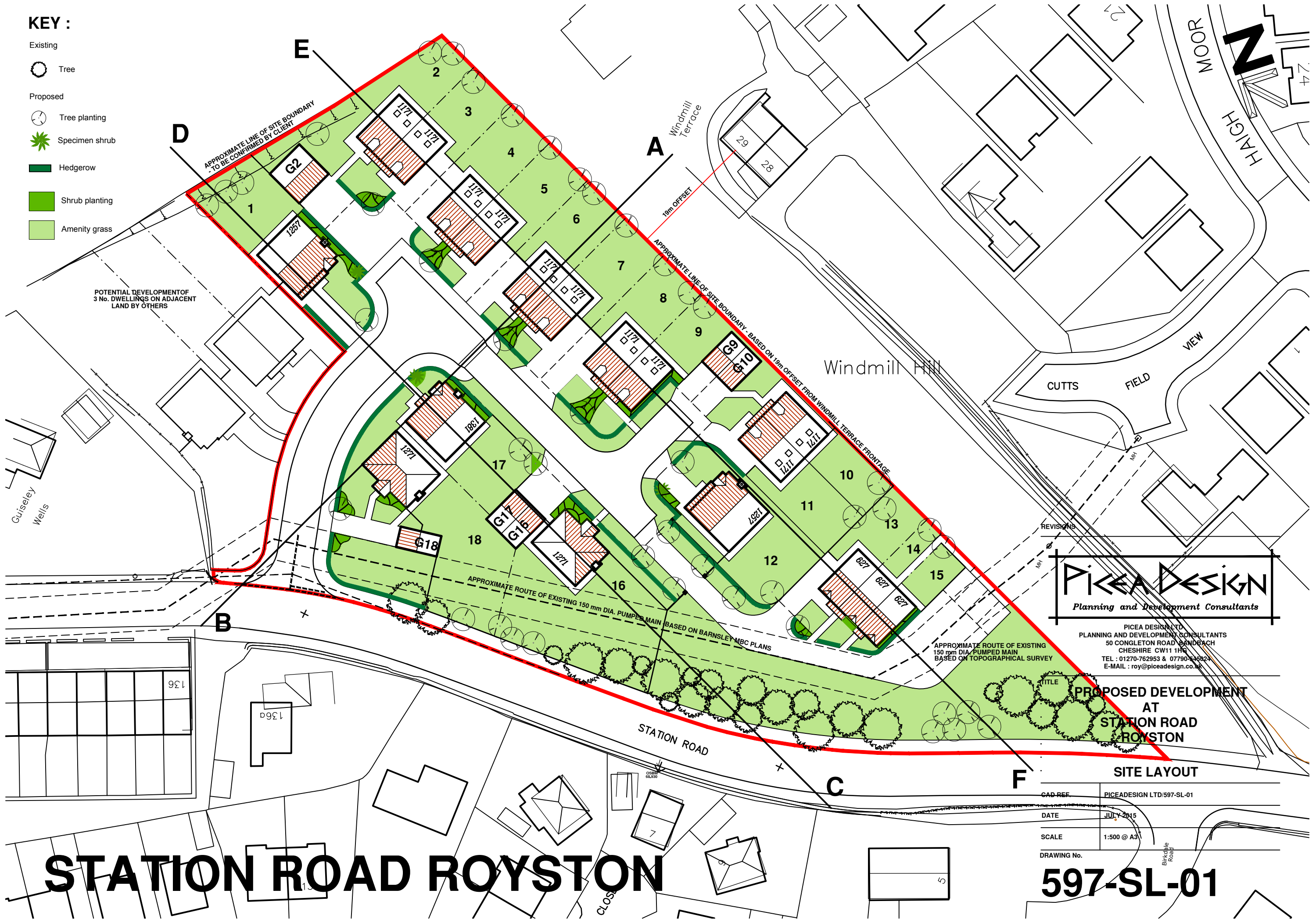
CAD REF.	PICEADESIGN LTD/597-LOC-01
DATE	JULY 2015
SCALE	1:1250 @ A3

DRAWING No.

