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PLANNING STATEMENT

PARTNER CONSTRUCTION

LAND EAST OF NANNY MARR ROAD, DARFIELD, BARNSLEY



PLANNING STATEMENT

On behalf of: Partner Construction

In respect of: Land east of Nanny Marr Road, Darfield, Barnsley

Date: December 2018

Reference: JP/3165ne/R001

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1.0 Introduction

1.1 This Planning Statement ('the Statement') has been prepared on behalf of our client, Partner Construction Ltd ('the Applicant'), to assist Barnsley Metropolitan Borough Council ('the LPA') in its consideration of a full planning application for the erection of 41 dwellings with associated access and landscape works following the demolition of the existing building ('the Proposed Development') on land at the former Foulstone Secondary School site, Nanny Marr Road, Darfield ('the Site').

1.2 This Statement provides an assessment of the Proposed Development having regard to relevant national and local planning policy. Section 2 provides a brief description of the application Site and planning history whilst Section 3 details the application proposal. Section 4 consists of the Statement of Community Involvement, with Section 5 outlining the relevant planning policy at national and local level. Section 6 considers the proposals having regard to the national and local policies and an overall conclusion is presented in Section 7.

1.3 This Statement should be read in conjunction with the following documents and plans submitted as part of the application package:

- Applications Forms and Certificates
- Planning Statement including SCI prepared by DPP (this Statement)
- Design and Access Statement by Ergo
- Plans pack by Ergo:
  - Location Plan (ref: 377/001)
  - Existing Site Plan (ref: 377/006)
  - Proposed Site Plan (ref: 377/002)
  - Proposed Block Plan (ref: 377/005)
  - Proposed Boundary Treatment & External Hard Landscape (ref: 377/003)
  - External Materials Plan (ref: 377/004)
  - Proposed and Existing Site Sections (ref: 377/010)
  - Boundary Close Boarded Fence (ref: BT/Sheet 05)
  - 1500 Close Boarded Fence Details (ref: BT/Sheet 14)
  - Boundary Party Fence Details Trip Rail (ref: BT/Sheet 19)
  - House Type F112 – Proposed Floor Plans & Elevations (ref: 377/F112-1)
  - House Type F113 – Proposed Floor Plans & Elevations (ref: 377/F113-1)
  - House Type F114 – Proposed Floor Plans & Elevations (ref: 377/F114-1)
  - House Type F115 – Proposed Floor Plans & Elevations (ref: 377/F115-1)
- Drainage Strategy (including Flood Risk and Surface Water Drainage Assessments) by Shaun Tonge Engineering
- Tree Assessment by All About Trees
- Transport Statement by IPRT
- Landscape Masterplan by FDA Landscape
- Ecological Appraisal (including Bat Survey) by Brooks Ecological
- Section 106 Heads of Terms by DPP

- Noise Assessment by NJD Environmental Associates
- Contaminated Land Report by Dunelm
- Phase 2 Ground Investigation Report by Dunelm
- Details of Materials by Ergo
- Detailed Drainage Proposals by Shaun Tonge Engineering
- Detailed Landscape Proposals – Hard and Soft by FDA Landscape

2.0 Site Description and Context

Darfield in Context

2.1 The Site is located within the settlement of Darfield which is approximately 7 kilometres to the south-east of Barnsley and 2 kilometres to the north-east of Wombwell. Darfield is a largely residential settlement but also contains a number of supporting local facilities and amenities, including several independent convenience stores, hairdressers, restaurants and public houses, as well as All Saints Church, Darfield Cricket Club, Darfield Community Centre, the Maurice Dobson Museum, and four schools.

Physical Context of the Site

2.2 Siting centrally within Darfield, the Site is located to the immediate east of the B6096 (Nanny Marr Road) which forms part of the defined 'Strategic Highway Network' (as defined by 'saved' policy DA15 within the extant Unitary Development Plan) linking Darfield with Wombwell to the south and also to Barnsley via the A635 (Saltersbrook Road) and A636 (Doncaster Road) to the north.

2.3 The Application Site (referred to as Phase 2) extends to approximately 1.26ha and is located to the east of Nanny Marr Road. The Site is a former school site but is now predominantly vacant grassland with a number of trees located along the eastern boundary of the site. Several trees are also scattered along the southern and western boundaries and in the centre of the site. In addition to the trees, a vacant 20m x 18m building lies to the south of the Site.

2.4 To the immediate north of the site is residential development; this development formed Phase 1 of the wider scheme and is now fully built out and occupied. Approved in 2015, Phase 1 comprised 40 residential dwellings and associated infrastructure (LPA reference number: 2015/1490).

2.5 Beyond the eastern boundary of the Site is amenity green space (in the northern section of the eastern boundary), a children's equipped play area which is accessed via a small path from School Street, and bowling green with associated club (in the southern section of the eastern boundary). The boundary between the Site and eastern edge of the is defined by a stone wall and mature tree planting.

2.6 The south of the Site is defined by Barnsley Road, a narrow road which connects to Church Street to the east and Nanny Marr Road to the west. Barnsley Road is characterised by a mix of terraced and semi-detached, two storey residential properties, all fronting onto Barnsley Road.

2.7 As previously set out, the western boundary of the Site is defined by Nanny Marr Road. To the east of Nanny Marr Road, is a large bus layby, located north of the proposed new access into the Site. On the opposite side of the highway, residential properties front onto Nanny Marr Road. The properties in this location comprise two storey semi-detached dwellings constructed from red brick with grey, tiled hipped roofs.

2.8 In terms of the Site's topography, whilst the land is largely level throughout, it falls away from Nanny Marr Road in an easterly direction. The difference between western and eastern site levels is approximately 5.2 metres. The scheme design responds appropriately to this level difference.

2.9 With reference to heritage assets, whilst the site itself does not contain any designated or locally important assets, the eastern boundary is located in close proximity to the Darfield Conservation Area. The Conservation Area covers the public amenity space and bowling green and extends eastwards through Darfield, to the Green Belt beyond.

Historical Context of the Site

2.10 The northern and western portion of the Site previously housed the former Foulstone Secondary School, however, the facility became surplus to the educational requirements of Barnsley Metropolitan Borough Council (BMBC) in September 2012 when the Netherwood Advanced Learning Centre opened in Wombwell. Following the approval of the prior notification application for demolition in September 2012 (LPA reference number: 2012/1006), work started demolishing the former school development and clearing the site.

2.11 Despite the demolition of most of the school, the Site continued to accommodate a Council founded youth centre (Centre 17 – Darfield Youth Centre) within the only remaining part of the building. As of December 2018, this facility still stands on the Site but is vacant.

2.12 In November 2014 an outline planning application was submitted for the whole Foulstone School site, for the 'Demolition of existing built development and construction of retail units and erection of residential development of up to 35no. dwellings' (outline – all matters reserved apart from means of access) (ref: 2014/1232). This was approved subject to legal agreement in February 2015. The 6 retail units were intended to occupy the application site, along with an associated car park. The 35 dwellings proposed were to be developed on the Phase 1 part of the wider site.

2.13 In January 2016 an alternative application was submitted for the 'Erection of 40 no. residential dwellings and associated infrastructure' (ref: 2015/1490). This related solely to the Phase 1 part of the wider site. The application was approved subject to a legal agreement in September 2016 and the development is complete.

3.0 The Proposed Development

3.1 Following the closure of the school, the Site was marketed by Barnsley Metropolitan Borough Council as being *'suitable for a variety of uses, which could include residential development or a mixed-use development, subject to the necessary planning consents being achieved'*.

3.2 The Proposed Development consists of the erection of 41 dwellings, covering an area of approximately 1.26 hectares, on part of the former school site and Darfield Youth Centre site, at Nanny Marr Road, Darfield.

3.3 Of the 41 dwellings to be erected, 35 will be affordable housing, with the remaining 6 being open market housing for sale.

