

Gleeson Homes and Regeneration

Lowfield Road, Bolton-upon Dearne

Planning Statement

Revision A 11 July 2013



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I. Introduction and Background

Spawforths have been instructed by our client, Gleeson Homes and Regeneration, to prepare planning statement to accompany a full planning application for the erection of 64 dwellings on land off Lowfield Road, Bolton-upon-Deane, Barnsley.

This supporting statement justifies the current application in the context of the Development Plan and other identified material planning considerations. The statement will consider the following:

- Description of the site
- Relevant planning history
- Development Proposals
- Planning Policy Framework
- Assessment; and
- Summary and conclusions

The applicants have taken professional advice from a development team and supplementary information has been prepared in support of the application by the following consultants.

- Spawforths – Town Planning Consultants (Planning Statement)
- Richard Ward Design – Architects (Plans Package and Design and Access Statement)
- Westgate Consulting (Leeds) Limited – Highways/Transport Consultants (Transport Assessment)
- Travel Plan Services Ltd (TPS) – Highways/ Transport Consultants (Travel Plan)
- Whitcher Wildlife Ltd – Ecologist (Reptile Survey)
- WSPE Environmental Ltd – Ecologist (Extended Phase I Habitat Survey)
- WSP Environmental Ltd – Ecologist (Ecological constraints survey)
- Spectrum Acoustic Consultants - Noise and Vibration Consultants (Noise and Vibration Assessment)
- SKM Enviro – Flood Risk Assessment and Surface Water Drainage Assessment
- SLR – Odour Constraints Assessment and Response to Yorkshire Water Pre-Application Comments

This Statement should be read in conjunction with these reports. This statement provides a general overview of the proposal, summarising these reports and provides a detailed consideration of the relevant planning policy and other planning issues that need to be addressed as part of the application.

2. Development Proposals Overview

The planning application seeks full planning permission for the erection of 64 dwellings including a mix of properties to include the following:

- 5 four-bedroom dwellings
- 43 three-bedroom dwellings
- 16 two-bedroom dwellings

The proposal includes a mix of detached and semi-detached properties. A full schedule of unit types is detailed on the submitted drawings package and prepared on behalf of Gleeson Homes and Regeneration.

The scheme includes a detailed landscaping scheme throughout the site and details of access and parking arrangements.

The application site comprises a total of 5.33 acres of land. Largely informed by the site context, the site layout, prepared by Richard Ward Design, has been developed adopting the following principles:

- The development of up to 64 high quality residential units including a mix of type and tenure to meet the needs of different groups within the locality
- Vehicular access to the site is to be taken off the existing access to the north off Lowfield Road which was approved as part of the previous planning application (Ref: 2011/0693) for development of 60 dwellings on adjoining land. This access would also provide a means of access for emergency vehicles
- Introduction of an acoustic fence along the western boundary to the site to mitigate against potential noise sources
- Provision of Local Area of Play (LAP) within the north eastern part of the site and access for maintenance only off Lowfield Meadows.
- The public open space will include a Local Area of Play (LAP) and an equipped play area to the south of the site. The client is prepared to offer the equipped play area even though one is not required within Barnsley's Policy for a site of this size

- The site is also located adjacent a large area of Public Open Space and whilst not part of this application the land will remain within the applicant's ownership as open space. Were this to be included within the redline boundary this would significantly exceed the 15% requirement
- Retention of Tree Preservation Order Area of Trees within the north eastern part of the site;
- Introduction of a soft landscape buffer to the western boundary of the site creating a defined buffer to adjacent agricultural land and attractive boundary to the site
- Utilisation of a highway layout that provides a safe access and layout whilst introducing a sense of space
- Introduction of an 'odour standoff distance' to address potential issues from the waste water treatment works to the south
- Provision of a Sewer Easement Zone
- Introduction of a 20mph speed limit on Lowfield Road and traffic calming on both approaches to the hump back bridge to ensure road safety at the bridge and on its approaches are not compromised by the proposed development

3. Site Location and Description

The application site is located on the south-eastern boundary of Bolton-upon-Dearne. The site is within 800m of the local centre of Bolton-Up-on-Dearne, which is to the northwest of the site and there are a number of other local shops within 400m of the site. Bolton-Up-on-Dearne is approximately 10.5 miles south east of Barnsley Town Centre and 7.4 miles north east of Rotherham Town Centre.

The gross application site area is 5.33 acres however the gross developable area includes 0.77 acres of open space (including two parcels one being a LAP in the northern part of the site and an equipped play area in the south western part of the site).

The site consists of an area of previously developed employment land and a large agricultural field to the south of Lowfield Road. The site is irregular in shape and is bound on most sides by existing development. The northern section of the site, previously developed, has planning permission for 60 dwellings by Gleeson Homes and Regeneration, development of which has commenced. The western part of the site is undeveloped and has not been maintained for a considerable amount of time. All of the buildings that once occupied the site have now been demolished.

The site was originally used as a clothing manufacturing production plant, however between 1974 and 2005, it was occupied by a flat-pack furniture manufacturer. From May 2004 onwards the site was marketed as a manufacturing industrial site however there was no significant interest from potential industrial/manufacturing occupiers.

To the east of the site is undeveloped agricultural land that did not form part of the land included with the previous residential applications in this area.

Directly to the north of the site are residential properties currently under construction, that were granted planning permission on 8 December 2011 (Ref 2011/0693) and beyond these properties is Lowfield Road. The site is bound to the south by the waste water treatment works. The west of the site is bound by the main Leeds to Sheffield railway line, beyond which lies residential development. To the east of the site is a large agricultural field, however for the most part this site is adjoined by developed land.

Access to the site is currently taken directly off Lowfield Road which is situated to the north of the site, beyond which lies residential development.

4. Relevant Planning History and Non Policy Designations

4.1. Planning History

There are a number of planning histories relating to this site, these are as follows:

Application No.	Description	Decision	Date
1019	New factory	Not stated	Not stated. Application received 16.03.64
1215	Extension to factory	Approved	01.09.66
1245	Extension to factory, phase 3	Approved	No date given
74/0746/DE	Erection of 20 garages and vehicular accesses	Granted	19.08.74
B/76/0900/DE	Change of use clothing factory into furniture manufacture.	Permitted Development	/
B/78/2149/DE	Extension to factory for timber products.	Granted.	29.09.78
B/79/0723/DE	Storage Building	Granted	04.10.79
B/79/0831/DE	Amended factory extension to include mezzanine floor	Granted	04.10.79
B/79/3635/DE	Office extension	Granted	10.01.80
84/373/DE	Extension to factory	Granted	13.04.84
98/228/DE	Steel framed building for storage of timber	Granted	15.04.98
98/341/DE	Proposed single storey warehouse	Granted	25.06.98
2006/1119	Erection of 141 dwellings and associated car parking	Refused	07.02.07
2008/1599	Erection of 50 dwellings and associated car parking	Approved	12.02.2009
2011/0693	Erection of 60 dwellings and associated car parking	Approved	08.12.2011

The planning history related to site demonstrates that the remainder of this site will be surrounded on three sides by residential development. It also demonstrates that the Council has considered residential development to be acceptable in this area and therefore the remainder of the site is a logical extension of the development.

