

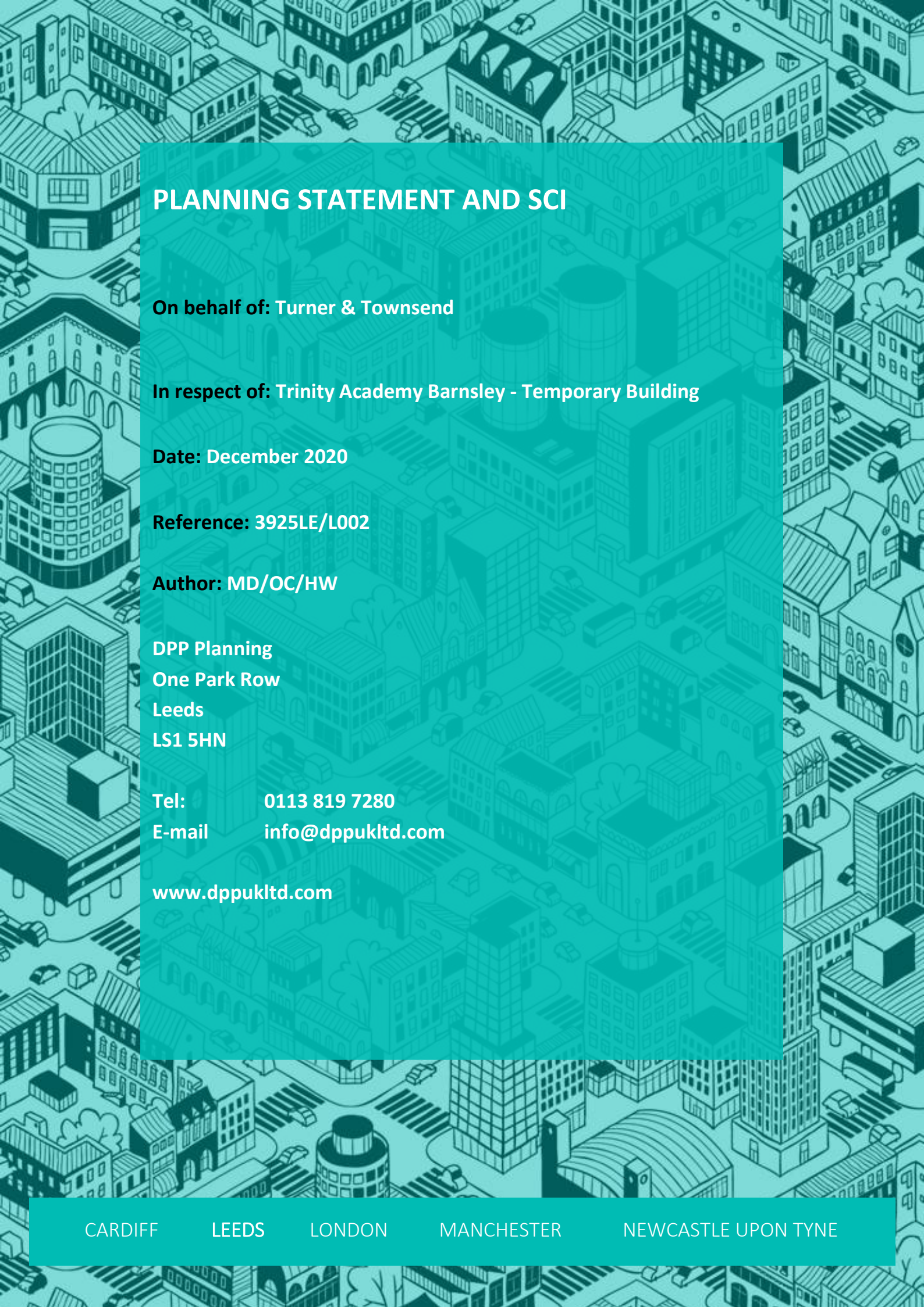


PLANNING STATEMENT AND SCI

TURNER & TOWNSEND

TRINITY ACADEMY BARNSELY - TEMPORARY BUILDING



An isometric illustration of a cityscape with various buildings, streets, and vehicles, rendered in a teal color scheme. The illustration is used as a background for the document.

