Planning Statement

Land at Lee Lane, Royston

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1.0 Introduction

1.1 This report accompanies and supports the planning application submitted by Pegasus Planning Group on behalf of Bellway Homes PLC for residential development at land at Lee Lane, Royston. This application forms a resubmission of application 2010/0249 which was withdrawn on 26th May 2010 following comments in relation to connectivity and detailed design issues. This revised scheme seeks to address the Council's previous concerns and it is considered that the proposals represent a wholly appropriate approach. The principle changes in the proposed scheme are:

- Alteration of design type for units 32-35 to a more traditional appearance;
- Alteration of house type for units 10 and 15 to minimise built presence and potential overlooking to western boundary;
- Amended house type mix to improve street scene articulation; and
- Addition of a footpath link between plots 20 and 21 to permit access from the site to West End Crescent to the south.

1.2 Following a description of the site and the surrounding area, consideration is given to the development proposed on the application site. The report assesses the proposal in light of relevant planning policy. Particular attention is paid to Government guidance relating to housing development as set out in Planning Policy Statement 3 (PPS3); the content of the Regional Spatial Strategy for Yorkshire and Humber (the RSS), along with the content of the Unitary Development Plan and emerging Barnsley Local Development Framework (the LDF).

1.3 Notwithstanding the above, this planning statement is accompanied by Design and Access Statement, detailed drawings and plans, a statement upon ground conditions and a Flood Risk Assessment, which incorporates the foul and surface water drainage details. Collectively these submissions shall demonstrate the suitability of the proposals; set out compliance with the Development Plan for the area and assess the other material considerations relevant to the proposals that also justify the scheme.

1.4 The application follows discussions and meetings with planning officer, Steve Kirkham, in addition to discussions with the Local Authority's affordable housing officer Lloyd Downer and other professionals, including Barnsley's Design Advisory Panel.

2.0 Application Site

2.1 The application site is located within the settlement of Royston, approximately 5km north of the Sub Regional Town of Barnsley. The site is allocated for residential use in the adopted UDP.

2.2 The site is roughly triangular in shape and comprises open grassland previously used for grazing. The topography of the site is generally level and other than grass, there is little vegetation of any note within the site.

2.3 The northern boundary of the site is defined by a boundary wall beyond which is Lee Lane (B6248) becoming High Street. This road forms the primary western approach into Royston. No. 200 High Street is located to the south side of High Street and is surrounded by the east, west and south by the application site.

2.4 To the east of the site are a number of substantial properties at Henderson Glen. The western and southern boundary of the site is formed by a hedgerow. To the south east of the site is an elongated area of common land containing trees and properties at West End Crescent.

2.5 The wider context is predominately residential in character, having a mix of housing types and sizes. West End Avenue allotments are located to the south of the site and to the west, beyond Applehaigh View, is arable farmland and open fields.

3.0 Proposed Development

3.1 The proposed scheme represents a high quality residential development of a site that lies within the settlement of Royston. Detailed consideration has been given to the proposed development of this site by Bellway Homes PLC. The result of this process, informed by the various environmental assessments is the scheme masterplan that provides for a comprehensive development of the site that will make a positive and lasting impact upon the character and sustainability of Royston.

3.2 The application proposals relate to the following elements:

- 4no. two bedroom dwellings;
- 24no. four bedroom dwellings;
- 6no. five bedroom dwellings;
- 1no. six bedroom dwelling;
- Public open space; and
- Associated hard and soft landscaping, parking and turning areas, highways and public footpaths.

3.3 The details submitted upon the planning drawings and accompanying Design and Access Statement show the nature and pattern of the proposed development and provides for the rationale behind the design approach.

4.0 Planning Policy and Guidance

Planning Policy Statement 1: Delivering Sustainable Development

4.1 PPS1 sets out the Government's high level policy objectives for planning. The Government envisages that the planning system should facilitate and promote sustainable and inclusive patterns of development by contributing to sustainable economic development and by ensuring high quality development through good and inclusive design together with the efficient use of resources. This is to be actively sought by ensuring that new development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

4.2 The promotion of accessible public transport facilities is endorsed by PPS1 and complements the need to encourage more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings.

4.3 Paragraph 18 advises that the condition of our surroundings has a direct impact on the quality of life and that the conservation and improvement of the natural and built environment brings social and economic benefit for local communities. New development should be encouraged by Local Planning Authorities where it can help mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space.