Access

3.4 The proposed access into the development is to be taken off Nanny Marr Road, on the western edge of the Site.

3.5 The majority of the dwellings will front onto the main internal road, with some double-fronted properties on corners to enhance the street scene and provide natural surveillance to the pedestrian routes, creating a safe and secure feel within the development. A small number of the properties will be accessed via private drives.

3.6 Each dwelling will benefit from its own private off-street parking arrangement, with all plots providing space for two vehicles. There is a mixture of parking to the front and also to the side to minimise the impact of parked cars to the street scene. It is proposed that the scheme will provide 82 car parking spaces and cycle spaces will meet the requirements set out in Barnsley's Parking SPD.

3.7 Level access will be provided to the front entrances of dwellings ensuring accessibility for all.

Layout

3.8 The proposal is for 41 dwellings, based upon a density of 33 dwellings per hectare. The layout of the residential development has been designed to reflect that found within the surrounding locality; being easily legible and with well-thought-out placing of semi-detached dwellings.

3.9 The proposal will consist of the following house types:

- Affordable Housing:
  - 8 x A – 2 bedroom, 4 people dwellings – 72.6 sqm
  - 20 x B – 3 bedroom, 5 people dwellings – 83.7 sqm
  - 4 x C – 3 bedroom, 5 people dwellings – 84.3 sqm
  - 3 x D – 3 bedroom, 5 people dwellings – 85.6 sqm

- Open Market Sale:
  - 6 x B – 3 bedroom, 5 people dwellings – 83.7 sqm

3.10 The site layout plan demonstrates that the range of housetypes have been interspersed throughout the site.

3.11 The position of the units are proposed to be largely inward looking and this is in direct response to the constraints which surround the site. Houses at the entrance will face onto Nanny Marr Road to correspond with the adjacent phase 1 development and create an attractive gateway entrance to the development.

3.12 The arrangement of dwellings supports a vibrant street scene, with the core principles of Secure by Design utilised to provide good levels of natural surveillance. Internal spacing standards for the development are in accordance with local design policy.

3.13 The separation distances between the Site and existing dwellings exceed Barnsley Metropolitan Borough Council's standards.

3.14 Further details regarding the formulation of the scheme are provided within the accompanying Design & Access Statement.

Scale and Appearance

3.15 The scale of the dwellings are appropriate to the location; each unit is two storeys in height reflecting the scale and proportion of the adjacent residential developments.

3.16 Drawings showing the individual house type designs, both plans and elevations are submitted with this application.

3.17 The design of the proposed units attempts to mirror the architectural detailing of the existing dwellings along Nanny Marr Road, such as stone effect window cills. Canopies add further interest. This, plus utilising a limited palate of materials and window types, results in a strong traditional elevational treatment.

3.18 The palette of materials has been kept deliberately simple to maintain a modest and elegant elevation, reducing the temptation to make the building too busy. The primary materials are as follows:

- Tiling – Russell Grampian Anthracite
- Brick – Ibstock Alnwick Blend
- Brick – Chillingham

Landscape

3.19 The mature trees located along the eastern boundary of the Site will be retained as a buffer between the Site and Darfield Conservation Area.

3.20 Extensive new planting of trees throughout the development will create a structure to the Site and an extensive canopy of maturity, breaking up the building line from outside of the Site. Planting of extra heavy standard trees along the spine road will provide instant impact and a tree lined frontage to the entrance to the Site. The trees will be ornamental varieties, which will create an attractive tree-line street. Please see the Landscape Masterplan for the variety of species to be selected from.

3.21 A mix of evergreen and deciduous shrubs will be planted in selected front gardens to soften the development and to provide a valuable food source for birds and invertebrates. A mix of medium/low shrubs will be planted to shrub beds with medium/large varieties used against high walls and fences.

3.22 In addition to shrubs being planted in selected front gardens, a number of front gardens will also include extra-heavy standard (14-16cm girth) and heavy standard (12-14cm girth) trees. All front gardens will consist of turf.

3.23 Each dwelling will have its own area of private outdoor garden space, comprising of a grass seed mix, with 1500mm high plot division fences in place to separate the unit's gardens.

3.24 Between the dwellings, 1800mm high, boarded timber screen fences will be erected to ensure privacy.

4.0 Statement of Community Involvement

4.1 As the Proposed Development falls within the category of 'major development', the following pre-application consultation has been undertaken in line with the NPPF, PPG and the Council's Statement of Community Involvement.

Policy Context

National Planning Policy Framework ('NPPF')

4.2 The National Planning Policy Framework ('NPPF') places increased emphasis on pre-application engagement and the front loading of applications in order to resolve issues at the pre-application stage and avoid unnecessary costs and delay at a later stage. At paragraph 39, it states that:

'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'

4.3 Encouragement to engage with the local community before an application is submitted is provided at paragraph 40 of the Framework:

'Local Planning Authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.'

4.4 Likewise, the importance of participation of consenting bodies in pre-application discussions is also stressed. Paragraph 42 states that such participation enables early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle.

4.5 In ensuring that the right information is submitted with an application in order to facilitate good decision taking, paragraph 43 of the Framework recommends that applicants, *'discuss what information is needed with the Local Planning Authority and expert bodies as early as possible'.*

Barnsley Metropolitan Borough Council's Statement of Community Involvement (SCI)

4.6 Barnsley Metropolitan Borough Council's SCI was published in 2015 and sets out how the Council engages with communities, businesses and organisations in the planning process.

4.7 Barnsley Metropolitan Borough Council are committed to public engagement in the preparation of planning policies and during the consideration of planning applications. It is important to the

Council that all sections of the community are given the opportunity to take part in the planning process at the earliest opportunity so that decisions can take account of the range of community views and reflects, as far as possible, the concerns and aspirations of the people affected by them.

4.8 The Council aims to target a wide variety of groups during consultation, a list of these specific consultees and general consultees can be found in Appendix 1 of this SCI.

4.9 Barnsley Metropolitan Borough Council's preference is to use email when notifying people of consultations, as well as receiving comments in an electronic format. This improves the speed in which they can engage with the public and reduces costs.

4.10 The council welcomes pre-application discussions with applicants and encourages those intending to submit a planning application to consult with local communities and Ward Members before making their application.

Consultation Programme and Outcomes

Pre-application Process

4.11 Pre-application meetings were held with Barnsley Metropolitan Borough Council in early 2018 to discuss the proposals and validation requirements.

Community and Stakeholder Engagement

4.12 A leaflet drop took place on 29th November 2018, with leaflets being sent to all business and residents within proximity of the site, advising residents, business owners and Councillors of the proposals. The distribution area was agreed with the LPA in advance and is shown at Appendix A.

4.13 The consultation leaflet consisted of a description of the Site and the Proposed Development, with a space provided for any comments (see Appendix B for further details). The deadline for comments was 14th December 2018.

4.14 Over the course of the two-week consultation period, no comments were submitted to DPP.

Summary

4.15 The applicant has consulted with the LPA, local residents and other key stakeholders to ensure a wide cross section of views. The Applicant has given consideration to the various observations of the Local Planning Authority, particularly with regard to access into the site.

4.16 Due to a lack of response from local residents, no response to local residents can be formed in this respect.

4.17 The consultation accords with the requirements of the NPPF and Barnsley Metropolitan Borough Council's Statement of Community Involvement.

5.0 Planning Policy Context

NPPF (July 2018)

5.1 The NPPF was published in July 2018, superseding the previous version published in March 2012, and sets out the Government's proposed economic, environmental and social planning policies for England. The NPPF carries forward the Government's commitment to support sustainable economic growth and indicates that significant weight should be placed on the need to support economic recovery through the planning system. The NPPF also carries forward the requirement for Local Planning Authorities to approve development proposals without delay unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits.

5.2 The NPPF confirms that the Development Plan remains the statutory basis for the determination of planning applications unless material considerations indicate otherwise. The NPPF constitutes guidance for Local Planning Authorities and decision-takers both in and drawing up plans as material considerations in determining applications.