The previous refusal on the site related to the Council's and the Environmental Health Officer's concerns about the proximity of residential development to the waste water treatment works. However, more work has been carried out on this matter by the land owner and it has been concluded that much of the land is in fact developable and that there are no outstanding reasons why it cannot now be developed for housing.

5. Engagement with the Local Planning Authority

5.1.1. Pre-application Discussions

A formal pre-application request was made to the Council in relation to the site and proposed development during a meeting on 30 November 2012 to which the Council responded on 24 January 2013. The table below provides a summary of the items discussed and agreed:

Attendees

Andrew Burton (Major Applications Planning Officer)
Lucy Allen (Senior Environmental Health Officer)
Nik King (Principal Urban Design Officer)
Barbara Wilson (Highways Development Control Group Leader)
Lloyd Downer (Affordable Housing Officer)
Steve Gamble (Gleeson Regeneration and Homes)

- Principle of Residential Development acceptable on the site. Site no longer required for employment use
- The site is considered to be in a sustainable location for residential development in line with the Core Strategy
- The development of the site is identified within the Council's Draft Development Sites and Places DPD as Urban Fabric – Land within the settlement with no specific allocation which does not raise any adverse implications for the proposed development
- Concerns raised in relation to Water Treatment Works and Odour. Potential for Environmental Health and Yorkshire Water to object subject to elements being addressed. Following receipt of comments SLR have addressed the matters raised (this is addressed further in the supporting information)
- Noise assessment required to be prepared and submitted to address the adjacent railway line.
- Various design comments raised by the Senior Urban Design Officer which the applicant considers have now been addressed within the updated layout for the scheme
- The design of any on site public open space provision would need to be in accordance within the design criteria in the SPD
- New dwellings to achieve at least a level 3 rating under the Code for Sustainable Homes
- Development to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce developments carbon dioxide emissions by at least 15%
- Ecological Report to be prepared and submitted for consideration
- Surface water runoff to be controlled using SuDS where viable

- Flood Risk Assessment to be prepared and submitted
- Application to be accompanied by a Travel Assessment and Travel Plan which addresses the hump back railway bridge on Lowfield Road. Consideration of the internal road layouts to the required safety design also needs to be taken into account
- 15% Affordable housing requested unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable
- Education contribution of £250,000 requested
- Community consultation encourage prior to submission however as the Council have accepted the principle of development due to the precedent set out by phase one further consultation has not been undertaken by the client team

6. Statutory Policy Context and Other Relevant Policies

The statutory development plan for the consideration of this application comprises the Barnsley Core Strategy adopted September 2011, the Barnsley Education Sites Development Plan Document (DPD), and the remaining saved policies of the Unitary Development Plan and Proposals Map (Adopted December 2000).

Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Consideration will also be necessary to the appropriate weight to be afforded to the development plan following the publication of the National Planning Policy Framework (NPPF). This is set out in detail in Section 7 of this report. The NPPF (Appendix 1) indicates that the policies within it have material weight from the day of its publication.

This section identifies the planning policies and other material considerations which are relevant to this proposal.

6.1. Statutory Development Plan

6.1.1. Barnsley Core Strategy 2011 and Barnsley Unitary Development Plan, 2000

The Barnsley Core Strategy was adopted in 2011. The site is allocated in the Barnsley Unitary Development Plan Proposals Map (Adopted December 2000) in part as an Employment Policy Area (Policy DE4) and part as a site for expansion of existing firm (Policy DE5). Land adjoining the site to the south comprises Green Belt land. Policies DE4 and DE5 are Saved Part 2 UDP Policies which have not been superseded by the Core Strategy.



(Extract from Barnsley UDP adopted December 2000)

Policy DE4 states in accordance with Policy ED7 the areas shown on the proposals map will remain in employment use – “DE4/7 South of Lowfield Road, Bolton-on-Deane, 3.8 hectares, a large factory adjoining the railway line on the edge of Bolton-on-Deane”.

Policy DE5 states “in accordance with Policy ED11, the following site as shown on the proposals map is suitable for the expansion of the existing firm although not capable of independent development because of access and other constraints: DE5/1 – South of Lowfield Road, Bolton-on-Deane, 1.9 hectares. The site adjoins an existing factory site (see site DE4/7) and the allocation is intended to allow the existing firm to expand if necessary. Due to access constraints and its location the site is not suitable for separate development”.

Policies ED7 and ED11 are Saved Part I UDP Policies which have not been superseded by the Core Strategy.

Policy	Summary
ED7	Employment Policy Areas to remain in employment use
ED11	Expansion of Existing Firms

The Barnsley Core Strategy policies relevant to this application are as follows:

Policy	Summary
CSP 19 – Protecting Existing Employment Land	Existing employment land or land last use for employment purposes to be retained unless redevelopment would not result in a loss of existing jobs or employment potential and there will still be an adequate supply of employment land in the locality. If the criteria for redevelopment can be satisfied then redevelopment will be allowed where it can be demonstrated that the buildings or land cannot satisfactorily support continued employment use.
CSP 14 – Housing Mix and Efficient Use of Land	Housing proposals expected to include a broad mix of house size, type and tenure. Priority will be given to development of previously developed land. A minimum density of 40 dph will be expected, lower densities acceptable where it can be demonstrated that they are necessary for need, viability or sustainable design reasons.
CSP 15 – Affordable Housing	Affordable housing required on sites of 15 or more dwellings. 25% affordable housing will be expected in Penistone and the rural west, Darton, Baugh and Dodworth. 15% affordable housing will be expected in all other parts of the Borough. These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable. The developer must show that arrangements have been put in place to keep the new homes affordable.
CSP 17 – Housing Regeneration Areas	Bolton on Dearne is identified as an area of low housing demand which the Council will support a range of housing market regeneration programmes aimed at the renewal of poor housing and the revitalization of the neighbourhoods and communities.
CSP 25 – New Development and Sustainable Travel	New development will be expected to be located and designed to reduce need to travel, provide minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people and not provide more than the maximum, provide a transport Statement or assessment and a Travel Plan. Where levels of accessibility are unacceptable financial contributions will be required.
CSP 26 – New Development and Highway Improvement	New development will be expected to be designed and built to provide safe, secure and convenient access for all road users. Mitigation action or a financial contribution will be required where development is not suitably served by the existing highway, or would create or add to highway safety problems. Contributions to be secured through a planning obligation or planning condition.
CSP 29 - Design	High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley. Development should achieve a Building For Life assessment rating of 'good' or equivalent as a minimum, in developments of 10 or more dwellings.
CSP 30 – The Historic Environment	We will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.