4.4 Paragraph 23 states that there is a need to ensure that everyone has the opportunity of a decent home, particularly in locations that reduce the need to travel. This approach should take account of the range of effects of development in terms of economic benefits and social well being. Effects should be properly identified and assessed through the sustainability appraisal process, taking account of the current quality of the environment in the area and any existing environmental issues relevant to the plan.

4.5 New development should take the opportunity to improve the character and quality of an area and the way it functions. This can be achieved by promoting integrated developments which avoid segregation and have well planned public open spaces.

4.6 Paragraph 33 states that "good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning." Paragraph 34 goes on to say that "planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

4.7 Paragraph 35 states that although visual appearance and the architecture of an individual building is an obvious factor in achieving these objectives, securing high quality and inclusive design goes beyond aesthetic considerations. Consequently good design should include consideration of the connection between people's homes and their place of work and careful integration into the existing urban form.

Planning Policy Statement 3: Housing

4.8 The document sets out how housing within sustainable communities will be delivered at regional and local levels.

4.9 Paragraph 10 sets out the housing policy objectives, stating that the planning system should deliver high quality, a mix of housing and sufficient quality of housing in suitable locations, as well as a flexible and responsive supply of land.

4.10 The provision of an appropriate quantity of affordable housing in new developments is a key objective of PPS3. To achieve this objective, the Government is seeking (paragraph 9):

- To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need;
- To improve affordability across the housing market, including by increasing the supply of housing.

4.11 Paragraphs 27 to 29 provide additional guidance in respect of affordable housing provision. Regional Spatial Strategies should set out the regional approach to

addressing affordable housing needs. At the local level the emerging LDF should set an overall target for the amount of affordable housing to be provided, this target should:

"reflect an assessment of the likely economic viability of land for housing within the area, taking account of risks to delivery and drawing on informed assessments of the likely levels of finance available for affordable housing, including public subsidy and the level of developer contribution that can reasonably be secured."

4.12 Paragraph 45 emphasises that using land efficiently is a key consideration in planning for housing. The PPS advises at paragraph 47 that 30 dwellings per hectare net should be used as a national indicative minimum to guide policy development and decision-making until local density policies are in place.

4.13 The Government's objective is to ensure that the planning system delivers a flexible, responsive supply of land. Reflecting the principles of 'Plan, Monitor, Manage', Local Planning Authorities and Regional Planning Bodies should develop policies and implementation strategies to ensure that sufficient, suitable land is available to achieve their housing and previously-developed land delivery objectives.

4.14 Paragraph 53 advises that at the local level, Local Planning Authorities should set out in Local Development Documents their policies and strategies for delivering the level of housing provision, including identifying broad location and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption, taking account of the level of housing provision set out in the RSS.

4.15 Paragraph 54 advises that drawing on information from the Strategic Housing Land Availability Assessment and/or other relevant evidence, Local Planning Authorities should identify sufficient specific deliverable sites to deliver housing in the first five years of the plan period. To be considered deliverable, sites should, at the point of adoption of the relevant Local Development Document:

- Be Available – the site is available now;
- Be Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities; and
- Be Achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

4.16 Paragraph 55 states that Local Planning Authorities should also:

- Identify a further supply of specific, developable sites for years 6-10 and, where possible, for years 11-15. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated.
- Linked to above, identify those strategic sites which are critical to the delivery of the housing strategy over the plan period.
- Show broad locations on a key diagram and locations of specific sites on a proposals map.
- Illustrate the expected rate of housing delivery through a housing trajectory for the plan period.

4.17 The content of paragraphs 56 and 57 relates to the content of paragraph 54, in that for a site to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged.

4.18 Once identified, the supply of land should be managed in a way that ensures that a continuous five year supply of deliverable sites is maintained i.e. at least enough sites to deliver the housing requirements over the next five years of the housing trajectory.

4.19 There is therefore considerable emphasis in Government policy on the delivery of housing and continuity of supply and for local planning authorities to ensure that it there is at least a 15 year supply of housing.

4.20 The housing supply of the local authority is discussed in detail in subsequent sections of this statement.

4.21 Paragraph 64 advises that it will also be acceptable for actual housing delivery to occur within a 'tolerance' range relative to the housing requirement, a range of between 10 – 20% is given. This confirms that the housing requirement, as expressed by the RSS in this case is not to be treated as a rigid figure that does not allow for housing proposals to come forward where justification exists.

4.22 Paragraph 71 advises that planning applications for housing should be considered favourably where local planning authorities cannot demonstrate an up-to-date five

year supply of deliverable sites. It is also noted within paragraph 72 that LPAs should not refuse applications solely on the grounds of prematurity.