PLANNING STATEMENT AND SCI

On behalf of: Turner & Townsend

In respect of: Trinity Academy Barnsley - Temporary Building

Date: December 2020

Reference: 3925LE/L002

Author: MD/OC/HW

DPP Planning
One Park Row
Leeds
LS1 5HN

Tel: 0113 819 7280
E-mail info@dppukltd.com

www.dppukltd.com

Contents

1.0	INTRODUCTION	4
2.0	SITE DESCRIPTION AND PLANNING HISTORY	5
3.0	PROPOSED DEVELOPMENT	7
4.0	NATIONAL PLANNING POLICY CONTEXT	8
5.0	LOCAL PLANNING POLICY CONTEXT	12
6.0	PLANNING ASSESSMENT	17
7.0	STATEMENT OF COMMUNITY INVOLVEMENT	20
8.0	SUMMARY AND CONCLUSIONS.....	22

1.0 Introduction

- 1.1 This Planning Statement and SCI has been prepared on behalf of Turner and Townsend in support of a full planning application for the erection of a temporary school to accommodate a total of 360 pupils (with an intake of 180 pupils from September 2021 and an additional intake of 180 pupils in September 2022) for a period of 2 years on land at Keresforth Close, Barnsley.
- 1.2 The purpose of this Planning Statement is to provide the context to the proposals including the urgent need for additional school places within the Borough, to set out the details of the proposed temporary school, and to provide an assessment of the proposals against the specific national and local planning policy requirements.
- 1.3 The application has been made following pre-application discussions with Barnsley Metropolitan Borough Council (BMBC), Sport England and key stakeholders including immediately adjacent local residents. Full details of this engagement are discussed in the Statement of Community Involvement section at Chapter 7.
- 1.4 The statement takes the following structure:
 - Chapter 1: Introduction
 - Chapter 2: Site Description and Planning History
 - Chapter 3: Proposed Development
 - Chapter 4: National Planning Policy Context
 - Chapter 5: Local Planning Policy Context
 - Chapter 6: Planning Assessment
 - Chapter 7: Statement of Community Involvement
 - Chapter 8: Summary and Conclusions.

2.0 Site Description and Planning History

- 2.1 The site is located off the A6133 – Broadway in Barnsley, approximately 1.3km south west of the town centre. The approximate site boundary is outlined in red below:



- 2.2 The proposed temporary school will be located on an area of land designated as playing fields (albeit not marked up for formal sporting provision) and will accommodate a building of 1,942 sq.m in size. The site is currently an open field and bounded to the north by Keresforth Close. A number of vacant NHS buildings are located to the east (the Keresforth Centre). The site is bound by the A6133 - Broadway to the west, residential development and playing fields to the north, and residential properties and allotments on Raley Street to the south and east.
- 2.3 Keresforth Court is an existing residential apartment development to the north, adjacent to the junction of Keresforth Close with Broadway. Additionally, a residential conversion of existing buildings to the north of the site to form 13 dwellings has been granted planning permission (2018/0969) and appears to be under construction from the image above and may be completed and occupied at the time of writing.
- 2.4 The site is located within Flood Zone 1, with the exception of a small area at high-risk of surface water flooding at the location of a small pond adjacent to some of the existing former NHS buildings.

- 2.5 There are no TPO trees or tree groups evident within proximity of the site according to BMBC's mapping software.
- 2.6 The only listed building in close proximity to the site is the Church of St Edwards (Grade II), approximately 240m to the south-east, beyond existing residential development.
- 2.7 A public right of way (FP 260) runs along the eastern boundary of the site; a further PROW (FP 266) runs along the northern boundary. Both are shown below in the map extract below.



3.0 Proposed Development

- 3.1 The proposed development comprises the erection of a temporary school building and associated hard-surfaced play and sports facilities, access and parking.

