
July 2014

Land at Littleworth Lane, Lundwood, Barnsley

**Planning Policy Statement for a
Detailed Planning Application for the
Erection of 198 Residential Units,
new access road, Public Open Space,
Landscaping and balancing pond**

On behalf of

Harron Homes

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1.0 Introduction

- 1.1 This Planning Policy Statement has been prepared on behalf of Harron Homes to support a full planning application for:

Proposed erection of 198 residential units, new access road, landscaping, public open space and balancing pond

- 1.2 This statement describes the application site before identifying and examining relevant planning issues in the context of both the development plan and the advice of Central Government. In seeking to establish whether the proposed use is appropriate, particular regard has been had to the statutory development plan and the National Planning Policy Framework. The application is supported by the following documents and plans:

- Application form and certificates;
- Design and Access Statement (including Building for Life Assessment);
- Planning Policy Statement;
- Transportation Assessment;
- Draft Framework Travel Plan
- Air Quality Assessment;
- Phase 1 Geo Environmental Ground Report;
- Phase 1 Ecology Report;
- Flood Risk Assessment/Drainage Strategy;
- Landscape Masterplan;
- Noise Impact Assessment;
- Statement of Community Involvement;
- S106 Heads of Terms;
- Tree Survey;
- Site Location Plan;
- Site Layout Plan, as proposed;
- Scheme plans (See schedule of plans/Documents enclosed with submission as set out in ID Planning application cover letter).

2.0 Site Description

- 2.1 The site (including route of new link road) is approximately 10.34 ha in size and is now vacant having previously been occupied by Priory School. The previous school buildings and areas of hardstanding have been cleared.
- 2.2 Littleworth Grange Primary School sits to the north of the site with retail / town centre uses occupying land to the south east (fronting Pontefract Road). Rotherham Road sits to the south / southwest with residential development to the west of the site (Robert Avenue). The Priory Campus sits to the south of the site.
- 2.3 Vehicular and pedestrian access to the site is currently from Littleworth Lane although a new access road will be developed as part of the proposal. This new access will be taken from Littleworth Lane and ultimately form a new link between Rotherham Road to the west and Pontefract Road to the east.
- 2.4 The site is well served by public transport with bus stops along both Rotherham Road and Pontefract Road. As mentioned above there are a number of retail and community uses along Pontefract Road adjacent to the site.
- 2.5 The site is allocated in the adopted UDP Proposals Map as a community facility. However, the Development Sites and Places Development Plan Document, proposes the site is allocated for residential purposes (ref BAR43). This document was on consultation in September 2012. Further consultation is expected later this year as part of a new Local Plan (incorporating amends to adopted Core Strategy) with final adoption envisaged in Spring 2016.
- 2.6 The emerging allocation shows the former school site as a mixed density housing allocation and school grounds with an area of greenspace fronting Rotherham Road.

3.0 The Proposed Development

- 3.1 This statement accompanies a full planning application which includes proposals for residential development. The Design and Access Statement and submitted plans show how the site's physical and policy context have been fully considered and respected as part of the proposals.
- 3.2 The site area for the residential element of the proposal is 7.89ha of which circa 1.14 is laid out as POS and 6.06ha is available for housing. The remaining areas comprise retained trees to the boundary and land required for access road. Full details are set out in the Design & Access Statement.
- 3.3 The proposal will be accessed from Littleworth Lane via a new access road. The access road will form part of a new link road to be built between Rotherham Road and Pontefract Road to address congestion issues at the roundabout junction of these roads. The proposed development will facilitate this link road through creation of a new access from Littleworth Lane. Barnsley Council will complete the link at a later date once detailed design work has been completed for junctions with Rotherham Road and Pontefract Road.
- 3.4 Within the main residential site, an area of POS will be provided on the eastern boundary together with a balancing pond as part of a sustainable drainage scheme for the development. The new access road will run between the main residential development and the area of POS / balancing pond.
- 3.5 Trees along the western and southern boundaries will be retained as will trees along Littleworth Lane. A pedestrian link will be created onto Littleworth Lane from the proposed housing to facilitate ease of access to the adjacent school and open space to the north east of the lane.