Advice produced by DCLG: Demonstrating a 5 Year Supply of Deliverable Sites (April 2007)

4.23 This paper sets out advice to Government Offices and the Planning Inspectorate in considering whether Local Planning Authorities are able to demonstrate a 5-year supply of specific sites which are deliverable in the terms of paragraph 54 of PPS3. This applies both to initial assessments as well as those carried out as the 5-year land supply is regularly reviewed and rolled forward, as required by PPS3.

4.24 The guidance states that where an Local Planning Authority can demonstrate an up-to-date 5 year supply of deliverable sites, they should:

"Consider planning applications having regard to PPS3 (in particular paragraph 69), Development Plan policies and other material considerations. In areas with significant demand and need for housing, Local Planning Authorities should not necessarily treat the 5-year housing provision as a ceiling which cannot be exceeded."

4.25 This matter is assessed in more detail in subsequent sections of this statement.

Planning Policy Guidance Note 13: Transport

4.26 The guidance states, at paragraph 3, that land use planning has a key role in delivering the Government's integrated transport strategy and by shaping the pattern of development and influencing the location, scale, density, design and mix of land uses, planning can help to reduce the need to travel, reduce the length of journeys and make it safer and easier for people to access jobs, shopping, leisure facilities and services by public transport, walking and cycling.

4.27 In order to achieve these objectives, paragraph 6 highlights amongst others that local authorities should actively manage the pattern of urban growth to make the fullest use of public transport, and focus major generators of travel demand in city, town and district centres. In parallel however, the guidance states that local authorities should:

"Use parking policies, alongside other planning and transport measures, to promote sustainable transport choices and reduce reliance on the car for work and other sources."

4.28 In terms of parking, paragraph 49 highlights that the availability of car parking has a major influence on the means of transport people choose for their journeys. It continues at paragraph 51 and advise that local authorities should not require developers to provide more parking spaces than they themselves wish, other than in exceptional circumstances which might include for example where there are significant implications for road safety which cannot be resolved through the introduction or enforcement of on street parking controls.

4.29 Paragraph 75 of PPG13 states that walking is the most important mode of travel at the local level and offers the greatest potential to replace short car trips, particularly under 2 kilometres. Walking also forms an often forgotten part of all longer journeys by public transport and car.

4.30 The above is supported by Paragraph 78 of PPG13, which advises that cycling also has potential to substitute for short car trips, particularly those under 5 kilometres, and to form part of a longer journey by public transport.

4.31 A detailed assessment of the proposal to the above guidance is provided in later sections of this statement.

Planning Policy Statement 25: Development and Flood Risk

4.32 This guidance sets out the importance the Government attaches to the management and reduction of flood risk in the land use planning process, promoting a precautionary approach and taking into account climate change. A Flood Risk Assessment and Drainage Assessment have been undertaken in accordance with PPS25 and are included as part of this application.

The Development Plan

The Yorkshire and Humber Plan: Regional Spatial Strategy to 2026

4.33 The Regional Plan was formally adopted in May 2008 and sets out proposals for the sustainable development of the region's economy, infrastructure, housing and other land uses. Following the recent election of the Coalition Government, the Secretary of State for Communities and Local Government issued a letter on 27th May 2010 setting out the Government's intention to 'rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils.' It is expected that Local Planning Authorities and the Planning Inspectorate should 'have regard to this letter as a material planning consideration in any decisions they are currently taking.' Notwithstanding the advice given in the letter, the RSS continues to be part of the development plan in the absence of a formal announcement and the relevant policies to this application are identified below.

4.34 Policy YH1 sets out the overall approach to growth and change in the region for the next 15 to 20 years. It refers to the need to protect and enhance the region's environmental resources; the need to avoid exacerbating environmental threats, and the need to avoid increasing flood risk.

4.35 Policy YH5 identifies that Principal Towns should serve as the main local focus for housing, employment, shopping, leisure, education, health and cultural activities. The role of Principal Towns as accessible and vibrant places should be enhanced. The RSS identifies a number of Principal Towns in its Key Diagram and states that additional Principal Towns can be designated by local authorities where they will support the delivery of the RSS Core Approach.

4.36 Policy YH7 seeks a sequential approach to the allocation of sites, giving first priority to the re-use of previously developed land and buildings and the more effective use of existing developed area within the relevant city or town, second priority to suitable infill opportunities within cities and towns and third priority to extensions to cities and towns. Local planning authorities should adopt a transport-orientated approach to ensure that development makes the best use of existing transport infrastructure and capacity, complies with the public transport accessibility criteria and maximises accessibility by walking and cycling.