Policy	Summary
CSP 36 – Biodiversity and Geodiversity	Development will be expected to conserve and enhance the biodiversity and geological features of the borough.
CSP 40 – Pollution Control and Protection	Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against. Developers will be expected to minimize the effects of any possible pollution and provide mitigation measures where appropriate.
CSP 42 – Infrastructure and Planning Obligations	Development must be supported by appropriate physical, social and economic infrastructure.

6.2. National Planning Policy and Guidance

The publication of the National Planning Policy Framework (NPPF) on the 27th March 2012 means that all national planning policy is now contained within this single document. All previous Planning Policy Statements and Planning Policy Guidance Notes were therefore superseded and replaced along with Circular 05/05 (Planning Obligations) and other guidance set out in Annex 3 (NPPF, 2012). Statutory National Policy Guidance

National Policy and Government guidance was previously provided in Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs). Following the recent publication of the National Planning Policy Framework (NPPF) in March 2012 however, all PPSs and PPGs were superseded and no longer form part of national policy or guidance. Therefore the national planning policy context is now provided in full by the NPPF (aside from PPS10 and Minerals Planning Guidance).

It should be recognised also that much of the supporting technical guidance and documentation which supported the previous PPS and PPG policy framework does currently remain extant and therefore, in terms of the supporting context for relevant areas of land

use policies, they can provide support to the NPPF if they are consistent with its policies and approach.

National Planning Policy Framework

The NPPF has now replaced all existing Planning Policy Guidance Notes (PPG) and Planning Policy Statements (PPS) with a single document to set out the approach to planning at a national level. The NPPF has been subject to extensive consultation and is a key material consideration as the statement of national policy and should therefore be taken into account and given appropriate weight when assessing this application.

Now adopted as an expression of national planning policy, the NPPF sets out the presumption in favour of sustainable development and the Government's key objective to increase significantly the delivery of new homes. Where relevant policies are out of date, for example where a five year housing land supply cannot be demonstrated, it states planning permission should be granted.

The key elements of the NPPF relevant to the proposals are, in summary, as follows:-

- Achieving sustainable development
- Building a strong, competitive economy
- Delivering a wide choice of high quality homes
- Decision-taking

It should also be noted that, with regard to the requirement for development plans to be compliant with the NPPF, the Planning Inspectorate has recently issued guidance to Inspectors on how emerging LDF policy documents might be brought into line with the new NPPF approach. This has recently been consulted on in the Site Allocations DPD for Wakefield and a number of other authorities in the country. In this case, it constitutes a model policy for inclusion in "post-NPPF" development plans and is worded as follows:-

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

environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- Specific policies in that Framework indicate that development should be restricted.”*

The 12 month transition period which gave Local Planning Authorities a period to ensure their plans were compliant with the NPPF has now expired. Under the transitional arrangements, councils with local plans adopted since 2004 were told that they could continue to give full weight to relevant policies "even if there is a limited degree of conflict" with the framework for a 12-month period. After this timeframe, decision-takers must give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPP.

6.3. Other Relevant Policies

6.3.1. National Consultation Documents and Emerging Policy

Following the change of Government in May 2010 to a Coalition Government there are a number of changes that have been made to the planning system and a number of emerging changes, most notably the localism agenda and of relevance to the proposals, the New Homes Bonus. Details of these documents are contained in the following two subsections.

Ministerial Statement - New Homes Bonus (4 April 2011)

The Ministerial Statement issued on 4 April 2011 announced the final allocations for local authorities in England for the New Homes Bonus Year 1 funding. The New Homes Bonus sets out how the Government proposes to reward Council's and Communities for the new homes built in their areas and to support bringing empty homes back into use. The New Homes Bonus provides authorities with real incentive to deliver housing growth.

Set out in the Local Growth White Paper the New Homes Bonus seeks to create a fairer and more balanced economy through encouraging growth. It is anticipated that the New Homes Bonus will help engender a more positive approach to growth and create environments in which new housing is more readily accepted.

"The New Homes Bonus scheme will be a powerful, simple and transparent incentive. Commencing in April 2011, the Bonus will match fund the additional council tax potential from increases in effective housing stock, with an additional amount for affordable homes, for the following six years. It will ensure that the economic benefits of housing growth are more visible to the local authorities and communities where growth takes place".

The New Homes Bonus has now been formally brought into force as of the 6 April 2012 under the provisions of the Localism Act 2011.

Localism Act (November 2011)

The Localism Bill underwent its full Parliamentary process and was given Royal Assent in November 2011. The Act contains primary legislation and amendments to the existing legislation within the 1990 and 2004 Acts and most significantly, in terms of the statutory development plan, will abolish the Regional Strategy and therefore remove this element from the statutory plan as currently defined within Section 38(3) of the Planning and Compulsory Purchase Act 2004. However the revocation of Regional Strategies will only take place once they have been subjected to a Strategic Environmental Assessment (SEA) carried out on a voluntary basis by the Government.

In the interim, following recent court decisions in this respect, the intention to revoke the Regional Strategies can form a material consideration in determining a planning application. The weight ascribed to this intention is a matter for the decision maker. The recent court decisions do not mean that the proposed revocation of Regional Strategies should always be taken into account in planning applications. It is only in a minority of cases that this intention to revoke will have any relevance as strong evidence has to be provided for it to be taken as a material consideration.

Once the Secretary of State has considered the responses from the consultation on the SEA, it is anticipated that the Regional Strategies will be abolished across the country including therefore the RS for Yorkshire and the Humber. However at this stage it remains the case that the RS is part of the statutory development plan and should be considered appropriately in this context.

Specific elements of the Act, including the New Homes Bonus, were brought into force on the 6 April 2012.

Ministerial Statement - Housing and Growth (6 September 2012)

The Ministerial Statement issued on 6 September 2012 announced new housing and planning measures designed to stimulate house-building and through this to support growth in the wider economy and deliver:

- Up to 70,000 new homes, including affordable housing.
- Fast-track the planning process for new development.
- Extend opportunities for first-time buyers to get onto the housing ladder.
- Support 140 000 jobs in the construction sector.
- Support investment in new and existing homes.

This recent announcement on housing and growth is a major step forward for housing which will boost supply and provide a substantial stimulus for the economy, reinforcing the overarching policies within the NPPF and asserting the Government's pro-growth agenda.