Layout, Design and Scale

- 3.2 The proposed school will be located within the north-eastern part of the existing playing fields. The school building will be located centrally between two hard-surfaced play areas to the north and south, with the building aligned east-west. Access to the site will be provided by a new access south of Keresforth Close, with 4 visitor parking spaces and 2 accessible visitor spaces to the west of the school building. 94 spaces including 1 disabled space will be made available for staff parking and pick-up-drop-off by utilising the existing spaces within the NHS Keresforth Centre site.
- 3.3 The school building itself will be constructed from modular units of two storeys in height, arranged in a rectangular form on the existing playing field land. The building has a gross internal area of 1,942sqm, sufficient to support 360 pupil places. While the entire school building will be constructed at once, a cohort of 180 pupils will enter the school in 2020, with the next 180 entering in 2021. A hard-surfaced social/informal play area will be provided to the north of the building, and a hard-surfaced PE sports pitch to the south.
- 3.4 The building will be faced in painted steel in dark and light grey, with painted white uPVC windows, white steel doors and black PVC downpipes. The building will have a simple, repeating elevational treatment reflecting the temporary modular construction method.
- 3.5 The site will be secured with 2.4m high boundary fencing and a vehicle gate onto Broadway, with access to the school itself strictly controlled; the access road, visitor and accessible parking fall outside of the secure line.

Landscaping

- 3.6 The site will feature simple landscaping proposals which include the retention of all open green spaces which do not form part of the development boundary. The school site will feature hard-surfaced play areas and sports pitches with no specific landscaping proposed within the school site.

Access and Movement

- 3.7 The site is proposed to be accessed via Keresforth Close via a new vehicular entrance to the south. As set out above, 4 visitor spaces and 2 accessible spaces will be provided to the west of the school buildings, while staff parking and pupil drop-off/pick-up parking will be provided to the east, making use of the existing parking areas at the Keresforth Centre for a total of 43 spaces (49 including visitor/accessible spaces).

4.0 National Planning Policy Context

National Planning Policy Framework

- 4.1 The amended and updated National Planning Policy Framework (NPPF) was published in July 2018 and updated in February 2019 and supersedes all previous national planning policy guidance documents. In order to ensure that decision making is positive, sustainable and provides for necessary development in the right areas, the NPPF sets out the Government's requirements and objective for the planning system in England.
- 4.2 The NPPF seeks to ensure that a positive framework for decision making is enabled. The core principle of the framework is the presumption in favour of sustainable development. The government states that sustainable development provides economic benefit to the country (by contributing to a strong responsive and competitive economy), social benefits (through supporting vibrant and healthy communities) and an environmental role (by protecting and enhancing our natural, built and historic environment).
- 4.3 When determining planning applications, this presumption requires Local Authorities to approve development proposals which accord with the development plan without delay unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits. The NPPF confirms that Local Planning Authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
- 4.4 Within the NPPF it is stated that the Development Plan remains the statutory basis for the determination of planning applications unless material considerations indicate otherwise and that the NPPF is a material consideration in planning decisions.

Achieving Sustainable Development

- 4.5 The NPPF states that the purpose of the planning system is to "contribute to the achievement of sustainable development".
- 4.6 The NPPF also states that at a very high level, *"the objective of sustainable development can be summarised as meeting the need of the present without compromising the ability of future generations to meet their own needs."*
- 4.7 Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways. These are:
- An economic objective;
 - A social objective; and
 - An environmental objective.

The Presumption in Favour of Sustainable Development

4.8 Paragraph 10 of the NPPF states that *“so that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development”*.

4.9 As set out at paragraph 11, with regard to decision taking this means:

“Approving development proposals that accord with an up to date development plan without delay; or

Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

- i. The application of policies in this NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this NPPF taken as a whole.”*

4.10 The NPPF is split into a number of thematic areas some of which are relevant to the Proposed Development. These are considered in further detail below.

Promoting Healthy and Safe Communities

4.11 Paragraph 94 of the NPPF notes that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- Work with schools’ promoters to identify and resolve key planning issues before applications are submitted.

4.12 Paragraph 96 further confirms that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

4.13 Paragraph 97 considers that existing open space, sports and recreational buildings and land, including playing fields should not be built on, unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Promoting Sustainable Transport

- 4.14 Paragraph 108 notes that in determining planning applications, Local Planning Authorities should ensure that:
- a) appropriate opportunities to promote sustainable transport modes can be – or have been taken up, given the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users; and
 - c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 4.15 Paragraph 109 requires that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.16 Paragraph 111 of the NPPF requires all developments that generate significant amounts of movement to be supported by a Transport Assessment.