4.37 Policy SY1 relates to the South Yorkshire sub area and sets out the overall approach to development, regeneration, transport and environmental protection in South Yorkshire. Development should support the continued regeneration of Principal Towns in the sub area, promoting growth and strengthen their service centre role.

4.38 Policy ENV1 deals with development and flood risk and advocates that flood risk will be managed proactively by reducing the causes of flooding to existing and future development, especially in tidal areas, and avoid development in high flood risk areas where possible.

4.39 Policy H1 states that the region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes. The RSS sets annual net additions required to the dwelling stock by local authority areas. Barnsley must deliver 1015 net dwellings per annum to 2026.

4.40 To manage and support the delivery of new homes required by Policy H2 local planning authorities should:

- Compile SHLAA as evidence for LDFs
- Prioritise housing development on brownfield land to contribute to a regional target of at least 65%
- Identify sites through the LDF to ensure a 15 year supply of land for housing including a five year supply of deliverable sites
- Adopt a flexible approach by not treating housing figures as ceilings whilst ensuring development is focussed on locations that deliver the RSS core approach and sub-area policies.

4.41 Policy H4 relates to the provision of affordable housing. LDFs should set targets for affordable housing to be provided. The RSS identifies that within South Yorkshire, up to 30% of new housing may need to be affordable.

4.42 Policy H5 requires that plans, strategies, investment decisions and programmes should ensure the provision of homes for a mix of households that reflects the needs of the area to create sustainable communities.

4.43 Policy T1 sets out the aims to reduce travel demand, traffic growth and congestion, shift to modes with lower environmental impacts, and improve journey time reliability.

Development should be appropriately located in accordance with the public transport accessibility criteria set out in Tables 13.8 and 13.9 of the RSS and car use, particularly in peak periods, should be managed by local authorities.

Barnsley Unitary Development Plan

4.44 Adopted in 2000, this document represents an assessment of land use policies and forms the site-specific element of the overall development plan. The Secretary of State issued a Direction in respect of which policies from the Unitary development Plan were to be saved. Those policies in the UDP which were not listed in the Direction expired on 28th September 2007.

4.45 The proposals map of the adopted Local Plan identify that the site is within the Community Area of Royston. The site itself is allocated as housing proposal site R01/1.

4.46 Policy H2 states that the Council will ensure that sufficient land is available to meet identified housing need and ensure that a five year supply is available at all times during the plan period.

4.47 Policy H3 makes provision for the allocation of housing sites in the Borough. Policy H4 continues that sites allocated for housing proposals on the Proposals Map will only be permitted where:

a) they comprise a use which is ancillary to the predominant use of the site for housing purposes but is integral with it, and
b) they provide a service or other facility predominantly for residents of the site, and
c) they would cause no undue harm to residential amenity for reasons such as excessive noise, fumes, smells, car parking or servicing or highway congestion, and
d) they could be accommodated satisfactorily within the site without giving rise to unacceptable conditions of highway congestion or safety, particularly to pedestrians and cyclists.

4.48 Policy H5 promotes diverse dwelling types, sizes, densities and designs to meet the full range of housing need. In particular, the council will encourage, in appropriate locations throughout the Borough:

a) housing for key workers
b) affordable housing and housing for rent
c) housing for the elderly and those with disabilities
d) homes intended for single person households.

4.49 Policy H6 requires all developments which comprise or include the provision of twenty or more new dwelling units to incorporate, as an integral part of the development, a minimum of 15% of the gross site area as open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing thereon and the adjoining land uses. where it is impossible to make such provision on land either within or immediately adjacent to the site in a satisfactory and acceptable manner, or where the council deem it appropriate, suitable off-site open space facilities, remote from the development land, may be acceptable either as new facilities or as an extension to those existing. Where off-site facilities are acceptable, the council will seek to enter into an agreement under 106 of the act with the developer to ensure that a financial contribution is secured towards the capital costs of the provision and its future maintenance.

4.50 Policy GS22 states that the council will seek the retention and management of existing hedgerows, woodlands and trees both individually and in groups. Policy GS23 continues that the council will actively support the development of extensive new woodland and hedgerow planting and its appropriate management for landscape, ecological, recreation and ultimately economic benefit.