6.3.2. Emerging Local Policy

The emerging Barnsley LDF Development Sites and Places Consultation Draft 2012 considers the future use of all land within the borough and shows potential allocations and designations on the proposals map. The interactive proposals map identifies the site as being within the settlement boundary and as 'Urban Fabric – Land within the settlement with no specific allocation'. Land to the east of the site is identified as Safeguarded land (SG16) and land to the south lies outside the settlement boundary and is identified as Green Belt Land.

6.3.3. Recent Appeal Decision

In a relatively recent appeal by UK COAL PLC at Gawber Colliery, which was determined on 18 January 2012, the Planning Inspector confirmed that a 5 year supply of deliverable site has not been demonstrated by Barnsley Council and, as such, proposals for housing should be considered favourably. Significantly, notwithstanding the appeal decision, the development at Gawber Colliery has yet to be implemented.

6.3.4. Relevant Local Supplementary Planning Documents

The following Supplementary Planning Guidance (SPG) and Planning Documents (SPD) are considered relevant to this application:

- SPD - Trees and Hedgerows, adopted March 2012
- SPD - Designing New Housing Development, adopted March 2012
- SPD - Open Space provision on new housing development, adopted March 2012
- SPD - Parking, adopted March 2012
- SPG – Planning Advice Note 30 – Sustainable Location of Housing Sites, adopted July 2011
- SPG – Financial Contributions to School Places, Adopted March 2005

7. Reasoned Justification for Proposed Development

7.1. The Planning Context

The statutory development plan for the consideration of this application comprises the Barnsley Core Strategy adopted September 2011, the Barnsley Education Sites Development Plan Document (DPD), and the remaining saved policies of the Unitary Development Plan and Proposals Map.

The recent publication of the NPPF also plays a significant role in terms of the relevant policies pertinent to the consideration of this application. The NPPF now constitutes the complete statement of the Government's Planning Policy, replacing all previous PPG and PPS and Circular 05/05. It came into effect immediately on its publication on 27 March 2012 and therefore its policies now have material weight.

With regard to existing statutory developments plans, post-NPPF, the document gives full weight to policies within statutory development plans adopted post-2004 (so long as there is only a "limited degree of conflict" with the NPPF) whilst any policies or plans which pre-date this period, or are significantly conflicted with the NPPF will effectively be superseded by policies within the new national framework. The 12-month transition period has now expired.

In this context, it is considered therefore that the Core Strategy carries weight in terms of the plan-led presumption established within Section 38 of the 2004 Act and the approach set out within the NPPF. The recent appeal decision in respect of UK COAL PLC, 18 January 2012, however demonstrates that the Council's housing policies contained within the Core Strategy are out of date and as such a presumption in favour of residential development applies. The remaining saved policies of the UDP (2000) do continue to be part of the statutory development plan, since the legislative basis for the definition of the plan cannot be altered by the publication of policy. However much of the policies in the UDP now carry limited weight and precedence should be given to the relevant policies of the NPPF. This is in the case where policies are not consistent with the NPPF, a "pre-2004 Act Plan" would effectively be overruled by the new NPPF policies.

Within this overarching policy framework, the evaluation of the application proposals is now considered against the following issues:

- Principle of Development
- Design and Heritage
- Highways and Transportation
- Environmental Issues
- S106 Obligations
- Conformity with the Development Plan

7.2. Principle of Development

The proposals have evolved taking account of national planning policy and guidance and the adopted development plan for Barnsley. The proposals comprise the redevelopment of a brownfield former employment site for high quality residential development. The establishment of the suitability of the site for residential development has taken account of the following issues:

- Economic Imperative
- Regeneration
- Housing Need

In addition, the principle of development has been considered in the context of the statutory development plan, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and also the policies within the NPPF.

7.2.1. Economic Imperative

In terms of the existing development plan, the site is allocated within the Barnsley UDP (adopted 2000) as an employment use and area for employment expansion. However within the emerging plan the site is defined as being within the settlement boundary and as 'Urban Fabric – Land within the settlement with no specific allocation'. The former employment use on the site is no longer in existence and all buildings on the site have been demolished. The site was marketed as a manufacturing industrial site from May 2004 onwards however there was no significant interest from potential industrial/manufacturing occupiers. The site in its current use does not contribute to the local economy; the site no longer provides

employment opportunities and sits vacant. The Council during their pre-application response also confirmed that the principle for residential development on the site is acceptable subject to there being no conflict with relevant policies.

Development of the site for a residential end use will have a positive impact on the area in economic terms. The development of new housing will bring local benefits and aid social cohesion. The proposal will provide high quality dwellings in a sustainable location. It is expected that the proposal could attract new residents to Bolton-upon-Deane as well as movement of existing residents within Bolton-upon-Deane. The new residents would help generate additional expenditure within the local economy through spending in local shops and services, and more widely in the Barnsley area.

The proposed development is expected to generate a series of direct and non-direct job opportunities to the local community. During the construction phase it is expected that the majority of employment effects would arise through the creation of temporary construction jobs associated with the expenditure incurred in constructing the residential accommodation. This could include site remediation, construction of site infrastructure and construction of residential units. The main source of construction spend will relate directly to the provision of the new residential dwellings.

In addition, with regard to indirect employment, the creation of 64 additional households would create additional demand for local services which would have a positive impact on the employment of additional staff by existing businesses in the locality. Additionally, the subsequent maintenance of the public and semi-private areas of landscaping and open space will create a requirement for landscape maintenance operators.

Residential development in this location will lead to direct investment into this area, as well as additional employment and increased household expenditure within the locality. An opportunity for investment would be a significant benefit to Bolton-upon-Deane with the majority of resultant beneficial impacts being felt at a local level.

The NPPF is driven by the need to the delivery of sustainable development supported by economic, social and environmental roles for the planning system. At the heart of this approach is the presumption in favour of sustainable development which is driven by a commitment to support growth.

"The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning must operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system." (para. 19, NPPF, 2012)

The redevelopment of the site for housing provides an important opportunity to contribute to securing a sustainable long-term future for the settlement and, as such, in an economic context the presumption should be in favour of support of the proposed development.

The Ministerial Statement "Planning for Growth" provided advance notice of the Government's commitment to streamline the planning system and reduce bureaucracy to an end of supporting economic development. In that sense, the planning system is encouraged to support new economic development and business rather than act as an impediment to development proposals. Whilst the credentials and policy considerations in relation to a residential development of this scale should not be ignored, it is clear that the economic imperative of the proposed development is a significant one, which accords both with the Government's priority to get the economy growing and the general thrust and approach to new development confirmed in the NPPF.

New Homes Bonus

The delivery of new homes within Bolton-upon-Deane will assist in achieving the level of housing need required within the area and wider area. In addition the New Homes Bonus sets out how the Government proposes to reward Councils and Communities for the new homes built in their areas and to support bringing empty homes back into use. The New Homes Bonus provides authorities with real incentive to deliver housing growth.