Ministerial Policy Statement

- 4.17 The policy statement ‘Planning for Schools Development’, published in 2011, states that the Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools – which include Academies and free schools, as well as many Local Authority maintained schools – educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand, and all schools to adapt and improve facilities, allowing for more provision and greater diversity in the state-funded sector to meet both demographic needs and the drive for increased choice and higher standards. In doing so, the Government aim to raise educational standards and so transform children’s lives by helping them to reach their full potential.
- 4.18 It is the Government’s view that the creation and development of state-funded schools is strongly in the national interest, and that planning decision-makers can and should support that objective in a manner consistent with their statutory obligations. They expect all parties to work

together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to the proposal for the development of state-funded schools should be, wherever possible, “yes”.

Sport England Policy

4.19 Sport England provide statutory planning guidance on developments which may affect playing fields. The latest version of the guidance was published in March 2018.

4.20 The Playing Fields policy states:

“Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- *All or any part of a playing field, or*
- *Land which has been used as a playing field and remains undeveloped, or*
- *Land allocated for use as a playing field.*

Unless, in the judgement of Sport England, the development as a whole, meets with one or more of five specific exemptions.”

4.21 There are 5 exceptions to the policy which, in summary, cover:

- **Exception 1** – there is an excess of playing field provision in the catchment area of the proposed development;
- **Exception 2** – the proposal is for ancillary sporting facilities which support the wider playing fields;
- **Exception 3** – the development affects only land not capable of forming part of a playing pitch;
- **Exception 4** – the area of playing field to be lost would be replaced elsewhere by a new area of playing field; and
- **Exception 5** – the development is for indoor or outdoor sport which would outweigh the loss of playing field land.

5.0 Local Planning Policy Context

Adopted Development Plan – Barnsley Local Plan

- 5.1 The Development Plan for Barnsley currently comprises the Barnsley Local Plan, adopted in January 2019, and its associated Policies Map. The plan provides site allocations and development management policies in a comprehensive policy document. It is relatively up-to-date and hence should be afforded significant weight.
- 5.2 The site is allocated for housing and green space under Policy MU4, with an indicative number of dwellings of 150 to be delivered on the site. The allocation is shown below:



- 5.3 Importantly, we have superimposed a blue line onto this plan which divides the allocation; the proposed temporary school site is shown to the south and east of the blue line. There is an extant planning permission for redevelopment of former NHS buildings on the part of the allocation north of the blue line for 13 dwellings (ref: 2018/0969) with a number of conditions discharged. As a result, the remaining dwellings to be delivered from the allocation is reduced to 137.
- 5.4 The 137 dwellings to be delivered as part of the allocation contribute to a total of 5,812 to be delivered within the Urban Barnsley area (or 43% of the Local Plans' total housing allocations) as set out under Policy H2).
- 5.5 **Policy MU4** itself is reproduced below:

Site MU4 Land off Broadway

This site is proposed for mixed use for housing and green space. The indicative number of dwellings proposed for this site is 150. These are included in the housing figures for Urban Barnsley in the Housing chapter.

- The development will be expected to provide 3.25 ha of playing pitches; and
- Any layout should take account of the relationship between the new development and existing buildings that are not available for redevelopment.

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:

- Information identifying the likely location and extent of the remains, and the nature of the remains;
- An assessment of the significance of the remains; and
- Consideration of how the remains would be affected by the proposed development.