4.51 Policy GS36 notes that in considering proposals for development and in implementing other policies and proposals in the plan the council will seek to ensure that a minimum standard of 2.43 hectares of outdoor sport/recreation space per 1,000 population is achieved throughout the plan area.

4.52 Policy BE6 seeks to achieve good design standards for all types of development. Proposals for development will be assessed using the following design criteria:

a) the quality of layout, and suitability of scale of the development

b) the use, quality, design and landscape treatment of open land within the site and the area around buildings
c) the standard of detailed design and facing materials of proposed buildings
d) the suitability of the whole development for its proposed context and its relationship with adjoining land uses.

4.53 Policy ES1 states that proposals for development which are likely to result in harm to the environment through excessive levels of pollution arising either within the site to be developed or occasioned elsewhere by the proposed development will not be permitted.

4.54 Policy ES8 relates to land contamination. where development is proposed on land which the council has only a suspicion that it might be contaminated, or there is evidence that it might be only slightly contaminated, planning permission may be granted subject to conditions requiring that development should not start until an investigation to establish the nature and extent of any contamination and an assessment of the measures necessary to remove or treat the contamination has been carried out and to ensure that any remedial measures are undertaken.

4.55 Policy T2 states that development will only be allowed if the additional demand for travel generated can be accommodated on the highway network without significant detriment to the environment or the safety and ease of movement of vehicles and pedestrians using the network, or through measures to assist public transport, cycling or walking.

4.56 Policy T14 requires development proposals to include measures to facilitate access to, and where appropriate, by public transport services.

4.57 Policy T22 requires new development to provide no more car parking, servicing and manoeuvring space than is necessary in order to ensure there is no significant adverse impact upon highway safety; the local environment including the amenity of local residents and adjoining land uses; the vitality and viability of Barnsley town centre and other shopping and commercial centres.

4.58 Policy T27 encourages and supports walking as a mode of transport, and the design and layout of all developments will be required to take account of the needs of pedestrians.

4.59 Policy UTL2 states that development will not be permitted which increases the demand for off-site service infrastructure for water supply, sewerage or sewage treatment unless adequate capacity exists or can be provided in time to serve the development. Where improvements in infrastructure are required planning permission will be granted subject to conditions, or a planning obligation will be required.

4.60 Part 2 of the UDP concerns site specific proposals for the community areas of Barnsley. Policy RO1 states the following in relation to allocation RO1/01 'Land south of Lee Lane/High Street':

> *"Located on the western edge, the site is well related to the existing form and character of the settlement. The site is privately owned and currently used to graze sheep. A possible fault crosses the site which would need to be taken into account when considering housing layout. Surface water will require a new sewer in Lee Lane to connect to a culverted watercourse at Applehaigh View."*

Supplementary Planning Guidance

Sequential Approach to determining Planning Applications for New Residential Development (PAN30)

4.61 This advice note, published in January 2004, sets a sequential approach for housing development, advocating a locational preference towards previously developed sites. The advice note was prepared in the context of PPG3 which has subsequently been superseded by PPS3 and the RSS. Accordingly a revised PAN30 is to be prepared by the local planning authority.

Affordable Housing in New Residential Developments (PAN34)

4.62 Planning Advice Note 30 concerns the provision of affordable housing in new residential developments. Sites of 25 or more homes or on sites of more than 0.6ha within a town or village of 3,000 people of more must provide at least 15% of the total

number of homes proposed. The affordable element will be secured through planning conditions and legal agreements.

4.63 The affordable units to be provided should be to an equally high standard of design and construction as the other housing units on the site.

4.64 The types of affordable units to be provided will be determined by local need but will be either housing for affordable rent, shared ownership housing or discounted market housing. Developers are encouraged to involve a Registered Social Landlord partner.

4.65 The basis of the advice note is draft policy H7 from the emerging Core Strategy which is yet to be adopted as part of the development plan, nor has it be examined in public.

Financial Contributions to School Places (PAN30)

4.66 Planning Advice Note 30 identifies the financial contributions necessary to provide the physical spaces needed to accommodate new pupil places at the local school that would serve the new housing development.

Open Space Provision on New Housing Developments

4.67 This guidance document published in 2003 supplements UDP policies H6 and GS36 sets out the open space requirements and financial contributions necessary from housing development.

4.68 In addition to the Supplementary Planning Guidance and Planning Advice Notes mentioned above, Barnsley Metropolitan Borough Council have also published detailed guidance in relation to the design and layout of new housing developments, and the design of landscaping and parking. Regard has been has to the content of this guidance in the evolution of the scheme design.