7.2.2. Regeneration

As set out within the previous section, the opportunities the scheme has to contribute to the economic well-being of the locality are key. In terms of regeneration however, the redevelopment of this site represents a significant opportunity to regenerate an element of the site which has suffered from decay. Redevelopment of the site for residential use therefore represents a significant opportunity to enable remediation and site restoration on the former factory site alongside the other economic benefits which the actual land use proposals will bring. In that sense, development would realise both physical regeneration of the site and regenerative impacts on the neighbouring settlement.

The NPPF places regeneration high on its agenda in terms of "Building a strong, competitive economy" and the support for economic development. This indicates that priority areas for regeneration should be identified, and states that authorities should,

" - identify priority areas for economic regeneration, infrastructure provision and environmental enhancement;"

(para. 21, NPPF, 2012)

In addition, the recently adopted Core Strategy, now part of the development plan and which sets the key strategic policies and approaches for the Borough, places regeneration at the heart of the strategy and many of the key policies. In particular, the paragraph 7.33 of the Spatial Portrait states,

"We want to regenerate and enhance the Dearne Towns which have suffered since the end of the coalmining industry, and are doing so through major regeneration schemes and master planning. We will plan for the towns of Goldthorpe, Thurnscoe and Bolton on Dearne together but will ensure that they retain their own unique identities at the heart of the Dearne Valley Eco-vision".

Within this context, the regeneration of the site represents a significant opportunity for not only economic benefits but also in relation to social and environmental benefits to the locality. At this time, the site, plays no positive role in terms of its environmental impact in the area, whilst it remains largely inaccessible and therefore neither does it contribute in social terms within the community.

In terms of the existing development plan, the site is allocated as an employment use and area for employment expansion. However within the emerging plan the site is defined as being within the settlement boundary and as 'Urban Fabric – Land within the settlement with no specific allocation'. The former employment use on the site is no longer in existence and all buildings on the site have been demolished. The site was marketed as a manufacturing industrial site from May 2004 onwards however there was no significant interest from potential industrial/manufacturing occupiers. The UDP Allocation also carries reduced weight given its age (adopted December 2000) and the context of the NPPF.

Core Strategy Policy CSP 19 seeks to adopt a positive and permissive approach to the redevelopment of existing employment land. The Policy identifies that where redevelopment would not result in a loss of existing jobs or employment potential and there will still be an adequate supply of employment land in the locality and if the criteria for redevelopment can be satisfied, then redevelopment will be allowed where it can be demonstrated that the buildings or land cannot satisfactorily support continued employment use.

In that sense, the regeneration and redevelopment of the site is consistent with the approach of the emerging Core Strategy. Core Strategy Policy CSP 17 also identifies Bolton on Dearne as an area of low housing demand which the Council will support a range of housing market regeneration programmes aimed at the renewal of poor housing and the revitalization of the neighbourhoods and communities. Therefore, this positive approach and benefit from the regeneration of the former employment land and the positive opportunities in terms of the locality is recognised within the development plan and emerging local and national policy.

From a regeneration basis therefore there is a clear and significant regeneration benefit resulting from the proposed redevelopment of this employment site and future expansion site. The regenerative benefits would apply to the environmental regeneration of the site and its environs, but more significantly in terms of the potential social and economic regeneration which the adjoining settlement of Bolton-upon-Deane would be likely to experience.

In summary, it can be demonstrated that the application proposals would contribute to the following regeneration benefits to the site, Bolton-upon-Deane and the surrounding area:-

- Former employment site regeneration and remediation
- Employment Creation
- Housing Benefits
- Sustainable development
- Amenity and Recreational Improvements
- Off Site Highways Benefits
- Environmental Benefits

We have demonstrated that the development can deliver significant regeneration benefits within the policy framework set by the existing development plan, the emerging Core Strategy and the scheme prepared for the full planning application submission.

The regeneration opportunity and consequential benefits represent significant material considerations that weigh in favour of the proposed development of this former employment site. Such benefits are therefore entirely consistent with the objectives of local, regional and national planning policy.

7.2.3. Housing Need

The key approach to housing at a national level is now set out in the NPPF, which replaced the former Planning Policy Statement 3: Housing (2006; subsequently amended). The key message of the NPPF however remains essentially the same as within PPS3, and sets out a number of specific approaches which it outlines as necessary to "boost significantly the supply of housing" (para. 47, NPPF, 2012)

The increase in delivery of homes therefore is a fundamental objective of the Government, and it is expected that this approach should be reflected across the country in terms of individual Local Planning Authorities' approach to housing provision in development and also in consideration of individual planning applications.

An evidence based approach is fundamental in ensuring that housing supply is both increased and meets the housing requirement for a particular area. This evidence base is delivered through the development of Strategic Housing Land Availability Assessments (SHLAA) and Strategic Housing Market Assessments (SHMA), which remain from the previous policy context. This again is reflective of previous policy and guidance and seeks not only to identify suitable locations for housing development, but sites which are deliverable (in the following five years) or at least developable (in the longer term). This means that sites which are evidently capable of delivering housing numbers, and which are located in suitable sustainable locations, should be considered favourably, and in terms of planning applications, the NPPF specifically states,

" Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.."

(para. 49, NPPF, 2012)

Barnsley MBC has adopted the Core Strategy (September 2011) as part of its emerging Local Development Framework. Policy CSP 9 within the Core Strategy clearly indicates a significant requirement for new housing across the Borough, specifically a need for an additional 21,500 net additional dwellings over the lifetime of the plan. The 2009/2010 Annual Monitoring Report (the most recent AMR available to date) confirms that the Council has sufficient sites to deliver the housing targets both in terms of short term (five year supply) and also over the long term (Strategic Housing Land Availability Assessment). The AMR is in our opinion out of date and does not present the most up to date evidence base.

In a recent appeal by UK COAL PLC (determined on 18 January 2012) the Planning Inspector confirmed that a 5 year supply of deliverable site has not been demonstrated by Barnsley Council and, as such, proposals for housing should be considered favourably. It is therefore considered that the NPPF presumption in favour of sustainable development applies in this case.

7.3. Design and Built Heritage

The recently adopted NPPF now contains all relevant national planning policies with respect to design. Within para. 114-123 of the NPPF there is specific attention paid to the role and requirement for high quality design within new development proposals. The document specifically states,

"Good design is indivisible from good planning and should contribute positively to making places better for people. The Government's objective for the planning system is to promote good design that ensures attractive, usable and durable places. This is a key element in achieving sustainable development."

The plans submitted with this application, have sought to respond to principles of good design through not only an aesthetic approach but through considerations of *"connections between people and places and the integration of new development into the natural, built and historic environment"* (para.119).