- 5.6 As can be seen from the Proposals Map extract above, the location of the 3.25ha of playing pitches is not specified, albeit it is assumed that it would correspond with the existing area of green space. Importantly, the Local Plan provides support for schools and educational facilities within **Policy I2**. The policy indicates that new schools will be supported, and should be located centrally within communities they serve, being accessible by walking, cycling and public transport.
- 5.7 Generally, support for new schools is shown throughout the supporting text for the Local Plan, although we would note that the Education section (page 127) only indicates potential sites for primary schools within proposed allocations, and the Local Plan does not identify any specific sites for secondary schools although it is expected that additional secondary school places would be required to support the levels of housing growth proposed in the Local Plan. As such, new secondary schools can only be delivered on non-allocated sites or through departures to the Local Plan, such as the proposed development.
- 5.8 **Policy GD1** provides general development management requirements for new development, including avoiding amenity impacts on existing and future neighbouring residents, providing high-quality landscaping, and providing suitable access and transport arrangements, amongst others.
- 5.9 **Policy GD2** importantly provides support for temporary buildings and uses, where it can be demonstrated that urgent accommodation is needed pending the completion of permanent buildings. This policy provides in-principle support for the temporary school application; however, it does note that sites visible from highways and public areas will not normally be given permissions exceeding 5 years.

- 5.10 The supporting text also provides some context to the policy application, with paragraph 6.17 indicating that “There is an expectation that any temporary building on playing field land will need to meet Policy GS1 and the playing field land be reinstated to the same or better quality once the building is removed”.
- 5.11 In terms of transport policies, **Policy T3** relates to new developments and sustainable travel, and **Policy T4** relates to safety and indicates that any harmful impacts on the safety or efficiency of adjoining highway infrastructure should be mitigated or avoided.
- 5.12 **Policy HE1** relates to the historic environment and confirms that any heritage assets within the borough should be conserved and enhanced; **Policy HE6** goes on to provide detailed guidance on the preparation of archaeological assessments and what they should contain, including the requirement for field investigation if deemed necessary following desk top studies which is of relevance to the application site.
- 5.13 **Policy GS1**, (as cross-referred to in **Policy GD2**), relates to green space provision; in respect of the proposed development it confirms that an appropriate replacement green space of equivalent or improved quality, quantity and accessibility should be provided which would outweigh the loss of any green space. The exact policy wording is as follows:

Green Spaces are green open areas which are valuable for amenity, recreation, wildlife or biodiversity and include types such as village greens, local open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, recreation grounds, sports pitches and parks.

Proposals that result in the loss of green space, or land that was last used as green space, will not normally be allowed unless:

- An assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough; or
- The proposal is for small scale facilities needed to support or improve the proper function of the green space; or
- An appropriate replacement green space of equivalent or improved quality, quantity and accessibility is provided which would outweigh the loss.

- 5.14 **Policy GS2** relates to green ways and Public Rights of Way and confirms that developments should either protect existing routes within the development or include equally convenient and attractive alternative routes.
- 5.15 **Policy CC1** provides general support for interventions which would reduce the impacts of climate change, and **Policy CC2** indicates that all non-residential development should achieve a minimum of BREEAM Very Good, supported by preliminary assessments at planning application stages. DPP have confirmed with the case officer Andrew Burton that Policy CC2 would not apply to a temporary school building
- 5.16 A number of other relevant policies from the Local Plan are set out below.

- 5.17 **Policy T4** sets out the expectation of new development ensuring to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.
- 5.18 **Policy D1** expresses that development is expected to be of high-quality design and respect, whilst taking advantage of and reinforce the distinctive local character and features of Barnsley.
- 5.19 **Policy LC1** refers directly to Landscape Character, setting out that development will be expected to retain and enhance the character and distinctiveness of the individual's Landscape character area in which it is located, as set out in the Landscape Character Assessment of Barnsley Borough 2002.
- 5.20 **Policy BIO1** relates to the expectation of development to both conserve and enhance the biodiversity and geological features of the borough through the following:
- Maximising biodiversity and geodiversity opportunities in and around new development;
 - Conserving and enhancing the form, local character and distinctiveness of the borough's natural assets.
 - Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity.
- 5.21 **Policy RE1** sets out that all development will be expected to seek to incorporate initially appropriate design measures and therefore decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions. In addition, they should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.

Relevant Supplementary Planning Documents (SPDs)

Parking SPD (May 2019)

- 5.22 The Parking SPD provides guidelines for parking provision at schools – 1 space per 3 teaching staff and 1 space per 3 non-teaching staff. It indicates that 10% of parking spaces should have electric charging points, and that 5% of total parking provision should be disabled parking, with an additional 4% of spaces able to be enlarged or laid out as enlarged standard spaces (guidance is given on the size of spaces).
- 5.23 It also sets out cycle parking standards, requiring 1 long stay space per 10-30 pupils, and 1 long stay space per 40 staff.