Local Development Framework

4.69 Following the introduction of the Planning and Compulsory Planning Act (2004), a new development plan system was introduced. District councils, unitary authorities

and national park authorities will produce Local Development Frameworks that outline the spatial planning strategy for the local area.

4.70 Local Development Frameworks will be made up of a suite of Development Plan Documents (DPDs). These Development Plan Documents must include, as a minimum, the following documents:

- Core Strategy - outlines the general spatial vision and objectives for the delivery of the Local Development Framework
- Site Specific Allocations – identifies land for specific uses
- Proposals Map – illustrates all site-specific policies

4.71 In addition to the above, further Development Plan Documents may be produced as necessary. These include Area Actions Plans for specific locations subject to conservation or significant change, thematic DPDs on topics such as housing or employment and generic development control policies DPDs.

4.72 DPDs should be subject to rigorous procedures of community involvement, consultation and independent examination. Once adopted, development control decisions must be made in accordance with the DPDs unless material considerations indicate otherwise. Until such time as the Barnsley's Development Plan Documents have advanced to adoption, the development plan for development control decisions will be the RSS and the UDP. For the purposes of the determination of this application limited weight can be attached to the content of the emerging draft Core Strategy or other DPDs.

5.0 Assessment of Development Potential

5.1 It is considered that the main issues to consider in the determination of this application are the matters of the general principle of development, affordable housing, appearance and visual impact, highways and transport and other related matters. These are explored in further detail below.

Principle of Development

5.2 The application site is a UDP housing allocation (RO1/01). As such, the site has been examined through the UDP and adopted as suitable for residential development to be brought forward during the Plan period.

5.3 Given that the broad principle of development is established, the following sections of the statement will consider the deliverability of the site in relation to the provisions of the development plan and national planning policy and guidance.

Sequential Approach and Housing Supply

5.4 Barnsley Metropolitan Borough Council published an advisory document on the sequential approach to residential development in 2004. This document has been superseded by the publication of PPS3 and the Yorkshire and Humber RSS. It is understood that PAN30 is currently under review by the local planning authority and a draft document will be published for consultation in Spring 2010, however for the purposes of this approach the guidance provided by PPS3 is most relevant.

5.5 PPS3 sets out a responsive approach to the delivery of regional housing requirements. Paragraph 53 of PPS3 requires local planning authorities to identify broad locations and specific sites that will enable a continuous delivery of housing for at least 15 years from the date of the adoption of a LDF or LDD and to maintain a five year deliverable rolling supply of housing land for a five year period. Where a local planning authority cannot demonstrate an up to date five year supply of deliverable sites, they should consider favourably applications for housing. In such instances a local planning authority should not use prematurity as a reason for refusal.

5.6 Barnsley Metropolitan Borough Council have produced an update to their annual Housing Land Availability Assessment for the period 2009 – 2014 which identifies a sufficient supply of dwellings to satisfy the requirements of PPS3. Included within the supply are those remaining UDP housing allocations which are yet to be developed (including the application site) discounted in regard to timing assumptions. For sites of between 21 and 50 dwellings, such as the application site, the authority assumes a rate of development of 66.6% within five years.

5.7 The application site has been assessed by the Council as contributing to the deliverable supply of housing land in the Borough for the next five years. As a 'deliverable' site, the local authority consider that Lee Lane is available now; offers a suitable location for development now; would contribute to the creation of sustainable, mixed communities, and there is a reasonable prospect that housing will be delivered on the site within five years. The applicant concurs with the authority's assessment of the site and the inclusion of the site as part of the Borough's five year housing land supply. Furthermore the submission of this application demonstrates a clear willingness to develop the site within that time period.

5.8 In accordance with PPS3, the proposals represent an optimum solution. The application site is committed as part of the Borough's rolling five year supply and its development would assist in achieving the sustainability objectives of central, regional and local government.

Sustainability

5.9 The application site comprises a greenfield housing allocation within the settlement of Royston. Royston is identified in the UDP as a location for housing growth to a meet local needs as well as accommodating some demand arising from elsewhere in the Borough. As discussed above, the proposals will contribute to achieving the Borough's housing land requirements.

5.10 Policy YH7 of the RSS sets out an framework for strategic development, identifying that sites should be allocated by giving first priority to previously developed sites, followed by suitable infill opportunities, such as the application site, and thirdly to extensions of cities and towns. Local planning authorities are required to adopt a transport-orientated approach to ensure that development makes the best use of the transport infrastructure and capacity.