Residential

- 3.6 The submitted drawings demonstrate how the proposed residential development can be accommodated on the site. The main site access is proposed from Littleworth Lane with internal access roads to be provided. Warren Walk will be maintained to allow pedestrian access to the site.
- 3.7 The layout shows a variety of housing types of varying sizes, all with parking facilities and private gardens. In total the layout shows 198 dwellings, which would have two, three and four bedrooms. It is anticipated the dwellings would be predominantly 2 storeys in height with a few 3 storey units to add interest to the streetscene. Materials will be brick and tile. Given the location of the site, it is considered the proposal will create its own sense of place through development of high quality housing.
- 3.8 Further details on the elevation treatment and internal layout of the dwellings can be found in the supporting Design and Access Statement and on the technical drawings submitted with the application.
- 3.9 In terms of affordable housing, 10 of the units will be affordable (20 units). 10 of the units will be 2 bed and 10 will be 3 bed. The affordable housing is split into 4 areas around the site. 80% of the units will be made available for rent and 20% for intermediate / shared equity purchase. Details on delivery will be set out in a S106.

Public Open Space

- 3.10 To the south east of the residential development is an area of public open space. It is anticipated this area will predominantly be grassed to provide space for children to play with native tree planting and area of wildflower planting to add ecological interest.
- 3.11 The area of POS also includes a balancing pond created as part of the site's sustainable drainage solution.
- 3.12 The POS is circa 1.14ha in size.
- 3.13 It is understood a commuted sum may be required to address loss of greenspace as allocated in the emerging site allocation. The number of proposed plots occupying land identified as greenspace is limited and any off site contribution (based on a sum per plot) will be addressed via a S106.
- 3.14 The public open space will be overlooked by some of the proposed dwellings which will provide natural surveillance of this area.

4.0 Planning Policy Review

National Planning Policy Framework

- 4.1 The National Planning Policy Framework ("NPPF") was published in March 2012 and replaces virtually all previous national guidance. The introduction to the document confirms it should be a material consideration in the determination of planning applications.
- 4.2 The NPPF is clear there should be a presumption in favour of sustainable development where there is no conflict with the development plan.
- 4.3 The NPPF sets out 12 key principles which planning should seek to adhere to. These include:
- Proactively drive and support sustainable economic development to deliver the homes and thriving places the country needs;
 - Seek to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings;
 - Encourage the effective use of land by reusing land which has previously been developed; and
 - Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- 4.4 The NPPF sets out guidance on a number of different themes, some of which are relevant to the proposed development.
- 4.5 Starting with economic development the NPPF is clear the Government is committed to securing economic growth in order to create jobs as well as ensuring the planning system does everything it can to support sustainable economic growth. Consequently "significant weight should be placed on the need to support economic growth through the planning system" (paragraphs 18 and 19).
- 4.6 The NPPF also deals with housing matters and states there is a requirement for local authorities to have a five year supply of deliverable housing sites (paragraph 47).
- 4.7 It is noted in this case that Barnsley Council do not have a 5 year supply of deliverable housing sites.
- 4.8 The document goes on to state there is a need to deliver a wide choice of high quality homes in order to create sustainable, inclusive and mixed communities (paragraph 50).
- 4.9 The NPPF also considers design matters and states the Government attaches great importance to the design of the built environment (paragraph 56). As such developments should function well and add to the quality of an area, as well as optimising the potential of the site to accommodate development. Developments should also be visually attractive and create safe and accessible environments (paragraph 58).

- 4.10 The NPPF also considers sustainability matters and states new development should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption (paragraph 96).
- 4.11 The NPPF also states there is a requirement to make the effective use of land by re-using land which has previously been developed, provided it is not of high environmental value (paragraph 111).
- 4.12 Finally, the NPPF sets out guidance on pre-application engagement stating early engagement has the potential to improve the efficiency and effectiveness of the planning application system for all parties (paragraph 188). The guidance goes on to reinforce the need for applicants to engage with the local community before submitting applications as the more issues which can be resolved at the pre-application stage, the greater the benefits (paragraph 190).