Achieving Sustainable Development

5.3 The NPPF defines Sustainable Development as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. At paragraph 8, it sets out three overarching and interdependent objectives, stating that these should be pursued in mutually supportive ways:

- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The Presumption in Favour of Sustainable Development

5.4 Paragraph 10 of the NPPF states that at the heart of the Framework is a presumption in favour of sustainable development.

5.5 Paragraph 11 states that plans and decision should apply a presumption in favour of sustainable development. For 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 applications are out-of-date, granting permission unless:*
  - *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

Decision-Making

5.6 Paragraph 47 states that the Development Plan remains the statutory basis for the determination of planning applications unless material considerations indicate otherwise.

5.7 Paragraph 38 sets out that planning authorities should approach decisions on proposed development in a positive and creative way and that decision makers at every level should seek to approve application for sustainable development where possible.

Delivering a Sufficient Supply of Homes

5.8 Paragraph 59 sets out the government's objective of *'significantly boosting the supply of homes'*. It goes on to outline that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

5.9 Paragraph 61 states that the size, type and tenure of housing needed for different groups in the community should be assessed and paragraph 64 goes on to state where major development involving the provision of housing is proposed, it is expected that at least 10% of the homes are made available for affordable home ownership.

Promoting Healthy and Safe Communities

5.10 Section 8 sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- Promote social interaction;
- Are safe and accessible; and
- Enable and support healthy lifestyles.

Promoting Sustainable Transport

5.11 Section 9 of the NPPF relates to accessibility and outlines that transport issues should be considered from the earliest stages of plan-making and development proposals. Development proposals are required to promote sustainable modes of transport, provide safe and suitable access and undertake improvements to limit any significant impacts.

5.12 Paragraph 103 encourages development in locations which are or can be made sustainable, through limiting the need to travel whilst offering a genuine choice of transport modes.

Making Effective Use of Land

5.13 Section 11 encourages the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

5.14 Paragraph 118 outlines that planning policies and decision should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.

Achieving Well-Designed Places

5.15 Section 12 of the NPPF identifies the creation of high-quality buildings and places as fundamental to what the planning and development process should achieve. It states that *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'*

5.16 Paragraph 127 sets out a list of design-based criteria against which policies and decisions should aim to ensure that development achieved. These are as follows:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and

disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.17 Paragraph 130 outlines that Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Meeting the Challenge of Climate Change, Flooding and Coastal Change

5.18 Section 14 encourages the transition to a low carbon future in a changing climate and sets out that the planning system should help to; shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings and support renewable and low carbon energy and associated infrastructure.

Conserving and Enhancing the Natural Environment

5.19 Section 15 of the NPPF sets out that the planning system should contribute to the natural and local environment by protecting and enhancing valued landscapes.

5.20 Paragraph 174 states that in order to protect and enhance biodiversity and geodiversity, plans should *'promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'*

5.21 Paragraph 180 seeks to ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Implementation

5.22 Paragraph 213 sets out that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with the Framework.

Development Plan

5.23 The Development Plan for the site is currently formed of the Barnsley Core Strategy Development Plan Document (adopted 2011), 'saved' policies within the Unitary Development Plan (UDP) (adopted 2000), the Barnsley Education Sites Development Plan Document (adopted 2009) and

the Barnsley, Doncaster and Rotherham Joint Waste Plan Development Plan Document (adopted March 2012). The latter two have little relevance to the determination of this application.

Barnsley Core Strategy DPD (2011)

5.24 In terms of policy allocations relating specifically to the Site, under Policy CSP10 – The Distribution of New Homes, the redundant Foulstone School site (the Site) is identified, in combination with the redundant Wombwell School site, as having the potential to assist the Council in providing 2000 new homes throughout Darfield and Wombwell over the plan period.

5.25 Further to the above, at point 7.55 under the Spatial Portrait section of the DPD, the Council state that they *'will support the centre in Darfield possibly by way of added retail provision on the redundant Foulstone school site'.*

5.26 More generally, the following policies have been identified as relevant in the determination of this planning application:

5.27 Policy CSP1 – Climate Change: states that developments are expected to *'a) reduce and mitigate the impact of growth on the environment and carbon emissions, b) ensure existing and new communities are resilient to climate change, and c) harness the opportunities that growth, and its associated energy demands, brings to increase the efficient use of resources through sustainable construction techniques and the use of renewable energy'.*

5.28 Policy CSP2 – Sustainable Construction: highlights that all new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes or equivalent. This requirement will rise over the plan period by 2013 new dwellings should achieve at least level 4, rising to level 6 by 2016. It also states all non-residential development will be expected to achieve at least BREEAM standard of 'very good' or equivalent.

5.29 Policy CSP3 – Sustainable Drainage System: seeks to ensure that developments include Sustainable Urban Drainage Systems (SUDS).

5.30 Policy CSP4 – Flood Risk: states that proposals over 1000 square metres floorspace in Flood Zone 1 must demonstrate how *'the proposals will make a positive contribution to reducing or managing flood risk'*.

5.31 Policy CSP5 – Including Renewable Energy in Developments: seeks to ensure that all development of 10 or more dwellings and 1000 square metres of non-residential floorspace incorporate decentralised, renewable or low carbon energy sources and design measures to reduce the development's carbon dioxide emissions by at least 15%.

5.32 Policy CSP8 – The Location of Growth: asserts that priority will be given to development in a number of Principal Towns, including Wombwell (and Darfield).

5.33 Policy CSP9 – The Number of New Homes to be Built: identifies that the Council will seek to achieve the completion of at least 21,5000 net additional homes over the plan period (2008-2026).

5.34 Policy CSP14 – Housing Mix and Efficient Use of Land: indicates that priority for residential development will be given on previously developed land, that housing proposals must include a broad mix of house size/type/tenure, and that a density of 40 dwellings per hectare will be expected unless a lower density is necessary for need/viability/sustainable design reasons.

5.35 Policy CSP15 – Affordable Housing: requires housing development of 15 or more dwellings to provide an element of Affordable Housing – in Darfield the expectation is for 15%.

5.36 Policy CSP25 – New Development and Sustainable Travel: highlights that new development will be expected to a) be located and designed to reduce the need to travel b) provide the minimum levels of parking c) provide a transport assessment in line with thresholds and guidance, and d) provide a travel plan or statement.

5.37 Policy CSP26 – New Development and Highway Improvement: highlights that new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

5.38 Policy CSP29 – Design: identifies that high-quality developments will be expected to take account of (inter alia): topography, heritage, townscape and landscape character including the scale, layout, building styles and materials. It also seeks to ensure that development should (inter alia): *'contribute to place making and be of a high quality'*; *'help to transform the character of physical environments that have become run down and are lacking distinctiveness'*; *and 'contribute towards creating attractive, sustainable and successful neighbourhoods'*.

5.39 Policy CSP30 – The Historic Environment: the management, conservation and enjoyment of Barnsley's historic environment will be positively encouraged. Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas.

5.40 Policy CSP36 – Biodiversity and Geodiversity: seeks to protect and improve habitats and maximise biodiversity and geodiversity opportunities in and around new developments.

5.41 Policy CSP40 – Pollution Control and Protection: seeks to ensure that development will not lead to unacceptable noise, smell, dust, vibration, light or other pollution.

5.42 Policy CSP42 – Infrastructure and Planning Obligations: states that, *'development must be supported by appropriate physical, social and economic infrastructure'* and where necessary developers must *'meet all on and off-site infrastructure requirements to enable development to place satisfactorily'*.

Unitary Development Plan (2000)

5.43 Within the Proposals Map for the UDP, the Site is shown as being an allocated 'Existing Community Facility' under policy DA18, this policy was not saved under the direction from the Secretary of State in 2007 however, as is identified later within the relevant policies within the Core Strategy

there is an extant policy which relates to the protection of 'Educational Facilities and Community Uses'.