5.11 In considering the location and accessibility of the application site it is important to ensure that the development is in close proximity to shops and services, employment opportunities, education and leisure facilities. In particular development should comply with the public transport accessibility criteria set out in table 13.9 of the RSS and maximise accessibility by walking and cycling so as to reduce dependence on the private car.

5.12 The application site is in close proximity to shops and services, employment opportunities, education and leisure facilities in the settlement of Royston. Local services include a local shopping centre, supermarket, primary and secondary schools, doctor's surgeries, dentists and pharmacies and a leisure centre which has a swimming pool. In addition to the local employment opportunities within the settlement, Carlton Industrial Estate is located to the south of the settlement and offers various employment opportunities within easy access of the town.

5.13 With regard to content of PPG13, which envisages that journeys under 2 kilometres represent the greatest potential to replace short car trips, the site is well located in respect of pedestrian access to all of the local services and facilities. The commercial centre of Royston, for example, is approximately 700m walking distance from the application site. The public transport network, which includes regular bus services between Royston and the Sub Regional Town of Barnsley and Sub Regional City of Wakefield, is readily accessible from the application site.

5.14 The presence of such well-serviced public transport routes and close pedestrian linkages provides opportunities to meet sustainable development objectives in providing the possibility to reduce the use of the private car for future residents.

5.15 The redevelopment of the site with a mix of housing types and affordability will increase the indigenous population in this location. The location of the site in proximity to the range of services provided within the settlement and surrounding area will encourage community integration and engender local distinctiveness.

5.16 On the basis of the above mentioned maters it is therefore considered that the proposals and the site itself represent a highly sustainable pattern of development.

Affordable Housing

5.17 The provision of affordable housing to an appropriate quantity in new developments is a key objective of national planning policy. PPS3 seeks to widen opportunities for home ownership, ensure high quality housing for those who cannot afford market housing and improve affordability across the housing market, including by increasing the supply of housing.

5.18 The amount and mix of affordable housing has been subject to pre-application discussions with the local authority's planning and housing departments in order to secure affordable housing in accordance with the identified housing need for the area.

5.19 The potential introduction of seven affordable units is a significant material consideration in the determination of this application. The affordable units will introduce a mix of shared ownership and social rented properties which, in accordance with PPS3, will create an inclusive community where people have the opportunity of a decent home in a community where they want to live, at a price that they can afford.

5.20 An affordable housing statement which explains the mechanisms for the delivery of the affordable element of residential development at Lee Lane in submitted with the application and should be referenced alongside this statement.

Design and Appearance

5.21 A Design and Access Statement is submitted with this application to explain and justify the design approach behind the proposed development. This document should be referred to in respect of all design and access issues.

5.22 As part of the applicant's commitment to pre-application engagement, draft proposals of the scheme were presented to Barnsley's Design Panel in January 2010 to demonstrate the aims of the scheme, the scheme evolution, the general design concepts and the relationship of the scheme to the surrounding area.

5.23 The Panel's recommendations were used as the basis for improvements to the draft scheme, as has the feedback from officers during the consideration of withdrawn scheme 2010/0249, and it is considered that the resultant final design as submitted can be supported for planning approval in design terms.

5.24 In accordance with UDP design policy BE6 and Barnsley Metropolitan Borough Council's SPG on 'The Design and Layout of New Residential Development', the proposals incorporate high quality dwelling units which efficiently use the land at a density of 29 dwellings per hectare.

5.25 The masterplan proposes a mix in house types and sizes to add visual interest and contribute to a sense of place. A variety of materials will be used to define the scheme and contextualise it within the existing residential grain, making a positive local impact. A central open space ('the green') will create a sense of place – a focal social space at the heart of the development for residents.

5.26 The development, through its design, layout and construction shall seek to maximise building sustainability; reduce carbon emissions and make prudent and efficient use of natural resources.

Landscaping and Open Space

5.27 The proposed development incorporates an area of public open space, which is comprised of a landscaped green for informal recreation and play. This element of the scheme also permits the opportunity for a central feature that will cater for a high standard of development and layout at its periphery deriving from this central core of the site. As the landscaped green is located at the centre of the development it benefits from passive surveillance from the properties overlooking the space. It is assumed that an appropriate level of commuted sum will be negotiated with the Council in respect of the balance of on and off site open space provision.

5.28 A comprehensive landscaping scheme is submitted with the application. The landscaping scheme incorporates elements of hard and soft landscaping, which will assist in the creation of a high quality development that will provide a good balance between built development, layout and landscaping.