The proposed scheme will provide a development of 64 residential properties, designed on behalf of the housing developer and, as such, designed and built to their specification. The properties are designed for the identified market in which the developer is active within, and consequently these are properties which are reflective of the house types and styles prevalent within this area.

Particular detailed assessment of the design approach and architecture employed within this scheme is contained within the Design and Access Statement which is submitted with the application and prepared by the appointed Architect.

In terms of policy, the Core Strategy emphasises the need for high quality design throughout the document whilst policy CSP 29 specifically deals with design and sustainable construction. As detailed within the Design and Access Statement, it considered that the scheme would meet the requirements of this policy, responding to local features, character and landscape.

There would be no “unacceptable negative” effects on the neighbouring area or amenities and the proposals would respond positively to the site context and surroundings.

7.4. Highways and Transportation

7.4.1. Transport Assessment

Westgate Consulting (Leeds) Limited have prepared a Transport Assessment, dated March 2013, which considers the transport implication of the proposals to achieve a sustainable development and identify any residual impacts together with appropriate mitigation measures. The Transport Assessment concludes that there are no transportation reasons which would prevent the proposed development being granted planning consent. The TA confirms that there are no requirements for offsite mitigation measures. Notwithstanding this and in recognition of the concerns of the Local Highway Authority and local residents about conditions at the hump back bridge, the proposals include off site measures to introduce a 20 mph speed limit on Lowfield Road and traffic calming on both approaches to the bridge. These measures, together with the footway widening works to be undertaken as part of approval 11/0963 will ensure that road safety at the bridge and on its approaches are not compromised by the proposed development.

It is therefore concluded that there are no highways or transportation reasons which should prevent the proposed development being granted planning consent.

7.4.2. Travel Plan

Travel Plan Services Ltd (TPS) has been commissioned by Gleeson Homes to complete a travel plan relating to the second phase of residential development at Lowfield Park, Bolton upon Dearne. The Travel Plan outlines the local sustainable travel options for the second phase of residential development at Lowfield Park, and highlights the ways that the developer will seek to promote these options to residents. A key measures contained within this document is the continuation of the role of Travel Plan Coordinator from Phase I of Lowfield Park, who will ensure that this work is completed in a timely fashion, and will be able to use up-to-date best practice for implementing the measures.

Regular monitoring will be established beginning in Summer 2013 as agreed in the original travel plan, which will help to inform the Travel Plan Coordinator of the successes and failings of any extant measures, ensuring that the travel plan for the development is suitable for purpose and relevant to the residents who live there. The progress of the Travel Plan and the outcome of monitoring will be shared with the Travel Planning team at Barnsley Metropolitan Borough Council.

7.5. Environmental Issues

7.5.1. Noise

A Noise and Vibration Assessment was undertaken in March 2013 on behalf of Gleeson Regeneration and Homes by Spectrum Acoustic Consultants. An original noise and vibration survey was completed by Spectrum for phase I residential development to the north and this data has been included as part of this assessment and remains valid. The assessment confirms that noise levels at the site are dominated by occasional rail movements from passenger and freight trains on the adjacent railway line and other audible sources include road traffic noise from Lowfield Road and other surrounding roads.

The Noise Assessment provides a mitigation scheme that satisfies internal noise levels in accordance with the national amenity guidelines. Noise levels in the gardens of the properties nearest to the railway line just exceed the guideline noise level of LAeq 55dB

suggested by BS 8233:1999. However, external areas are considered to be a secondary matter when it comes to assessing amenity. Noise levels in gardens of the remaining properties across the site will be comfortably below the recommended guideline noise level of LAeq 55dB. The measured VDV levels at the site are very low, and are significantly below the range which indicates a low probability of adverse comment.

7.5.2. Air Quality and Odour

An Odour Constraints Assessment was undertaken by SLR in support of the application in September 2012. The report concludes on the basis of the Odour Constraints Assessment it is considered that those locations of Site A and Site B outside of the predicted C98, 1-hour 5.0ouE/m³ exposure criteria are sufficient to ensure the amenity of residents of the Gleeson development would not be witness to any significant detrimental impact.

Following pre-application feedback in response to the above Odour report SLR have responded to the comments raised and consider that the results of the Odour Assessment remain defensible, in the assessment of potential odour from the Bolton on Dearne WwTW ensuring that those locations of outside of the predicted C98, 1-hour 5.0ouE/m³ exposure criteria are sufficient to ensure the amenity of residents of the Gleeson development would not be witness to any significant detrimental impact.

A copy of the report and additional information should be read in conjunction with this planning statement.

7.5.3. Ground Conditions

Eastwood and Partners, on behalf of Gleeson Homes and Regeneration, prepared a Phase I report in relation to the application for residential development to the north of the site and have provided a supplementary report for the application site. The majority of the Phase I information remains valid for this application, differences are reported within the Supplementary report.

The Supplementary Report provides the following recommendations:

- Natural ground was found at relatively shallow depth across the majority of the area, indicating unreinforced strip footings will be suitable. However, possible deep fill is potentially present in the southern section of the site, which may require piled

or raft foundations. Ground bearing slabs should be appropriate across the site provided the depth of made ground below the slabs is less than 600 mm. However, it is likely that some levelling of the site will be carried out.

- Reinforced suspended slabs will therefore be required for plots where more than 600 mm of made ground is present.
- Further investigation into the ground conditions in the southern portion of the site, if this portion of the site is to be developed. Gas monitoring may be required if made ground over 2.0 m deep is to remain beneath housing. If ground gases were found, appropriate gas precautions would have to be adopted.
- Further chromium and benzo(a)pyrene testing is required around TPI4.

7.5.4. Flood Risk and Drainage

SKM were instructed by Gleeson Homes & Regeneration to assist in the completion of a planning application by supplying a Surface Water Drainage Assessment for the proposed Housing Development Site at Lowfield Road, Bolton-on-Dearne. The Drainage Assessment also supports the wider ranging FRA produced by SKM Enviros.

The information provided within the FRA along with the calculation in this report demonstrate that for the Development Site the estimated surface water attenuation volume required is 415 m³.

This attenuation could be provided as a tank or pond, however both these solutions require further land take. The calculations of the Drainage report show how estimation of the required attenuation volume for the site was calculated. During detailed design, it will be possible to confirm the approximate figures used in this report with more accuracy as further site investigation will take place to ascertain site conditions, assist with the design and construction process.

The Flood Risk Assessment was undertaken on 9 April 2013 by SKM Enviros in support of the application and provides the following conclusions:

The site is situated wholly within flood zone I and as such is considered to pass the Sequential Test and potentially be appropriate for any type of development.

To SKM Enviros's knowledge the site has never been impacted by flooding, including the June 2007 flood events.

The existing levels within the development area are between 21 m and 24.5 m AOD. The current site ground levels are more than 5 m above the modelled 1% AEP flood level and finished flood levels are expected to be more than 5 m above the 0.67 %AEP modelled flood level. In light of this the risk posed by this flood source to the site is considered to be low.