597-LOC-01

KEY :

- Existing
- Tree
- Proposed
- Tree planting
 - Specimen shrub
 - Hedgerow
 - Shrub planting
 - Amenity grass



PICCA DESIGN
Planning and Development Consultants

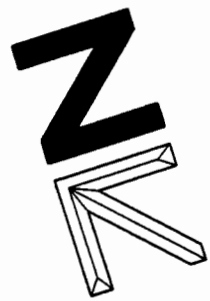
PICCA DESIGN LTD
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**PROPOSED DEVELOPMENT
AT
STATION ROAD
ROYSTON**

SITE LAYOUT

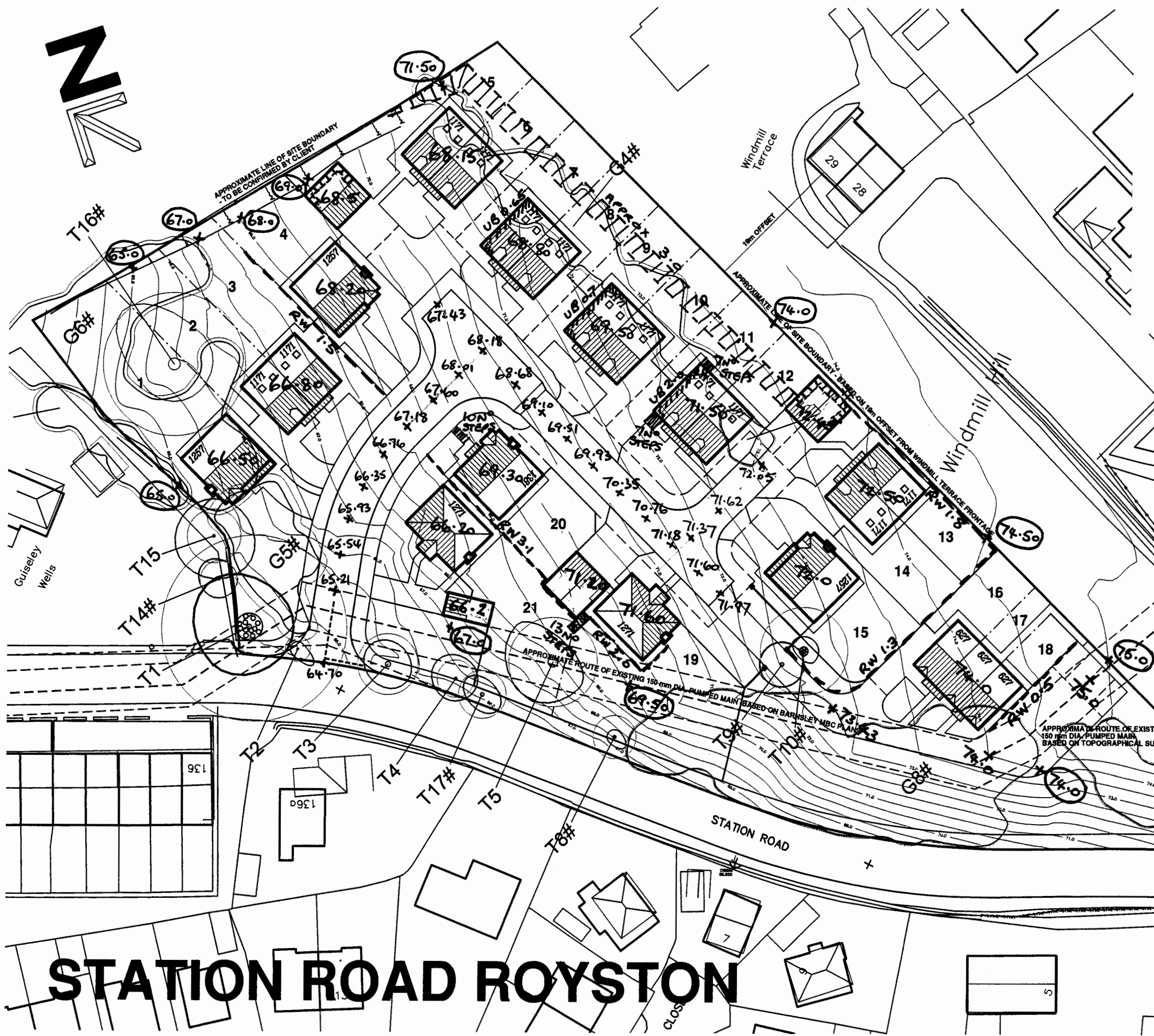
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DATE	JULY 2015
SCALE	1:500 @ A3
DRAWING No.	