Residential Amenity

5.29 The layout of the proposed scheme has sought to minimise any impacts upon the residential amenity that could be enjoyed by residents of neighbouring properties and of future residents of the proposed dwellings.

5.30 The scheme incorporates garden depths varying between 9.5metres to 20metres and in each case offers generous and useable amenity space for each property. Whilst it is acknowledged that the scheme is of a higher density that some neighbouring residential areas, the layout of the scheme is such that acceptable separation distances are achieved to properties to the west and 200 High Street. In such cases, it is felt that the balance between achieving a suitable density of development, whilst respecting the amenity of existing and potential occupiers has been achieved to a high standard.

Transport, Highways and Parking

5.31 Access into the site is via a new vehicular access onto Lee Lane. The social rented properties to the east of the site are served by a private access and parking and turning arrangements, as are units 1 - 4.

5.32 The public and private spaces are clearly distinguished with safe pedestrian routes into and out of the site. In accordance with the advice provided by Barnsley BMC the scheme incorporates a route to the common land to the south of the site providing a safe, legible pedestrian linkage between the site and the amenities of Royston Centre for residents.

Flood Risk and Drainage

5.33 The application site is located within Flood Zone 1 as defined on the Environment Agency's online flood maps.

5.34 Given that the site area exceeds 1ha, a Flood Risk Assessment is submitted with the application which concludes that the primary flood risk to the development is surface water run off and sets out a series of recommendations for run off rates and on site attenuation. Furthermore, the FRA concludes that in order to mitigate against

localised flooding caused by heavy rainfall, it is recommended that the internal ground floor levels of the proposed residential properties are raised a minimum of 150mm above the finished external ground levels within the site. Given the characteristics of the site, it is not envisaged that such provision of floor levels would be materially different to what would generally achieved in any event.

5.35 Foul water will be drained to the existing foul sewer network adjacent to Applehaigh View.

Ground Conditions

5.36 An assessment of the site ground conditions has been prepared by the Sirius Group. Their investigations comprised a desk top study and trial pitting. The assessment indicates that the site has remained undeveloped from at least 1891, with the exception of four small outbuildings constructed sometime in the early to mid 1970's.

5.37 Based upon the assessments the Sirius Group have made recommendations toward the type of foundation to use upon the site, which is reflective of the general geology of the site and the potential need for additional survey work in the future but at this stage have not identified any evidence that would prevent this development taking place.

6.0 Conclusions

6.1 This statement has demonstrated that the proposed development in this particular instance is in accordance with the provisions of the complete content of the development plan (the RSS and the adopted Unitary Development Plan) and national and local policy guidance.

6.2 On the basis of the matters raised within this statement, it is considered that these proposals in this location are acceptable and it is respectfully requested that the application is approved.

A1 Appendix 1: Affordable Housing Statement

A1.1 The proposed scheme at Lee Lane, Royston incorporates seven affordable residential units. The following table provides key information on the affordable units:

House Type	No. of units	Tenure	No. of beds
Type 7	4	Social Rented	2
Type 12	3	Shared Ownership	4

A1.2 The dwelling sizes are suitable for a range of general households in need identified as suitable by Barnsley Metropolitan Borough Council's affordable housing officer, from single persons and couples to parents/lone parents with children. All the proposed units have private garden areas which will benefit from sunlight throughout the day and a minimum of one vehicle parking space. The affordable units are of the same high quality specification of homes elsewhere on a site and are therefore indistinguishable from market housing.

Tenure

A1.3 PPS3 defines affordable housing as including social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. In accordance with the guidance and definitions set out in PPS3 the proposed development will include both social rented and intermediate affordable housing to meet the differing needs of eligible households. The affordable units will be provided with a Registered Social Landlord (RSL) partner, to be secure by planning agreement.

A1.4 57% of affordable units (four dwellings) will be provided as social rented housing. These units are located to the east of the site as a terrace of 2 bedroom houses, readily manageable by an RSL partner.

A1.5 The remainder of the affordable units (three dwellings) will be provided as a terrace of 4 bedroom dwellings to the west of the site overlooking the green.

Nomination Rights and Eligibility

A1.6 The affordable properties will be provided in accordance with the nominations and eligibility criteria of the relevant Registered Social Landlord and/or local authority.

Perpetuity

A1.7 The definition of affordable housing in PPS3 states that it should include the provision for the affordable home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision. Matters in relation to perpetuity will be addressed through the Section 106 agreement.