5.44 It is of note that much of Darfield is identified as being within a Housing Policy Area, including the land immediately around the site.

5.45 Further to the above, Saved Policy DA15 – Darfield Strategic Highway Network, identifies Slatersbrook Road (north-west of the Site) as a *'Primary Route'* and Nanny Marr Road as *'more than Local importance'.*

5.46 The following 'saved' policies were not superseded following the adoption of the Core Strategy, and remain relevant in the assessment and determination of this application:

5.47 Saved Policy H3 – New Housing: identifies allocated housing sites in order to meet the objective housing needs. However, as is discussed within the Planning Assessment chapter of this report, it is considered that this policy is considerably dated.

5.48 Saved Policy H8 – Existing Residential Areas: states that areas defined on the Proposals Map as Housing Policy Areas will remain predominantly in residential use. Other uses will only be permitted where they are compatible with a residential area and other policies of the plan.

5.49 Saved Policy BE5 – Improving Existing Areas of Poorer Quality Built Environment: states that *'the Council will seek to enhance the environmental quality of existing housing, commercial and industrial areas'*.

5.50 Saved Policy DA2 – Darfield Housing Policy Areas: identifies that the areas shown on the proposals map as housing policy areas will remain predominantly in residential use.

5.51 Saved Policy DA11 – Darfield Conservation Area: relates to development within the Conservation Area boundary and highlights that it will only be permitted if it enhances or preserves the character and appearance of the area.

Emerging Local Plan

5.52 The most recent consultation ran from Friday 13th July to Tuesday 28th August 2018 and sought views on the proposed main modifications (including any related map changes); the proposed omission of sites identified for housing and safeguarded land during the Examination Consultation; and the associated Sustainability Appraisal and Habitats Regulations Assessment. As the Emerging Local Plan has reached an advanced stage, increasing weight can be given to the policies contained within the documents although, in accordance with paragraph 48 of the NPPF, the extent of this depends on the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and the degree of consistency of the relevant policies in the Emerging Local Plan to policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

5.53 By virtue of the fact the policies have been tested at examination, they have been scrutinised in relation to their degree of consistency with the NPPF and it is therefore highly likely that they are sufficiently compliant. However, it will not be possible to conclude whether many of the objections have been resolved until the inspector has considered the responses to the consultation on modifications and the final report is published. Therefore, the extent to which weight can be attributed to the Local Plan policies varies on a case by case basis, taking into account the relevant policies and the significance of any unresolved objections.

5.54 In the Emerging Local Plan, the Site is allocated under a number of policies, these include the following:

5.55 Emerging Policy H7 – Housing Mix and Efficient Use of Land: indicates that housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. The Emerging Policy further states that homes must be suitable for different types of households and that a density of approximately 40 dwellings per hectare will be expected. Within this document the Site is part of a larger allocation covering the whole of the Foulstone School Site (Site Reference H41).

5.56 Emerging Policy H41 – The Former Foulstone School: a housing allocation which covers the whole of the Site and indicates that the development will be expected to investigate options on the southern boundary of the Site, on the edge of the Darfield Local Centre, for providing either:

- A small-scale convenience shop that is in compliance with Local Plan Policy E9 – Local Shop; or
- An extension to Darfield Local Centre that is in compliance with local and national policy to protect town centres.

5.57 Emerging Policy GI1 – Green Infrastructure: at a strategic level, Barnsley's Green Infrastructure network includes the Dearne Valley Green Heart Corridor, which includes the application Site. The network of Green Infrastructure will be secured by protecting open space, creating new open spaces as part of new development, and by using developer contributions to create and improve Green Infrastructure. The Site is allocated as a Nature Improvement Area under this Emerging Policy.

5.58 In addition to the above allocations, the following Emerging Policies also relate to the Proposed Development:

- Emerging Policy SD1 – Presumption in favour of Sustainable Development
- Emerging Policy GD1 – General Development
- Emerging Policy LG2 – The Location of Growth
- Emerging Policy H1 – The Number of New Homes to be Built
- Emerging Policy H2 – The Distribution of New Homes
- Emerging Policy H3 – Housing Site Policies
- Emerging Policy H4 – Uses on Allocated Housing Sites
- Emerging Policy H8 – Affordable Housing

- Emerging Policy T3 – New Development and Sustainable Travel
- Emerging Policy T4 – New Development and Highway Improvement
- Emerging Policy D1 – Design
- Emerging Policy HE1 – The Historic Environment
- Emerging Policy BIO1 – Biodiversity and Geodiversity
- Emerging Policy CC1 – Climate Change and Sustainable Construction
- Emerging Policy CC4 – Sustainable Drainage Systems (SuDS)
- Emerging Policy CC AC1 – Water Resource Management
- Emerging Policy RE1 – Low Carbon and Renewable Energy
- Emerging Policy Poll1 – Pollution Control and Protection
- Emerging Policy I1 – Infrastructure and Planning Obligations

Other Material Considerations

Supplementary Planning Document: Designing New Housing Development (March 2012)

5.59 This document primarily supports Core Strategy Policy CSP 29 – Design. Whilst much of the document focuses on details that will be of relevance when formulating a reserved matters application, it does provide guidance on such things as existing spacing standards, which have helped determining how many units the Site is capable of accommodating. The accompanying Design & Access Statement (DAS) demonstrates that regard was had to this document in drawing up the scheme.

Supplementary Planning Document: Open Space Provision on New Housing Development (March 2012)

5.60 This SPD identifies that, for all new housing developments of 20 or more dwellings, a minimum of 15% of the gross site area must be open space unless the Council deem it appropriate for off-site open space facilities to be provided.

Supplementary Planning Document: Parking (March 2012)

5.61 This SPD supports Core Strategy Policy CSP 25 – New Development and Sustainable Travel and sets out car parking standards for the Borough. For residential dwellings the document notes 1 space for dwellings with 1 or 2 bedrooms or 2 spaces for dwellings with 3 or more bedrooms is appropriate. Cycle parking standards and disability space standards are also included within the SPD.

South Yorkshire Residential (Parking) Design Guide (January 2011)

5.62 This SPD stipulates that developments are expected to meet the standards for parking design set out in this design guide, asserting that cycle, motorcycle and car parking should be considered as an integral part of the design of residential development.

5.63 On-street parking should be designed as an integral part of the street space and used intelligently as part of the street scene. On-street parking must not present a barrier to inclusive access.

5.64 Off-street parking must be integrated within the overall scheme so that it does not visually dominate the street or shared private areas. All off-street parking spaces, including garages, must be fit for purpose to count as a parking space. Where smaller garages are used, additional on-plot or on-street parking may be required to compensate for garages not being used for their intended purpose. Furthermore, undercroft parking and car ports will be counted provided they have no other use.

Barnsley Strategic Housing and Employment Land Availability Assessment (SHELAA) (July 2016)

5.65 The Barnsley Strategic Housing and Employment Land Availability Assessment (SHELAA) was issued in July 2016 and forms part of the LPA's evidence base. The document identifies that it is necessary for the Council to undertake a full and robust SHELAA, '*to provide a technical assessment of the suitability, availability and achievability of land for development'.*

5.66 The objectively assessed housing need for the Borough is for at least 20,900 net additional dwellings during 2014 to 2033 – which is equal to an indicative figure of 1,100 dwellings per annum. The proposed distribution of this figure is as follows (please note, Darfield is included under Wombwell):

Settlement	Number of homes	Planning permissions	Total	% Overall Supply**
Barnsley Urban	6,394	2,900	9,294	44
Cudworth	1,156	68	1,224	6
Dearne	2,104	751	2,855	13
Hoyland	2,136	243	2,379	11
Penistone	697	373	1,070	5
Roystone	866	480	1,346	6
Wombwell	1,501	639	2,140	10
Other	0	681	681	3
Total	14,854	6,135	20,989	100
* The methodology used to calculate indicative dwellings that could be achieved on allocations that do not have planning permission is laid out in the background paper for housing. An allowance for windfall development will also be made. ** Percentages are rounding and as a result do not add up to 100%.				