Development Plan

- 4.13 The Development Plan in this instance is formed by the Barnsley Unitary Development Plan (saved policies), the Barnsley Core Strategy and emerging Local Plan, namely the Development Sites and Places DPD (consultation draft 2012). Consideration has also been given to Open Space Provision on New Housing Development SPD and Building for Life 12.

Barnsley Unitary Development Plan

- 4.14 The Barnsley UDP was adopted in 2000 with some policies subsequently saved in 2007. However the adopted Core Strategy replaced a number of the UDP policies.
- 4.15 In addition to some of the policies being saved, the allocations also remain in place until such a time as the Local Plan (incorporating Core Strategy and Development Sites and Places DPD) has been adopted. As such the site is allocated as an Existing Community Facility (albeit the previous UDP Policy CF2 has been replaced by Policy CSP43 of the Core Strategy).
- 4.16 Policy H8a deals with residential amenity. This states the scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements.

Barnsley Core Strategy

- 4.17 The Barnsley Core Strategy was adopted in September 2011 and along with other documents published as part of the Local Development Framework will replace the UDP. There are a number of policies within the document which are relevant to the proposed development and these are set out below.
- 4.18 Policy CSP1 sets out how the LPA will deal with climate change and states development will be expected to reduce and mitigate the impact of growth on the environment and carbon emissions ensure existing and new communities are resilient to climate change and increase the efficient use of resources

through sustainable construction techniques and the use of renewable energy. The policy goes on to state the LPA will take action to adapt to climate change by giving preference to development of previously developed land in sustainable locations, locating and designing development to reduce the risk of flooding and promoting the use of sustainable drainage systems

- 4.19 Policy CSP2 sets out the requirements to secure sustainable construction and states development will be expected to demonstrate how it minimises resource and energy consumption and how it is located and designed to withstand the longer term impacts of climate change. The policy goes on to state all new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes or equivalent and all non-residential development will be expected to achieve at least BREEAM standard of 'very good' or equivalent.
- 4.20 Policy CSP3 states all development will be expected to use Sustainable Drainage Systems ("SuDS") and only in exceptional circumstances, where it can be demonstrated that all types of SuDS are impractical, will other drainage management systems be permitted.
- 4.21 Policy CSP4 deals with flood risk and states all development proposals on brownfield sites should reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates.
- 4.22 Policy CSP5 deals with the requirements for including renewable energy in developments and states all development of 10 or more dwellings or 1,000m² will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15% for applications submitted up to 2015.
- 4.23 Policy CSP8 deals with the location of growth and states priority will be given to development in the principle towns, including Royston.
- 4.24 Policy CSP9 deals with the number of new homes to be built and confirms the Council will seek to achieve the completion of at least 21,500 net additional homes during the period 2008 to 2026.
- 4.25 Policy CSP10 goes on to confirm around 9800 of these dwellings will be located within Urban Barnsley.
- 4.26 Policy CSP14 deals with the housing mix and efficient use of land and states housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. The policy goes on to state priority will be given to the development of previously developed land with the Council seeking to achieve between 55% and 60% of homes built on brownfield land.
- 4.27 Policy CSP15 deals with affordable housing and states housing developments of 15 or more dwellings will be expected to provide affordable housing. Pre-application discussions however indicated provision of 10% may be acceptable in this instance.