Residential Amenity and the Siting of Buildings SPD (May 2019)

- 5.24 This SPD sets out design principles to apply to non-residential buildings in proximity to existing residential properties. It provides a number of specific criteria to be addressed in any design

process including a minimum 25m distance between habitable room windows, greater distances for 3 storey buildings to account for daylight/sunlight access, alongside more general advice seeking to avoid proximity of plant and machinery to residential developments.

Sustainable Travel SPD (November 2019)

- 5.25 This SPD confirms that 10% of parking spaces in non-residential developments should have electric vehicle charging points. It also provides guidance on the preparation of Travel Plans.

Other Relevant Documents

- 5.26 In addition to planning policy documents, a number of other reports published by the LPA are found to be relevant.

Secondary School Place Planning Cabinet Report – 12th December 2018

- 5.27 A report was submitted to Cabinet for approval on 12th December 2018 which highlighted the rising demand for school places in the ‘central planning area’, which covers central Barnsley, within which the application site is located. It indicates that *“from September 2020 to September 2027 the cumulative peak demand indicates a requirement for an additional 657 places. There is a demand for an additional 87 places in September 2020”*.
- 5.28 It goes on to identify that with an additional 9,070 dwellings proposed as part of the (at the time, draft) Local Plan, there could be potential demand for 1,360 secondary school places. The report goes on to identify that a new Free School to be operated by a Multi-Academy Trust (MATs) could be delivered within the ‘central planning area’.
- 5.29 It also indicates that this would be a 900-place secondary school, with a temporary school being provided to accommodate an 87-pupil intake in September 2020. The report confirms that at that time, no site had been identified for a proposed school, but that work was ongoing to identify possible sites.
- 5.30 Cabinet resolved that the Council would continue looking into the provision of a new Free School in the borough through applications for funding and discussions with MATs.

Keresforth Close Barnsley – Free School Proposal Cabinet Report – 18th March 2020

- 5.31 Further to the above, a report was submitted to Cabinet on the 18th March 2020 for approval to ‘designate’ the Keresforth Close site as a site for the Free School and to work with the DfE and Trinity MAT to deliver the site.

6.0 Planning Assessment

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and paragraph 11 of the NPPF require that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Paragraph 10 of the NPPF requires a presumption in favour of sustainable development to apply.

6.2 The proposed development is assessed below

Principle of Development

6.3 At a national level, the development of new schools and additional teaching space is well supported. As summarised in previous sections, the Ministerial Policy Statement of 2011 states that *“there should be a presumption in favour of the development of state funded schools”* and that *“Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions”*. Paragraph 94 of the NPPF notes that Local Planning Authorities should take a proactive, positive and collaborative approach to meeting the requirement of there being a sufficient choice of school places available. Further to this, paragraph 94 also states Local Authorities should *“give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications”*.

6.4 At the local level, Policy I2 provides support for new educational facilities, and Policy GD2 provides specific support for temporary buildings especially where it can be demonstrated that urgent accommodation is needed pending the completion of a permanent building. In this case, the proposed development of a temporary school is essential in order to provide school places to children from September 2021 onwards, in advance of the completion of a permanent school on the wider Keresforth Close site from September 2022 onwards.

6.5 In addition to the general policy support, we have identified specific guidance and decisions produced by the LPA which demonstrate the clear need for school places in this part of Barnsley. The Secondary School Place Planning Cabinet Report published in December 2018 makes clear that there is a demand for at least 774 secondary school places (87 in September 2020 plus 657 places between 2020-27), although noting that with the number of dwellings proposed in the draft Local Plan at the time that this demand could increase to 1,360 secondary places.

6.6 Further, the Keresforth Close Barnsley – Free School Proposal Cabinet Report (March 2020) makes clear that the LPA approved the designation of the Keresforth Close site as suitable for a Free School and that the LPA would work with the DfE and Trinity Multi-Academy Trust to deliver the site.