597-SL-01



KEY:

- + 74.50 EXISTING LEVEL
- + 71.18 PROPOSED LEVEL
- RW 2.0 RETAINING WALL WITH MAXIMUM HEIGHT (METRES)
- UB 0.7 UNDERBUILD WITH MAXIMUM HEIGHT (METRES)
- IIII TANKING TO GARAGES
- IIII CRIB WALL OR SIMILAR WITH APPROX HEIGHT (METRES)



ARP ASSOCIATES

MR. NAYERI

STATION ROAD, ROYSTON

INDICATIVE PROPOSED LEVELS

1391/01/SK01

SCALE 1:500 JUNE 2014

STATION ROAD ROYSTON

DRAWING No.
597-SKL-02



PAYMAN NAYERI
STATION ROAD, ROYSTON
ENGINEERING APPRAISAL REPORT

General Site Features and Topography

The topography of the site is relatively steep and, therefore, it is likely that several retaining walls will be required between properties and boundaries. It is difficult to assess the length and height of retaining walls without doing a full appraisal however, a budget quote of £200 per linear meter with a budget of between £50,000 and £80,000 would be appropriate at this stage.

Foundations and Superstructure

No ground investigation report is provided however, for a traditional contractor build including plot drainage around the house comprising typical strip foundations, a budget price of £100/ft² would be appropriate in this instance. For piled foundations an increase on the above figure by £10/ft² would be required.

Flooding and Drainage

From the information available on the Environment Agency website, the site is located within Flood Zone 1 and, therefore, no special mitigation measures are likely to be required in this instance. However, flooding from various sources will have to be considered. The proposed levels when designed will need to provide a route for flood water through the development in the event of a catastrophic storm or flooding from blocked sewers.

The preliminary foul and surface water drainage strategy has indicated that a long off-site foul water sewer will be required. We would suggest that a budget of approximately £300 per linear meter would be appropriate at this stage.

The Drainage Engineer has indicated that the ground beneath the site is suitable for infiltration techniques. However, it will be necessary to consider the effects of the infiltrating water and whether it is likely to affect properties further downslope. This will need to be assessed in an intrusive ground investigation report. In the event that it cannot be proven that the infiltrating water would not cause flooding to third party properties, the use of soakaways would be unsuitable and a positive drainage system will be needed. A suitable outfall will need to be agreed with either Yorkshire Water or the Local Land Drainage Authority if any watercourses are available within the vicinity of the site. However, based on the drainage strategy as it stands, a budget estimate for the 2No. ring soakaways would be £12,000 and a budget estimate for a typical trench soakaway 4m wide x 10m x 1.5m deep constructed at a depth of 2.5m to 3.0m would be £11,000. We trust that this can be pro-rata accordingly depending upon the size of the soakaway.