5.67 Paragraph 2.3.1.1 states that Core Strategy Policy CSP9 – The Number of New Homes to be Built, sets out the Borough's requirement for at least 21,500 net additional new homes over the Plan Period from 2008 to 2026. The trajectory for housing completions has been stepped up across the period from 2008 to 2026, with a lower requirement across 2009 to 2015 to reflect a recessional period. The policy recognises that despite this trajectory, a five-year supply of deliverable sites still needs to be maintained.

5.68 The Site is identified within the document ('Site 315') as being available and suitable for the development of up to 80 dwellings within the next 5 years, subject to treatment/remediation works.

5.69 In summary, the assessment found that the Borough has more than a five-year supply of deliverable land. Based on the findings of the assessment, the indicative housing trajectory of the Borough is as follows:

Plan period (19 years)					Total
April 2014 – March 2016	April 2016 – March 2021 (Deliverable)	April 2021 – March 2026 (Developable)	April 2026 – March 2031 (Developable)	April 2031 – March 2033 (rest of Plan period)	
1,381	**12,879**	**54,979**	**5,283**	**3,301**	**77,823**

6.0 Planning Assessment

6.1 The planning policy review in Section 5 has established the local and national planning policy considerations which are relevant to the consideration of a planning application. This section will go on to consider the application against the following wider planning policy framework:

- Sustainable Development – Social, Economic and Environmental Impacts
- The Principle of Development
- Other Material Planning Considerations;
    - Design and Layout
    - Highways and Accessibility
    - Residential Amenity
    - Biodiversity and Ecology
    - Landscape and Trees
    - Noise
    - Flood Risk and Drainage
    - Ground Conditions
    - Planning Obligations and Viability (including Affordable Housing Statement)

6.2 We will address each of these matters in turn below.

Sustainable Development – Social, Economic and Environmental Impacts

6.3 The NPPF highlights at paragraph 11 'at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development'.

6.4 The emphasis is on Local Planning Authorities to apply the presumption in favour of sustainable development and to work proactively to secure developments that improve the social, environmental and economic circumstances of an area.

6.5 The application proposals contribute to all three dimensions of sustainable development and the application will deliver substantial benefits in each area.

Economic

6.6 Once operational, the new homes will also contribute towards Council Tax and a New Homes Bonus. This will provide a boost to the local economy and contribute to the economic development of the area.

6.7 Furthermore, once occupied, residents of the proposed dwellings are likely to use the local services nearby, again contributing to the local economy.

6.8 The development of the Site will also have direct benefits in the form of construction jobs during the construction period.

6.9 The economic benefits of the Proposed Development are significant, as ultimately the proposal seeks to bring a vacant, previously developed site back into viable use. Therefore, weight must be given to this in the planning balance.

Social

6.10 Socially, the scheme will regenerate a brownfield site, through an attractive and well-planned housing development. The Proposed Development will improve housing choice within this sustainable and accessible location within Darfield, in addition to strengthening the existing residential community. The Proposed Development will provide 41 additional dwellings, of high quality design and setting, in an area which benefits from good access to Barnsley town centre and nearby services and facilities. In addition, the development will significantly contribute towards the delivery of a wide range of affordable housing in the local area.

6.11 In delivering a range of homes, including a significant proportion of affordable houses, the scheme helps meet a demonstrable need for accommodation within Darfield, as well as addressing a national need of new affordable homes.

6.12 Significant social and public benefits will be delivered because of the development. In all respects, the Proposed Development delivers enhancements in social sustainability and this consideration must be significantly weighted in the planning balance.

Environmental

6.13 The Proposed Development will regenerate a vacant brownfield site located along a prominent road in Darfield, delivering a substantial betterment to the surrounding area.

6.14 The Site is situated in a sustainable and accessible brownfield location, close to public and private transport links and local services including shops and schools.

6.15 The scheme also incorporates measures to enhance the environment and encourage local wildlife and will result in ecological improvement opportunities such as removing invasive species from the Site, the installation of bird and bat boxes, as well as the addition of hedgerows and replacement planting throughout the Site, and the retention of the mature trees along the eastern boundary.

6.16 The Proposed Development will also ensure the ongoing protection of the majority of the existing trees on site.

6.17 The Proposed Development will result in the creation of a high quality sustainable development in terms of energy efficiency and sustainable construction. The development will incorporate high standards of building materials and fabric and will seek to optimise the use of local renewable or low carbon energy.

6.18 The Proposed Development falls wholly within the definition of sustainable development and consequently the NPPF's presumption in favour of sustainable development is fully engaged.

Specifically, the Proposed Development will deliver 41 dwellings in full accordance with the NPPF. The Proposed Development accords with the principles held within the NPPF for boosting the supply of homes and making effective use of brownfield land. The Proposed Development fulfils the three strands of sustainable development (economic, social, environmental) and as such, the presumption in favour of sustainable development (NPPF paragraph 11) should be applied and decision takers, at every level, should seek to approve opportunities for sustainable development wherever possible (NPPF paragraph 38). Therefore, significant weight should be given to this in the planning balance.

Principle of Development

6.19 The starting point for assessment of planning applications as set out by S38(6) of the Planning and Compulsory Purchase Act 2004 is the adopted Development Plan, unless material considerations indicate otherwise.

6.20 As set out within the Policy Context section above, the adopted Development Plan predominantly comprises the Barnsley Core Strategy Development Plan Document (adopted 2011) and the 'saved' policies within the Unitary Development Plan (UDP) (adopted 2000), together with other adopted ancillary documents.

6.21 Under Policy CSP10 of the Core Strategy and Emerging Policies H7 and H41, the Site is identified as having the potential to assist the Council in providing 2000 new homes throughout Darfield and Wombwell over the plan period. Therefore, the Proposed Development is deemed both acceptable and desired by the Council.

6.22 As the Site is also allocated as a Nature Improvement Area under Emerging Policy GI1, the scheme has been designed to increase the amount of green infrastructure in the area by creating new open spaces, removing invasive species and attempting to boost the Site's ecological strength by installing bird and bat boxes and making the Site more accessible to wildlife.

6.23 Paragraph 118 of the NPPF requires that LPAs should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. This is further reinforced by Core Strategy Policy CSP14 and Emerging Policy H7, which stipulate that all housing proposals should make efficient use of land and that priority for residential development will be given on previously developed land.

6.24 The Site comprises a brownfield/previously developed site which is located within an existing residential area, with dwellings surrounding the Site. The Site is within Darfield, a Principal Town, and is not allocated for any other use. The Site is also within a sustainable location, close to shops and facilities as well as public transport. As the Proposed Development is for the re-use of a vacant, brownfield site, for 41 (predominantly affordable) residential dwellings it is clear that the principle of development is acceptable, and the Proposed Development is therefore considered to accord with Policies CSP8, CSP10, CSP14 and CSP15 of the Core Strategy, Saved Policies H3, H8 and DA2, as well as Emerging Policies SD1, LG2, H2 and H8.

6.25 Further to the above, it is worth noting the decision to grant planning permission for the erection 40 dwellings to the north of the Site as Phase 1 of the 81-dwelling residential scheme. As the Proposed Development is Phase 2 of the residential scheme, it is evident that it is acceptable in principle.

6.26 It is also notable that the Site was identified for housing in Barnsley's 2016 SHELAA. In the SHELAA, the site is deemed available and suitable for the development of up to 80 dwellings within the next 5 years, subject to ground treatment/remediation works.

6.27 Emerging policy H41 within the emerging Barnsley Local Plan stipulates that development of the former Foulstone School Site must also incorporate a small-scale convenience store or provide an extension to Darfield Local Centre. It is understood that a portion of the former Foulstone School site (to the southwest of the application site, is being retained by the Council, in order for development of this parcel of land for commercial purposes.