6.7 It is clear that there is support, in principle, for the provision of temporary schools. Notwithstanding this, it is recognised that the application site (and the wider Keresforth Close site and remaining areas of playing fields) are allocated under Policy MU4 for mixed uses including 150 dwellings and green space, including 3.25ha of playing pitches. Policy GS1 of the Local Plan

also applies. In view of the site's current allocation as playing fields, the NPPF and Sport England policy is also relevant.

- 6.8 The application site measures 0.9ha, and the proposed development would therefore result in a temporary loss of 0.9ha of playing pitches as well as part of an area identified as greenspace. It has been agreed, following pre-application discussions with BMBC, that any planning permission would include a condition requiring the full reinstatement of the playing field land following the cessation of the temporary school use. Clearly, an extensive area of land would continue to be available for the community to use for both formal and informal sports activities, and informal recreation.
- 6.9 As set out in Section 3.0, Sport England's Playing Field Policy makes clear that any loss of playing field land which does not meet one of their exceptions is considered to be unacceptable and would result in an objection from Sport England to a planning application.
- 6.10 We note however that the Playing Field Policy is intended to address developments which would result in a permanent loss of playing field land, and not necessarily temporary loss which would be outweighed by the future reinstatement of those playing fields, especially where accompanied by any additional improvements to their existing quality or quantity.
- 6.11 In this case, we acknowledge that the proposed development does not meet any of the exceptions; however, we have undertaken extensive pre-application consultation with Sport England in order to agree that the temporary loss of playing fields can be justified by the permanent reinstatement following the cessation of the temporary school use. The playing fields would remain in a public use, as they are currently. Full details of the consultation with Sport England are set out within the SCI at Chapter 7, but in summary they have agreed in principle to the proposed development, subject to some planning conditions requiring the full reinstatement of the playing fields after the 2-year temporary period of operation.
- 6.12 In summary the proposal will result in the temporary loss of land identified as playing fields and greenspace but on the basis that an extensive area of land will still be available for community use, and the fact that the scheme will bring with it clear benefits in terms of meeting the need for school places, it is considered that the proposal does not conflict with Policy GS1 and is acceptable under the terms of Policy GD2.
- 6.13 In terms of the Local Plan allocation, based on an assumed density of 40 dwellings per hectare (paragraph 9.5 of the Local Plan), the proposed development could result in the loss of a maximum of 36 dwellings from the allocation and the total housing land supply. However, it is evident that the 3.25ha of playing fields referred to in the policy text accounts for the existing playing fields which would be expected to be retained, and not developed for housing. The housing allocation would be delivered on the former Hospital site and as such, the development of the temporary school would not reduce the potential for the wider site to deliver on the full housing requirement in future and does not necessarily conflict with that part of the allocation.

- 6.14 As such, we consider that the temporary loss of 0.9ha of playing pitches which would be reinstated upon the cessation of the temporary school use, represents a justified departure from Policy MU4 and from the Local Plan. It will allow for the provision of 360 urgently needed school places to ensure the continued provision of teaching for the local population.

Other Material Considerations

- 6.15 There are a number of other material planning considerations associated with the proposals and the development team are providing technical reports to address the following matters:
- Highways, Access and Parking
 - Noise Impacts
 - Ground Conditions
 - Coal Mining Risk
 - Archaeology
 - Ecology
 - Drainage
 - Air Quality
- 6.16 While these reports were not ready at the time this Planning Statement was prepared, DPP understand that there are no significant concerns identified in respect of these topic areas within the draft technical reports and any potential impacts of the proposed temporary school can be adequately mitigated against.
- 6.17 Subject to the conclusions of the technical reports, it is considered that overall, the application accords with the relevant guidance contained within the NPPF and the relevant Barnsley Local Plan policies and guidance contained within the adopted Supplementary Planning Documents.

7.0 Statement of Community Involvement

- 7.1 Barnsley Metropolitan Borough Council's Statement of Community Involvement was adopted in April 2020. It sets out how the Council intend to encourage more people to participate in planning decisions, together with the minimum standards for consultation on new developments.