Easements/Requisition

The Yorkshire Water records indicate the approximate route of an existing 150mm diameter pumped rising main crossing the site which would affect the proposed layout as it currently stands. In the event that the Yorkshire Water main requires diverting, the Yorkshire Water feasibility study will require an initial upfront payment of approximately £10,000. The full cost of the diversion work will be confirmed on completion of the feasibility which will need to be paid in full by the Developer. At this stage, we are unable to provide a cost of this diversion, however, it would be prudent to allow in the region of £150,000. It would also be necessary to carry out a utilities survey to accurately locate the rising main crossing the site to determine if a Yorkshire Water diversion will be required.

Highways

As indicated on the proposed Architect's layout, a new 2m wide footpath will be required along the site frontage. A new adoptable highway into the site will also be required and, therefore, based on a budget of £1,000/m run, the highway and associated drainage is likely to cost in the region of £264,000 plus the cost of the new footpath which may need to be carried out under a Section 278 Agreement. A budget of approximately £30,000 should be included for the construction of the footway.

Highway Structures

Due to the topography of the site, there may be a requirement for several highway retaining walls throughout the development. These will require commuted sums in order for the Highways Agency to maintain them in the future. We suggest that a budget of approximately £20,000 is accommodated at this stage.

Street Lighting

Standard street lighting as designed by the Highway Authority will be required. The cost of the design alone will be approximately £1,000. Unfortunately, we could not estimate the cost of the street lighting columns.

Miscellaneous

Party Wall Act

It may be necessary to instigate a Party Wall Agreement due to the proposed properties being located close to the proposed boundaries of the site. There may also be implications of retaining walls to the site boundaries due to the steep nature of the site which will need to be assessed in due course.

ADAMS PLANNING + DEVELOPMENT LTD

DEVELOPMENT APPRAISAL

Station Road ROYSTON

DATE 07.07.15

INCOME

		Units	Total sq.ft.	Ave. sq.ft.	Sales sq.ft.	Sales Unit	REVENUE		
NEW BUILD									
Private	Apartments	0	0	#DIV/0!	#DIV/0!	#DIV/0!	£ -		
	Housing	15	18,147	1212	£ 139.97	£169,333	£ 2,544,235		
Social	Apartments	0	0	#DIV/0!	#DIV/0!	#DIV/0!			
	Housing	3	1881	627	£ 100.00	£62,700	£ 188,100		
SALES REVENUE		18	20028	1113	£ 136.43	£151,796		£ 2,732,335	
Investment Value Ground Rent							0		

TOTAL INCOME £ 2,732,335 100.00%

DEVELOPMENT EXPENDITURE

LAND

		%	Cost per unit						
Land Acquisition	Cost					£ 900,000			
	SDLT	4				£ 36,000			
	Legals	1				£ 9,000			
	Fees	0				£ 50,000			
TOTAL LAND COST						£55,278		£ 995,000	36.42%

FEES AND COSTS

Professional Fees						£ 50,000			
Planning Application						£ 385	£ 6,930		
Buildings Regs / NHBC						£ 347	£ 6,246		

TOTAL FEES AND COSTS £ 3,510 £ 63,176 2.31%

CONSTRUCTION COSTS

	Apartments	£ -	0	£0	£ -				
	Houses	£ 85.00	20028		£1,702,380				
	Development Costs				£ 345,000				

TOTAL CONSTRUCTION COSTS 20,028 £2,047,380 £ 2,047,380 74.93%

TOTAL COSTS £ 3,105,556 113.66%

GROSS PROFIT -£ 373,221 -13.66%

INDIRECT COSTS

	Sales/Marketing	1.14%	£2,243	£ 40,375					
	Showhouse		£0	£ -					
	Selling Agents	1.14%	£2,243	£ 40,375					
	Solicitors	28.00%	£561	£ 10,094					

TOTAL INDIRECT COSTS £ 90,844 3.32%

FINANCE CHARGES

		period/mths	rate / %						
(50% total)	Land	18	5	£ 37,313					
(50% year production)	Construction	6	5	£ 25,592					