6.28 Taking the above positive national and local policy framework into account, the erection of 41 dwellings is considered to accord with paragraph 118 of the NPPF, Core Strategy Policies CSP8, CSP10, CSP14 and CSP15, Saved Policies H1, H3, H8 and DA2, as well as Emerging Policies SD1, LG2, H2, H7, H8, H41 and GI1. Therefore, the Proposed Development is acceptable in principle, subject to other material considerations.

Other Material Considerations

Design and Layout

6.29 Policy CSP29 of the Core Strategy, Saved Policy BE5, Emerging Policy D1, and the Designing New Housing Development SPD all seek a high standard of design in new development. Additionally, paragraph 127 of the NPPF states that developments must:

- function well and add to the overall quality of the area;
- be visually attractive;
- be sympathetic to local character and history
- optimise and sustain an appropriate amount of mix of development; and
- be safe, inclusive and accessible.

6.30 The Proposed Development comprises of two and three bedroom, semi-detached and terraced dwellings, which have been designed to a high standard to respond to the surrounding residential, historic and ecological environment, whilst also ensuring the optimum viable use of this brownfield site.

6.31 The materiality of the dwellings fully respect (and are reflective of) the character of the surrounding area. They will be constructed predominantly from red-brick (a variation of Ibstock Alnwick Blend and Chillingham), which is the predominant building material used in the immediate vicinity of the Site. Roof tiles will be grey (Rusell Grampian Anthracite), also in-keeping with surrounding residential street scene.

6.32 The proposed access from Nanny Marr Road has been designed to adoptable standards to accommodate the development and ensure an attractive entrance into the Site. The access road will then split to serve the proposed residential dwellings to the north and the proposed retail development to the south.

6.33 The dwellings have been positioned carefully and benefit from the existing mature screening, further planting along the site boundaries is also proposed. This has enabled each of the dwellings to benefit from private rear gardens.

6.34 The design and layout of the Proposed Development has been carefully arranged to ensure that the setting of the Darfield Conservation Area is respected and that any perceived harm is less than substantial. The inclusion of additional landscaping and planting will provide a significant and high-quality buffer between the Site and the Darfield Conservation Area.

6.35 Furthermore, the Proposed Development would result in a much improved and more sensitive form of development within the setting of the conservation area than the former school buildings and associated car parking. It therefore represents an overall enhancement of the area.

6.36 Overall, the Proposed Development will result in a considerable improvement to the existing appearance of this vacant brownfield site and complies with Saved Policies H8A, DA11 and BE5, Core Strategy Policies CSP29 and CSP30, the Designing New Housing Development SPD, and Emerging Policy D1.

Highways and Accessibility

6.37 The accompanying Transport Statement has determined that the Site is in a sustainable location and that local amenities are fully accessible by walking, cycling and public transport. The Site is accessible by public transport with bus stops in the immediate vicinity of the Site and well within 300m (actual walking distances). Bus services 448 / 449 (Netherwood Academy) and 481 / 482a (Barnsley Academy) both stop in the immediate vicinity of the Site. In terms of accessibility on foot, there are existing footways on both sides of Nanny Marr Road, so it is considered that the Site is accessible by walking and offers significant opportunities for access on foot.

6.38 Further to the above, although there are no formal local or national cycle routes in the immediate vicinity of the Site, National Route [NR] 62 leading to NR 67 is within 2.2km of the Site and therefore the Site is considered accessible by cycle and offers significant opportunities for access by bicycle.

6.39 Access into the Site will be taken from Nanny Marr Road and will be shared with the potential new retail store to the south-west of the Site. The access road will include 2.4m x 43m visibility splays and a stopping sight distance of 43m to ensure safety. Furthermore, a turning head will be provided at the bottom of the Site.

6.40 Detailed analysis within the Transport Statement indicates that the Proposed Development may generate a maximum of 35 and 32 movements / two-way trips from two different access points in

the AM/PM peak hours respectively. The detailed analysis and impact assessment have demonstrated that:

- The proposed access arrangements would adequately meet the operational demands of the development and introduce improved highway safety;
- The highway network is adequate to support the vehicle movements for the proposed development, so as not to be detrimental to highway safety of road users; and
- The development does not result in an unacceptable impact on highway safety or a residual cumulative impact on the road network that is severe and thus should not be refused on transport grounds, as set out in paragraph 109 of the Revised NPPF.

6.41 It is also proposed that the existing southbound bus layby in the immediate vicinity of the Site access will be reinstated to a kerbside bus stop, which has been discussed and agreed with Barnsley Metropolitan Borough Council.

6.42 There will be 2m footways on both sides of the development access road linking to those along Nanny Marr Rd, which will result in improved access from the Site into the surrounding area and provide permeability throughout the Site. Where required, pedestrian sight splays of 2m x 2m will be provided to achieve clear visibility at a height not exceeding 600mm above the adjoining carriageway level.

6.43 Car and cycle parking will be provided with regards to Barnsley's Parking SPD, meaning that the Proposed Development will incorporate 82 car parking spaces.

6.44 It has also been determined that the Proposed Development will attract the usual servicing requirements and that the design and layout of scheme will allow for movements and turning points to be accommodated within the Site.

6.45 The Transport Statement further states that although 3 serious accidents have taken place on Nanny Marr Road since 2015, it can be concluded that the collisions are not attributable to any particular design or other common occurrence so as to result in any requirements for mitigation. The collisions appear to be road user error and there is no apparent collisions issue in the area that would affect, or be affected by, the Proposed Development.

6.46 In summary, there will be no material impact on the existing highway network and the proposal is considered wholly compliant with paragraph 103 of the NPPF, Core Strategy Policies CSP25 and CSP26, Emerging Policies T3 and T4, as well as Barnsley's Parking SPD and the South Yorkshire Residential Design Guide. As such, there are no highways or transport related reasons to refuse this planning application.

Residential Amenity

6.47 The Proposed Development has been designed to ensure adequate levels of amenity for all future occupants and the layout of the dwellings has been designed to make the most efficient use of

each residential plot to provide sufficient space for a driveway and a front and rear garden for each dwelling.

6.48 The Proposed Development also incorporates landscaping which will provide open space/amenity space within the Site, which will provide a buffer between the proposed new dwellings and the existing surrounding residential development (Phase 1) and other uses.

6.49 Existing residential properties surrounding the Site will not experience any detriment to their current standard of amenity in terms of access to daylight/sunlight, overbearing impacts or a loss of privacy as a result of the development. This is due to the careful design of the development which ensures that the new dwellings are kept away from the site boundaries, heights of the dwellings are limited to 2 storeys and the Site is well contained by existing and proposed vegetation.

6.50 The accompanying Transport Statement has also indicated that the Proposed Development will not result in a significant impact on the existing highways network and that the trip generation as a result of the Proposed Development will be significantly less than the previous use's trip generation.

6.51 A mature tree line, which will be retained, defines the eastern boundary of the Site and provides a buffer zone between the Site and the houses to the north-east and east.

6.52 Whilst there may be some disruption to local occupants throughout the construction period, it is anticipated that any disruption can be mitigated by conditions restricting hours of work and ensuring submission of a construction management plan to ensure appropriate working practices.

6.53 As the Proposed Development is unlikely to have an adverse effect on surrounding residential amenity, it is therefore considered to accord with Saved Policy H8 and paragraphs 127 and 180 of the NPPF.

Biodiversity and Ecology

6.54 The Site comprises a large plot of species-poor grassland that has established from the former school being cleared in recent years. As such, the grass on the Site is of low ecological value and its loss should not pose a constraint to the Proposed Development.

6.55 A number of mature trees are located within and around the Site, providing nesting and foraging habitat for local wildlife, these will be retained where possible. The majority of trees are semi-mature/mature specimens that are in good health. These are classified as having negligible bat roost suitability apart from one mature poplar along the western boundary of the Site which has a low suitability and will be retained.