Other flood sources including overland flows and drainage infrastructure have been considered and all potential risks identified have been assessed to be low.

Any residual flood risk relating to Phase 1 and Phase 2 surface water and drainage are to be managed during detailed design using a suitable drainage and surface water design plan.

A copy of the Flood Risk Assessment and Surface Water Drainage Assessment have been submitted as part of this application package and should be read in conjunction with this statement.

7.5.5. Ecology

An extended Phase 1 Habitat Survey was undertaken in December 2005 by WSPE which identified five buildings, hard standing, semi improved grass and, scrub and tall ruderal present on the site. Habitat suitable or nesting birds, reptiles and foraging bats was identified and further reptile surveys were recommended.

An Ecological constraints survey was undertaken by WSP Environmental Ltd in September 2008 as an update to the 2005 Extended Phase 1 Habitat Survey. The survey confirms that whilst some of the habitats on site have changed the overall ecological value of the site and potential to support protected species remains the same, and therefore WSP states that recommendations made in the 2005 ecology report are still valid.

The statement provides the following recommendations:

- A specific reptile survey is to be undertaken at the site prior to development
- Where habitat for foraging and nesting birds including scrub and trees is to be lost, vegetation clearance should take place outside the breeding bird season, where avoidance is not possible a nesting bird survey should be carried out

Whitcher Wildlife Ltd undertook a Reptile Survey during May 2011 to establish whether there are any issues that may affect the proposed works. The survey confirmed no reptile activity was identified on the site during the seven site visits undertaken. The survey confirms that there are therefore no limitations to the proposed development and no mitigation measures are necessary. The survey does however recommend that as a precautionary measure all personnel be briefed and instructed that if any reptiles are identified during the site clearance works, these should not be harmed and should be left to escape safely from the site.

7.5.6. Trees and Landscape

As part of the proposed development, a landscaping scheme has been included which indicates where retained and new planting will be located in relation to the new buildings and infrastructure. Details of such are contained principally within the Design and Access Statement and the submitted drawings package.

It is considered that the submitted scheme makes an appropriate contribution to landscape, arboriculture and green infrastructure, successfully integrates the Tree Preservation Order area and providing appropriate screening and planting to soften the impact of the proposed development. In this sense it is considered that the proposals are consistent with the relevant policies within the NPPF and the statutory development plan.

A Tree Survey was undertaken by Iain Tavendale in July 2008 and this forms part of the submission package.

7.5.7. Sustainability

7.5.7.1. Access to Employment

This site is in an excellent location for access to employment; there are employment opportunities within 400m of the site as well as within approximately 1000m of the site. Just beyond 800m of the site is and Goldthorpe Industrial Estate.

The site is within 400m of the train stations and a number of bus stops. The railway station is served by the Wakefield Line and offers direct hourly (on weekdays) services to Sheffield, Rotherham, Wakefield and Leeds. Therefore the site is in a good location to allow people to commute to Sheffield, Rotherham, Wakefield and Leeds for work. The site is also well served by buses that offer good access to employment more locally.

The site is well served by a good highway network providing accessibility to employment opportunities in Mexborough, Doncaster, Pontefract, Rotherham, Sheffield and Leeds.

The site is therefore accessible to a range of employment opportunities having excellent access to employment, locally and regionally.

7.5.7.2. Access to Services

This site is highly accessible to local facilities and is located within the settlement limits. It is within 800m of the local centre of Bolton-Upon-Deane, which is to the northwest of the site and there are a number of other local shops within 400m of the site. The settlement of Bolton-Upon-Deane is located approximately 10.5 miles from Barnsley town centre and 7.4 miles from Rotherham town centre. The site is also located approximately 10 miles from Doncaster town centre and further a field is the city centres of Sheffield, Wakefield and Leeds.

The site has the following services and facilities within 400m:

- Train station
- A number of bus stops
- A number of local shops and services
- Public house/restaurant and
- Open space and public open space

In addition to these, the site has the following services and facilities within 800m:

- Local centre
- Educational facilities
- Community facilities
- Additional bus stops
- Further local shops, pubs / restaurants and services as well as
- More areas of open space and public open space

The site is therefore very well located in relation to local services and as such the site is very sustainably location.

7.5.7.3. Access to Local Schools

The site is also very well placed for access to a number of nurseries, primary and secondary schools in the surrounding area.

The following schools are in close proximity or in reasonable travelling distance to the site:

- Lacewood Primary School
- Heather Garth Primary School
- Dearne Carrfield Primary School
- Goldthorpe, The Dearne High School
- Mexborough Highwoods Primary School
- Mexborough Science College
- Barnburgh Primary School
- Dearne Highgate Primary School
- Dearne Valley Day Nursery
- Fenwood House Day Nursery

It is considered that site is highly accessible to local schools, and schools.

7.5.7.4. Access to Local Transport

The site can be accessed off the Lowfield Road with a number of access options available.

The site is within walking distance to LTP2 Core Public Transport Network; the railway station is served by the Wakefield Line and offers direct hourly (on weekdays) services to Sheffield, Rotherham, Wakefield and Leeds.

The bus stops in closest proximity to the site are served by buses to Barnsley and Thurnscoe, which have a frequency of every thirty minutes on weekdays.

The site also has easy access to the B6098, the main route through Bolton-Upon-Deane that connects the settlement to Goldthorpe. The B6098 provides access to the north to the A635 which provides access to Barnsley to the west and the A1(M) and Doncaster to the east. The B6098 also provides access to the south to the A6023 which provides access to Mexborough to the east and to the A6195 and then the M1 Motorway to the west.

Consequently, it has been demonstrated that the site is located in a very sustainable location, with good access to local shops, services and facilities and excellent access to a variety of modes of transport other than the private car, such as walking, cycling and bus and rail services.

7.6. Summary of Reasoned Justification and the Planning Balance

7.6.1. The Planning Balance

Section 38(6) of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Whilst the NPPF says that from 12 months from the day of publication, decision takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework it does note that in all other cases, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The NPPF also notes that decision takes may also give weight to relevant policies in emerging plans according to the stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant plans in the emerging plan to the NPPF. The 12 month transition period has however now expired.

This section draws together the assessment section of this report and demonstrates how the scheme complies with the development plan and the weight to be attached to other material policy considerations.

The application site is located within Barnsley Metropolitan Borough Council boundary and as such the relevant statutory development plan context should be given due weight. In this case the statutory development plan includes the remaining policies of the UDP (including the Proposals Map) and the Core Strategy, adopted in 2011 as part of the Barnsley Local Development Framework (LDF). However, the Core Strategy should be given the greater weight in this instance given its more recent adoption, and that such an adopted plan was based on a recent and robust (in the view of the Inspector) evidence base. It is considered

that limited weight should be given to the Unitary Development plan including the allocation of land for an employment use within the UDP proposals map and that greater weight should reside with the NPPF.