Consultation with the Council and Statutory Consultees

- 7.2 An informal pre-application discussion was held with the Case Officer, Andrew Burton at BMBC in November 2020 to discuss the principle of the proposed temporary school and the likely key site constraints. A list of documents required to support a planning application was also agreed.
- 7.3 In addition, a meeting was held with the case officer and other key officers including the Head of Planning, Group Leader of Asset Management and an officer from Neighbourhood Services. This meeting discussed the principle of development in further detail including the position on the temporary loss of playing fields, the current usage of the playing fields, and the process for consulting with Sport England.

Consultation with Local Councillors

- 7.4 Ward Councillors from both Kingston and Dodworth wards have been consulted, as the site lies on the boundary of both wards.
- 7.5 A letter and leaflet were provided to each individual setting out the details of the proposed development and the background to the proposals. Contact details were given so that any feedback or comments could be provided to the development team and reviewed against the proposed development.

Consultation with Local Residents and Businesses

- 7.6 In addition to the Ward Councillors, letters and leaflets have been distributed to local residents on Keresforth Close and Keresforth Court which are immediate neighbours to the site. South Yorkshire Fire and Rescue Service have also been consulted as Barnsley Fire Station is located just north of the residential properties.

Consultation with Sport England

- 7.7 Pre-application consultation was undertaken with Sport England to establish whether the principle of temporary development on existing playing fields could be agreed.
- 7.8 Sport England provided a formal response in December 2020. The response confirmed that *"given that the temporary school building will not impact on existing sports users and will only be required for 2 years as part of a temporary consent, Sport England in principle, in this instance, would be able to offer an element of flexibility and therefore based on the information provided is not likely to have an objection if an application was submitted."*

7.9 *This however, is on the understanding that any future application would need to consider and take into account the following elements:*

- *Sport England would only support the temporary loss of the playing field and therefore would not support an extension of time beyond the proposed 2 years;*
- *Any future application would need to be considered by the National Governing Bodies for Sport and therefore if they identify any impact on existing users or existing provision in the area, this will need to be taken into account;*
- *A condition will be required regarding the reinstatement of the playing field which will need to be informed by a specialist turf consultant; and*
- *Given the size and the nature of the proposed facilities, it is suggested that the project will need to ensure that a sufficient budget is available to complete the restoration of the playing field.”*

7.10 Subject to agreement of appropriate conditions with both BMBC and Sport England during the application process, it is considered that an appropriate level of consultation has taken place with Sport England and that they are in support of the temporary school proposals.

Feedback

7.11 While no feedback has been received from Ward Councillors or residents at the time this document is being prepared, DPP are happy to provide an addendum document containing a summary of any feedback and actions that will be taken if any points are raised which require attention.

8.0 Summary and Conclusions

- 8.1 This Planning Statement including a Statement of Community Involvement has been prepared by DPP on behalf of Turner and Townsend to support a planning application for a temporary school with associated access, playing pitches and landscaping at land off Keresforth Close, Barnsley.
- 8.2 The Planning Statement has demonstrated that the principle of development of a temporary school is acceptable, given the urgent need for additional school places within the Borough and the national aim of delivering additional school places as identified in the NPPF.
- 8.3 We have established that, in consultation with Sport England, the temporary loss of playing fields to accommodate the temporary school is considered to be acceptable, subject to the site being fully remediated and brought back into a playing field use once the school is no longer operating.
- 8.4 We have also demonstrated that there would be no other material planning issues resulting from the proposed development which have not been identified and/or mitigated against as part of the proposed development.
- 8.5 The Statement of Community Involvement confirms that an appropriate level of pre-application consultation has taken place with the Local Planning Authority, local residents, businesses and Ward Councillors.
- 8.6 In summary, there are no policy or other material considerations which would suggest that the proposed development would cause significant harm, and therefore no reason that planning permission should not be granted. The proposed development falls within the definition of sustainable development as set out in the NPPF and provides social, environmental and economic benefits. There is a clear need for additional school places urgently in this area of Barnsley, and clearly the provision of these places should be welcomed. In this respect the presumption in favour of development of state-funded schools as set out in national guidance is engaged and should be afforded significant weight.
- 8.7 The proposal fully complies with the requirements of the NPPF, relevant policies of Barnsley Local Plan and all other material planning considerations. Therefore, in line with paragraph 11 of the NPPF, planning permission should be granted without delay.