- 4.28 Policy CSP25 deals with new development and sustainable travel and states new development will be expected to be located and designed to reduce the need to travel as well as being accessible to public transport and meet the needs of pedestrians and cyclists. The policy goes on to state, travel plans should be provided in accordance with national guidance.
- 4.29 Policy CSP26 states new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.
- 4.30 Policy CSP27 provides details on parking strategies in Barnsley and states the local planning authority will develop a parking strategy that will help to influence people's travel. This will include the potential for shared management of car parks between the council and the private sector the potential for dedicated car sharing spaces and other schemes to encourage change in travel behaviour.
- 4.31 Policy CSP28 deals with reducing the impact of road travel and states the Local Planning Authority will reduce the impact of road travel by implementing measures to ensure the current road system is used efficiently.
- 4.32 Policy CSP29 sets out design principles and states high quality development will be expected. Development should also contribute to place making and be of a high quality that contributes to a healthy, safe and sustainable environment as well as enabling all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people. The policy also confirms residential developments of ten or more dwellings should score a minimum of a 'good' rating in the Building for Life Assessment.
- 4.33 Policy CSP33 deals with green infrastructure and states the network of green infrastructure will be secured by creating new open spaces as part of new development, and by using developer contributions to create and improve green infrastructure.
- 4.34 Policy CSP35 deals with green space and states the loss of such areas will only be permitted if an appropriate replacement green space of at least an equivalent community benefit, accessibility and value is provided in the area which it serves.
- 4.35 Policy CSP36 deals with biodiversity and geodiversity and states development will be expected to conserve and enhance the biodiversity and geological features of the borough by maximising biodiversity and geodiversity opportunities in and around new developments.
- 4.36 Policy CSP39 deals with contaminated and unstable land and states where the future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must be accompanied by a report which shows that investigations have been carried out to work out the nature and extent of contamination or stability issues and the possible effect it may have on the development and its future users, the natural and historic environment and sets out detailed measures to allow the development to go ahead safely.
- 4.37 Policy CSP40 deals with pollution control and protection and states new housing where existing air pollution, noise, smell, dust, vibration, light or other

pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

- 4.38 Policy CSP42 provides guidance on infrastructure and the use of planning obligations. The policy states development must be supported by appropriate physical, social and economic infrastructure. The policy goes on to state development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily and where the necessary provision is not made directly by the developer, contributions will be secured through planning obligations.
- 4.39 Finally, Policy CSP43 deals with existing educational facilities and confirms such uses will be protected from development unless it can be demonstrated that the sites and premises are no longer required by the existing use or an alternative community use.

Supplementary Planning Document - Open Space Provision on New Housing Development

- 4.40 The Supplementary Planning Document on Open Space Provision on New Housing Development ("the SPD") was adopted in March 2012 and supplements Policy CSP35 of the Core Strategy.
- 4.41 The document confirms a minimum of 15% of the gross site area must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.
- 4.42 The SPD sets out three types of green space which will be required and these are set out below:
- Equipped children's play areas – for over 100 houses, provision will generally be required on site.
 - Informal play space and informal landscape areas – for over 40 houses provision should be made on site.
 - Formal recreation space – for between 20 and 200 houses a financial contribution will be required to enhance existing facilities in the locality. Appendix 2 of the SPD sets out the contributions for off-site green space and confirms for formal recreation £528.06 will be required for one bedroom dwellings increasing to £1,088.70 for four bedrooms and over.

Supplementary Planning Document – Designing New Housing Development

- 4.43 The Supplementary Planning Document on Designing New Housing Development ("the SPD") was adopted in March 2012 and supplements Policy CSP29 of the Core Strategy.
- 4.44 The SPD confirms the need for the layout and design of new housing to complement existing housing in the locality. The document also provides guidance on the spacing standards, streets and landscaping.

Supplementary Planning Document – Residential Amenity and the Siting of Buildings

- 4.45 The Supplementary Planning Document on Residential Amenity and the Siting of Buildings (“the SPD”) was also adopted in March 2012 and supplements Policy CSP29 of the Core Strategy. The SPD sets out the design principles that will apply to the consideration of planning applications for non-residential buildings in proximity to existing residential properties.
- 4.46 The SPD states that for a development to make a positive impact it needs to be successfully integrated into the wider built environment in which it is located. To do this effectively new developments must fit in with their surroundings in terms of height, spacing, massing, landscaping and design and not cause undue loss of amenity to existing residents.

Supplementary Planning Document – Parking

- 4.47 The Supplementary Planning Document on Parking (“the SPD”) was again adopted in March 2012 and sets out the parking standards the Local Planning Authority will apply to all new development. The SPD supplements Core Strategy Policy CSP25.