6.56 Trees along the eastern boundary are off-site. If any of these are to be removed, a bat roost suitability assessment will be carried out on them and further, more detailed survey carried out if then deemed necessary.

6.57 Furthermore, many of the trees location around the Site have the potential to support small numbers of urban/garden bird species in the nesting season. Common species including pigeon, crow, blackbird and robin were noted during the survey.

6.58 Considering the above, bird and bat boxes will be installed into the gardens of a number of suitable new dwellings, aimed at attracting declining garden bird such as house sparrow and starling, as well as crevice dwelling bats. They will also be added to mature trees along the eastern boundary.

6.59 Where possible, the opportunity will be taken to create connectivity for wildlife through the Site in the form of hedgerows or linear planting in favour of fencing. Planting will utilise native species such as holly, oak, hawthorn, blackthorn, crab apple and buckthorn. Where fencing is required, it will include small access holes (13cm x 13cm) to facilitate the free movement of hedgehogs.

6.60 In terms of invasive species, Cotoneaster (Cotoneaster horizontalis) and Japanese rose (Rosa rugosa) have been found in the locations marked indicatively on plan D-3243-01. Although located within the field, the Japanese Rose is believed to lie just outside the red line boundary of the Site. Whilst listed on Schedule 9 of the Wildlife and Countryside Act (1981) (as amended) these species are not considered to present a significant risk in this location. Despite this, the species found within the site will be disposed of.

6.61 Therefore, the Proposed Development is considered to accord with Core Strategy Policy CSP36 and Emerging Policies GI1 and BIO1.

Landscape and Trees

6.62 As per the Arboricultural Impact Assessment (AIA), the first arboricultural works on the Site will be the removal of all conflicting trees and groups to facilitate the Proposed Development, these include Trees 6-9, 18, 21-25, 27, 29, and Groups 26 and 27. Of these trees that are proposed to be removed, only trees 25 and 29 are considered to be of moderate quality, with the remaining trees considered to be of low quality. The stumps of the removed trees will be either ground out or removed as part of the ground excavation works.

6.63 In terms of the retained trees, they have all been incorporated into the scheme's layout, meaning that the ultimate size and spread of the trees has been considered when retaining trees near to the dwellings. Shading and light penetration has also been considered in the scheme's layout in terms of the positioning of the windows in the dwellings.

6.64 The protective elements asserted by British Standard 5837 will be aligned to, to ensure that no significant damage will take place during the construction phase and that the tree cover will flourish in the longer term. To do this, protective barriers are to be erected prior to the commencement of works. They will be erected in the positions indicated on the TPP by the dark blue line and will be constructed as per the following specifications:

- The barriers will not be removed or altered without prior recommendation by an Arboriculturalist and approval of the LPA;

- The barriers will consist of a vertical and horizontal framework of scaffold tubing which will be adequately braced to resist impacts. The vertical scaffold tubes will be placed at a distance not exceeding 3m apart and will be driven securely into the ground for a minimum depth of 0.6m;
- No fixing will be made by any tree and all possible care will be taken to prevent damage to tree roots when locating the posts; and
- The barriers will be firmly attached to prevent movement by site personnel or vehicles and all-weather signs with the wording *"Construction exclusion zone – keep out"* and *"Protect Tree Zone – No Storage or Operations within the Fenced Area"* will be attached.

6.65 Further to the above, to ensure the retained trees are protected during works, the contractor's site compound, storage and parking areas will be located outside of the root protection areas (RPAs) of the trees.

6.66 It is assumed that the existing service runs will be exploited where possible. Services should also be routed outside of any retained tree's RPA wherever possible, and where not, apparatus will be routed together in a common duct and any inspection chambers sited outside the RPA. Acceptable techniques for the laying of services in order of preference are:

- Trenchless
- Broken Trench
- Continuous Trench

6.67 Where roots are involved, backfilling will be carefully carried out to avoid direct damage to retained roots and excessive compaction of the soil around them.

6.68 To assist in the preservation and protection of the retained trees, the following programme of supervision is proposed:

Action	Programming	Extent of supervision	Nature of supervision
Pre-commencement meeting with site manager & Council tree officer	Before any site activity commences	Meeting on site Review any updates to the proposal Confirm extent of tree works and protective barrier position	Site meeting & letter or email confirming results of meeting distributed to relevant parties
Tree works meeting with tree works contractor	Prior to commencement of tree works	Meeting on site to confirm tree works specification and method of working	Site meeting & letter or email confirming results of meeting

Action	Programming	Extent of supervision	Nature of supervision
			distributed to relevant parties
Tree works undertaken Finalising tree protection barrier installation	Before any plant enters site or demolition/construction work commences.	Confirm position of the protective barriers have been installed and comply with the TPP Provide photographs indicating completed tree protection	Site meeting & letter or email confirming results of meeting distributed to relevant parties
Removal of protective barriers and other tree protection measures	Once construction activities have finished	Meeting with contractor for briefing before removal commences	Site meeting & letter or email confirming results of meeting distributed to relevant parties

6.69 In relation to the specific soft and hard landscaping proposed as part of the Proposed Development, please refer to section 3.

6.70 Therefore, the Proposed Development is considered to accord with Section 15 of the NPPF, Core Strategy Policy CSP36 and Emerging Policies GI1 and BIO1.

Noise

6.71 The accompanying Noise Assessment has assessed surrounding noise sources which have a potential to impact the Proposed Development, in accordance with British Standard 8233:2014.

6.72 The assessment has found that the Proposed Development will result in a number of noise sensitive rooms and that they will require double glazing and acoustic ventilation to achieve the internal guidance noise levels. Noise break-in calculations have demonstrated appropriate schemes of glazing and ventilation that can be adopted, these include:

Location	Glazing	Ventilation	Notes
Bedrooms of Plots 1 and 2 overlooking Nanny Marr Road	6/14/8mm Double Glazing	Greenwood EAR42W through frame trickle vents	Glazing and acoustic vents should be properly fitted and well-sealed.

Location	Glazing	Ventilation	Notes
Living Rooms of Plots 1 and 2 overlooking Nanny Marr Road, and; All other bedrooms overlooking Nanny Marr Road and Barnsley Road	4/12/4mm Double Glazing	Greenwoods EAR42W through frame trickle vents	Alternative ventilation such as AD-F system 4 (mechanical supply and extract with heat recovery (MVHR)) would also be suitable. If such a scheme is selected, care should be taken to ensure that noise from mechanical services does not exceed 30 dB(A) in bedrooms and living rooms, and does not exceed a limit of 35 dB(A) in kitchens when in operation.
Gardens			
1.8m high close boarded boundary fence at the positions shown in Figures 4 and 5. To ensure the barrier performs to the required standard, there should be no cracks or gaps, the barrier should run continuous to the ground, and should ideally have a density of 10 kg/m2 or greater.			

6.73 The acoustic design statement, undertaken as part of the Noise Assessment, has concluded that based on the Site context and limitations, reasonable measures have been taken to ensure the recommendations pass the good acoustic design test in accordance with the Professional Practice Guidance: Planning & Noise – New Residential Development.

6.74 Considering the above, it is concluded that the Proposed Development complies with Section 8 and paragraphs 127 and 180 of the NPPF, as well as Core Strategy Policy CSP40 and Emerging Policy Poll1. Therefore, subject to the recommended mitigation measures being implemented, noise should not be a prohibitive factor in the determination of this planning application.

Flood Risk and Drainage

6.75 The Site is contained within Flood Zone 1 and is approximately 1.26ha in size. There are no flooding concerns associated with this Site other than a small area of “minor flooding” shown on the Environment Agency surface water plan, which is most likely a localised low spot where water collects. The risk of flooding from this once the Site is developed is very low.

6.76 In terms of drainage, on-site drainage has been designed with separate systems for foul and surface water. It is proposed that all surface water from the development is disposed of by infiltration. To comply with BRE365, soakaways will be sized to cater for a 1 in 30-year storm event and will half drain within a 24-hour period.