TOTAL FINANCE CHARGES £ 62,905 2.30%

PROFIT ON CONSTRUCTION £ 684,955 25.07%

PROFIT ON TOTAL COSTS -£ 526,970 -19.29%

ADAMS PLANNING + DEVELOPMENT LTD

DEVELOPMENT APPRAISAL

Station Road ROYSTON

DATE 07.07.15

INCOME

		Units	Total sq.ft.	Ave. sq.ft.	Sales sq.ft.	Sales Unit	REVENUE		
NEW BUILD									
Private	Apartments	0	0	#DIV/0!	#DIV/0!	#DIV/0!	£ -		
	Housing	18	20,028	1113	£ 143.30	159,444.44	£ 2,870,021		
Social	Apartments	0	0	#DIV/0!	#DIV/0!	#DIV/0!			
	Housing				£ 100.00	#DIV/0!	£ -		
SALES REVENUE		18	20028	1113	£ 143.30	£159,446		£ 2,870,021	
Investment Value Ground Rent							0		

TOTAL INCOME £ 2,870,021 100.00%

DEVELOPMENT EXPENDITURE

LAND

		%	Cost per unit						
Land Acquisition	Cost					£ 900,000			
	SDLT	4				£ 36,000			
	Legals	1				£ 9,000			
	Fees	0				£ 50,000			
TOTAL LAND COST						£55,278		£ 995,000	34.67%

FEES AND COSTS

Professional Fees						£ 50,000			
Planning Application						£ 385	£ 6,930		
Buildings Regs / NHBC						£ 347	£ 6,246		

TOTAL FEES AND COSTS £ 3,510 £ 63,176 2.20%

CONSTRUCTION COSTS

	Apartments	£ -	0	£0	£ -				
	Houses	£ 85.00	20028		£1,702,380				
	Development Costs				£ 345,000				

TOTAL CONSTRUCTION COSTS 20,028 £2,047,380 £ 2,047,380 71.34%

TOTAL COSTS £ 3,105,556 108.21%

GROSS PROFIT -£ 235,535 -8.21%

INDIRECT COSTS

	Sales/Marketing	1.41%	£2,243	£ 40,375					
	Showhouse		£0	£ -					
	Selling Agents	1.14%	£2,243	£ 40,375					
	Solicitors	0.35%	£561	£ 10,094					

TOTAL INDIRECT COSTS £ 90,844 3.17%

FINANCE CHARGES

		period/mths	rate / %						
(50% total)	Land	18	5	£ 37,313					
(50% year production)	Construction	6	5	£ 25,592					

TOTAL FINANCE CHARGES £ 62,905 2.19%

PROFIT ON CONSTRUCTION £ 822,641 28.66%

PROFIT ON TOTAL COSTS -£ 389,284 -13.56%

Appendix 7 – E-mail from Armitage Residential

From: Andrew Armitage <andrew@armitageresidential.co.uk>

Date: Wednesday, 12 February 2014 13:38

To: Roy Spruce <roy@piceadesign.co.uk>, Payman Nayeri <payman_nayeri@hotmail.com>

Cc: Russell Adams <russell@adamspd.co.uk>

Subject: Station Road Royston

Hi Payman/Roy,

Please see below, draft prices for the house types. I have put a range on to indicate realistic minimum and maximum prices. We can price the plots individually within the price range to allow for position/views etc.

1381 Sqft Four Bedroom Detached House (4 units). £220,000 - £240,000

1271 Sqft Four Bedroom Detached House (2 units). £210,000 - £225,000

1257 Sqft Four Bedroom Detached House (2 units). £200,000 - £220,000

1171 Sqft Four Bedroom Semi-Detached House (6 units). £140,000 - £150,000

965 Sqft Three Bedroom Detached House (3 units). £170,000 - £175,000

627 Sqft Two Bedroom Town House (3 units). £105,000 - £110,000

In total it gives full retail prices for the site between £3,365,000 and £3,605,000.

Payman – Can you give me a call about Sackup Lane and James Street when you get a chance.

Kind regards

Andrew

Andrew Armitage
Managing Director