The Core Strategy is the Council's most recent statement of policy and sets out its clear strategy for development within the Borough during the period 2008 - 2026. Within it, its key focus relates to quality of life, growth and regeneration, to be delivered primarily through the building of new homes and businesses in suitable locations throughout the Borough. The Strategy solutions for Housing within the authority include ensuring the mix, type and density of housing is appropriate, seeking affordable housing where appropriate and supporting the HMR process. Policy CSP 17 Housing Regeneration Areas states that the authority will support a range of housing market regeneration programmes aimed at the renewal of poor housing and the revitalisation of Bolton on Dearne. Support is recognised as including encouraging housing growth by granting planning permission for housing redevelopment, addressing the density mix of housing types and tenure and providing new infrastructure to support the sustainability of communities.

The proposal to deliver 64 dwellings on the site will clearly have a regenerative effect, both in terms of the re-use of the previous employment land but also in terms of the associated economic and social benefits to the existing settlement which will be delivered as a result of the new homes. It is also clear that Bolton-upon-Deane is identified as an area with a weak housing market where housing growth is encouraged (Policy CSP 17).

The proposed development is clearly consistent with the key broad aims and objectives of the Core Strategy and given its primacy in development plan terms, should be afforded the full development plan presumption in its favour as a result.

Other policies within the development plan, in relation to the UDP policies relating to the existing employment site and the extension to an existing employment site (ED7 and ED11) should also be given due weight given they remain part of the statutory plan. However, as explained above, the Core Strategy should be given more weight than the UDP, which was adopted in 2000 and therefore is out-of-date in terms of the approach taken to such within the NPPF.

It is considered that the proposed development sits well within the approach and policies within the new planning framework approach outlined within the NPPF, which seeks to

encourage growth through a presumption in favour of sustainable development. In addition, the scheme provides economic investment and impetus to an area in need of regeneration, through a residential scheme which will create investment and additional employment within the area, whilst improving the local housing stock.

With respect to housing, the NPPF makes clear a commitment to a significant increase in the delivery of new homes, something which the scheme clearly will make a significant contribution towards.

In principle, much of the key policies relevant to this scheme are consistent with the approach taken with respect to the emerging Core Strategy, and in many senses with the NPPF approach to regeneration priorities.

In accord with Section 38 of the 2004 Act, we have considered the weight to be attached to other policy documents in terms of non-statutory regional and local policy and Government planning policy guidance, whilst the report also summarises the other key material considerations which have been taken into account as part of the scheme.

Other material considerations, in terms of the technical areas and supplementary planning documents and guidance have also been given due regard in the consideration of the scheme. It is considered that none of these other material considerations, in themselves or cumulatively, would overcome the national policy and plan-led presumption in favour of the development.

On this basis, it is considered that, given the proposed development is consistent with the overarching themes, objectives and thrust of the development plan (and most notably that contained within the Core Strategy) that there is a plan-led presumption in favour of the development of the site. There are no other material considerations which would, on balance, override this presumption and the economic and housing delivery benefits of the scheme would weight still further in favour of the proposals. The application proposals are therefore acceptable and planning permission should be granted for the proposed development.

8. Section 106 Heads of Terms

The proposed development would, due to its scale and proposed uses, normally require planning contributions to be made in respect of matters such as affordable housing, highways and open space. As part of this process the applicant has considered the relevant policies and requirements in various areas of developer contributions, as well as the implications on the viability of scheme of making such contributions, as set out within the NPPF.

The following have been requested:

- Education – the scheme would generate an education contribution of £250,000
- Affordable Housing - The scheme seeks the delivery of 15% on site affordable housing
- Public Open Space – The scheme provides 15% of the gross site area for Public Open Space. This includes a Local Area of Play (LAP) in the northern part of the site and an equipped area of play to the south west. This is in accordance within the SPD which seeks 15% of the gross site area of new housing development for open space. The type of space provided is in line with comments raised during pre-application discussions and a request from the planning officer. The client team are also prepared to offer equipped play, even though one is not required by Barnsley's policy for a site of this site.
- Highways - The proposals include off site measures to introduce a 20 mph speed limit on Lowfield Road and traffic calming on both approaches to the bridge. These measures, together with the footway widening works to be undertaken as part of approval 11/0963 will ensure that road safety at the bridge and on its approaches are not compromised by the proposed development.

8.1. Viability Assessment

The applicant has undertaken a viability assessment as part of this planning application into the level of planning gain that can be afforded by the development, the result of which shows that the requested provision in terms of affordable housing and education would be unviable

for the development. Please refer to the applicant's proposed S106 Heads of Terms for details of their proposed planning contributions.

9. Summary and Conclusions

We respectfully request that the application proposals for the site are supported by the Local Planning Authority and Members since the proposed development involves the redevelopment and regeneration of part of a former colliery site, providing a significant opportunity for the adjacent settlement of Moorends in terms of regeneration benefits.

There is a compelling case in regeneration and housing delivery terms for the proposals submitted within this application, and an opportunity to secure investment, employment and new homes within a community with a shortage in all of these areas.

The development of this site would lead to a number of key benefits as detailed below:-

- Delivery of new housing will contribute to housing needs both in Bolton-upon-Dearne and across the Borough as a whole
- Creating an improved and quality housing market in Bolton-upon-Dearne will help to encourage residents to remain in the area by providing aspirational though affordable properties
- Delivery of New Homes Bonus
- Additional households and residents in Bolton-upon-Dearne will increase economic activity and expenditure within the locality, provide further support for local shops and services and employment
- Construction and related jobs as well as economic activity and expenditure during the development of the site
- Regeneration and re-use of the vacant former employment site providing a positive after-use
- Provision of public open space on the site to serve the existing and future residents of the site

The new planning policy context set by the NPPF very clearly establishes the desire of the Government to facilitate growth, investment and developments which are clearly sustainable. The proposals are fundamental to the delivery of the adopted Core Strategy for the Borough, in so far as how the regeneration and growth aspirations for Bolton-upon-Dearne can be realised. There is no evidence or indication that the development of the site would be prejudicial to the Council's emerging Sites and Places DPD in terms of identifying specific sites for development and there would be no detrimental impact in housing delivery terms of bringing this site forward at this stage.

The scheme is of significant importance to the economic regeneration and development of the settlement, a key aim and objective of national policy within the NPPF and within the recently adopted Core Strategy for Barnsley. The grant of permission for this application therefore will strongly support the delivery of this strategy and creation and delivery of much needed housing for the Borough and economic and environmental benefits for Bolton-upon-Dearne.