6.77 Domestic soakaways will be located a minimum of 5m from buildings, with a proprietary cellular system being favoured due to the void ratio being very high. A typical soakaway size based upon the infiltration results achieved for Phase 1, for a pair of semi-detached properties with drives would be 7.0x1.0x0.8m. Given the layout of the development, it is necessary to utilise larger

soakaways in certain areas to accommodate plots where a 5m stand-off distance cannot be achieved.

6.78 Highway soakaways will be located outside the adoptable Highway footprint but in areas that can be readily accessed and maintained by the Highways Authority. Due to this the Highways Authority will be consulted at an early stage to agree suitable soakaway locations and designs.

6.79 Due to the site topography, the foul drainage will be split between the combined sewer in Barnsley Road and a private foul sewer within Phase 1 of the development, to the north of the Site.

6.80 Considering the above, the Proposed Development accords with Core Strategy Policies CSP3 and CSP4, and Emerging Policies CC4 and CC AC1.

Ground Conditions

6.81 Due to the previously developed nature of the site and the previous demolition of buildings which occurred on the Site, a Geo-Environmental Appraisal of the Site has undertaken and is submitted alongside this application. The Geo-Environmental Appraisal and identifies that the Site is partially contaminated.

6.82 Following the above referenced Geo-Environmental Appraisal and findings, a Remediation Strategy for the Site has been proposed. The Remediation Strategy is summarised below:

- Site Clearance and Demolition – The demolition contractor will ensure that any potential hazard from asbestos is dealt with appropriately. Trees to remain on site shall be protected by a substantial fence;
- Surveying – This shall include recording the depth and extent of all excavations associated with removal of contaminated soils;
- Waste Materials – All waste materials will be removed from the Site to landfill in accordance with the current regulations. Materials to be removed from Site shall be tested to determine the appropriate type of landfill facility and the results of these tests shall be supplied to the landfill facility;
- Backfilling of Excavations – Backfilling shall be undertaken in a controlled manner in accordance with an engineering specification appropriate to the type of material to be used.
- Overview of Subsequent Works – Following the completion of the remediation and construction works, a clean cover of materials will be placed to garden and soft landscaped areas. This cover layer is to comprise 450mm of clean subsoil plus 150mm of topsoil.

6.83 The full remediation strategy is submitted as part of this application. Subject to the remediation measures proposed, which can be controlled by way of appropriate planning conditions and implemented prior to occupation of the Site, the Proposed Development is considered to accord with Section 8 and 180 of the NPPF, as well as Core Strategy Policy CSP40 and Emerging Policy Poll1.

Planning Obligations and Viability (including Affordable Housing Statement)

6.84 The Proposed Development will comprise of 85% affordable housing, and consequently it exceeds the requirements set out in the NPPF (10%), Core Strategy (15%) and Emerging Policy H8 which expects a 10% provision in Darfield.

6.85 Due to the size constraints of the Site, the developer is unable to provide the minimum 15% of gross site area open space set out by Open Space Provision on New Housing Development SPD, therefore an off-site financial contribution of £68,375.34 for open space will be made.

6.86 The above financial contribution is in line with Core Strategy Policy CSP42 and Emerging Policy I1, which stipulates that, where the necessary provision is not made directly by the developer, contributions will be secured through planning obligations. No other contributions are considered necessary. A proposed Heads of Terms document is submitted in support of the application.

6.87 Therefore, the affordable housing provision and financial contribution accord with paragraph 61 of the NPPF, Core Strategy Policies CSP15 and CSP42, the Open Space Provision on New Housing Development SPD, and Emerging Policies H8 and I1.

7.0 Summary and Conclusions

7.1 This Planning Statement has been prepared on behalf of our Client, Partner Construction, to assist Barnsley Metropolitan Borough Council in the consideration of an application for the erection of 41 dwellings at Nanny Marr Road, Darfield, Barnsley.

7.2 This planning statement demonstrates that:

- All planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise;
- The Site is located within a highly sustainable and accessible location, close to public and private transport links and would result in the re-use of a vacant, brownfield site; and
- The Proposed Development of the Site clearly constitutes sustainable development, and the NPPF's presumption in favour of sustainable development is therefore fully engaged in favour of this application and permission should be granted without delay.

7.3 In terms of benefits of the Proposed Development, it has been demonstrated that:

- The Proposed Development will result in the effective regeneration of vacant brownfield land through an attractive and well-planned housing development, bringing the Site back into beneficial use;
- The development will make significant contributions to the economy throughout the construction period and once complete, through creation of jobs and increased spend in the area;
- The Proposed Development will make a contribution to Barnsley's available housing stock and assist in meeting the Council's 5-year housing land supply requirements;
- Once occupied, the new homes will introduce new residents into the area, who in turn will increase spend within the local area and support the long term retention of local services and facilities;
- The Proposed Development will improve housing choice, specifically in the affordable housing market, in this sustainable and accessible location within Darfield, a Principal Town within the borough of Barnsley;
- The Proposed Development also secures landscape and drainage improvements;
- The new homes will provide additional Council Tax payments, with this money being spent in the local area which will benefit the Borough;
- The Proposed Development will result in New Homes Bonus payments, payable to the local authority;
- The Proposed Development is considered to represent the optimum use of this brownfield site, with the number of units proposed also being appropriate to the surrounding area;
- The Proposed Development will exceed the threshold of 15% affordable housing on major housing developments;
- Environmental enhancements associated with the development include opportunities for the removal of invasive species (Cotoneaster and Japanese Rose), and the implementation of bat

and bird boxes, as well as the addition of hedgerows and replacement planting throughout the Site, and mature trees along the eastern boundary.

7.4 We have also shown that there are no other material considerations which would weigh against the proposed development in that:

- The residential amenity surrounding the site will not be adversely affected by the Proposed Development due to the scheme taking privacy, vehicular movements and construction working hours into account;
- The development will not have an adverse impact on Darfield, indeed it will improve the level of visual amenity currently experienced in the area;
- The redevelopment will result in a redundant site, surplus to the educational requirements of the borough and in the heart of the settlement, being brought back into use, enhancing its vibrancy;
- Furthermore, the Proposed Development represents the optimum viable use of the Site and there are significant public benefits (economic, social and environmental) which outweigh any perceived harm;
- The Proposed Development is unlikely to result in any significant impacts on the surrounding transport network or highways safety; and
- The Proposed Development seeks to retain a large number of trees throughout the site however where tree loss is unavoidable, suitable compensation in the form of replacement trees is provided.

7.5 This statement demonstrates that that the proposals represent sustainable development and any adverse impacts associated with the development can be appropriately mitigated or compensated for. Consequently, there are no policies in the NPPF or adopted Development Plan which would indicate that the development of this site should be refused.

7.6 The Proposed Development is sustainable and will deliver new homes that will contribute to the Council's housing requirement. It has been demonstrated that there are no other material considerations which would suggest that planning permission should not be granted. Given that there are significant material considerations as to why the proposed development should be approved, it is clear that paragraph 11 of the NPPF is applicable and that planning permission should be granted without delay.

Appendix A – Leaflet Distribution Area



Appendix B – Nanny Marr Road Consultation Leaflet

NANNY MARR ROAD , DARFIELD, BARNSLEY

RESIDENTIAL DEVELOPMENT (PHASE 2)



HAVE YOUR SAY

Thank you for taking the time to look at the proposals for Nanny Marr Road (Phase 2).

This proposal is to construct 41 new houses on the site.

This public consultation exercise is an opportunity for you to engage with our vision for the site and to provide us with valuable feedback which will help shape the future of Nanny Marr Road.

Please let us know your thoughts on the proposals by using the space provided. Responses should be returned to the following address:

DPP
Milburn House
Dean Street
Newcastle
NE1 1LF

Alternatively, please email your comments to:

newcastleconsultation@dppukltd.com

Responses should be made by:
Friday 14th December 2018

Do you have any comments on the proposals?