Other Material Considerations

Development Sites and Places DPD

- 4.48 The Development Sites and Places DPD sets out details of the future allocations in Barnsley and includes an updated Proposals Maps. The document has not yet been adopted, the LPA consulted upon it in the summer of 2012. This is in accordance with the NPPF which states the weight given to policies in emerging plans will accord with their stage of preparation and the more advanced the plan, the greater the weight that may be given.
- 4.49 The site is allocated in the document as a potential Phase 1 housing allocation (reference BAR43). Policy H4 of the DPD deals with the phased release of allocated housing land and confirms sites allocated under Phase 1 will be released at any point in the plan period.
- 4.50 Whilst the Allocations DPD is yet to be subject to Examination the emerging document demonstrates the Council’s intentions for the site, which is to facilitate a residential development on this former school site.
- 4.51 The sale and development of this site will also result in a capital receipt for the Council.

5.0 Planning Assessment

Principle of Development

- 5.1 The site is partly a previously developed site and its redevelopment is therefore in accordance with the NPPF and Policy CSP14 of the Core Strategy.
- 5.2 The development of the site will also help meet the housing requirements set out in the Core Strategy (Policies CSP9 and CSP10) at a time when Barnsley are unable to demonstrate a deliverable 5 year supply of housing.
- 5.3 The UDP allocation relates to the site's former school use. This use no longer exists as buildings and hard standing areas have been cleared from the site. The emerging Development Sites and Places DPD proposes the site be used for residential development (reference BAR43). The proposed development is in accordance with this emerging policy.
- 5.4 As such it is considered in accordance with Policy CSP43 of the Core Strategy, the site can be released for alternative uses.
- 5.5 In addition to this, the proposed development would help to create a sustainable community and provide additional dwellings for future residents as well as facilitating significant highway improvements that would ultimately address a known congestion issue (roundabout junction of Rotherham Road and Pontefract Road).
- 5.6 Therefore in conclusion, the issue of whether or not the principle of the proposed development accords with the provisions of the development plan is clear cut and the proposals are fully in accordance with Policies CSP9 and CSP10 of the Core Strategy. The proposals also accord with the national guidance set out within the NPPF and the site's emerging allocation in the Development Sites and Places DPD.
- 5.7 It is therefore considered the principle of development on this site has been established and is considered acceptable subject to more detailed considerations which are addressed in further detail below.

Affordable Housing

- 5.8 Policy CSP15 of the Core Strategy suggests a need for 15% affordable housing on sites proposing more than 15 dwellings.
- 5.9 During pre-application discussions, comments were made with regards layout and location of affordable housing. In order to address these comments it was suggested a reduced provision may be acceptable
- 5.10 In reducing the number of units overall on site (from that prepared pre-application) there have been significant improvements in layout and design of the scheme with reduced dominance of parking areas and improved openness between units. In order to achieve these design / layout improvements the affordable offer has been reduced to 20 units (out of 198 dwellings). This equates to just over 10%.

- 5.11 The proposed affordable units will be 2 (10 no) and 3 (10 no) bed units as requested with the split of tenure 80/20 between rented and intermediate. The house type and tenure split complies with policy and slightly reduced number is considered acceptable given wider benefits to the design and layout, and ultimately deliverability, of the proposal.

Design

- 5.12 Planning policy at both national and local levels stresses the importance of high quality design with the NPPF stating proposals should secure a high quality and inclusive design which takes the opportunities available for improving the character and quality of the area and the way it functions.
- 5.13 The final scheme and layout is a result of pre-application discussions with officers and consultation with the local community. Where possible the comments made have been taken on board and helped to mould the scheme which forms the basis for this application.
- 5.14 The Design and Access Statement which accompanies this application, provides details of the design of the scheme and the layout plan submitted as part of the planning submission demonstrates how development could be accommodated on the site and how this would fit within the wider context.
- 5.15 The proposed residential element provides 198 dwellings which will have 2, 3 or 4 bedrooms with dedicated off street parking and private gardens. The houses are predominantly 2 storey and set out as detached units. There are a small number of terraced (max 4 units) and semi-detached units. There are also a number of 3 storey dwellings to enhance mix and add interest to the streetscene.
- 5.16 The scheme also provides active frontages created by the proposed dwellings. The layout also includes both public and private amenity space for residents, which is carefully balanced with the provision of parking for all users of the site. However the layout ensures that the parking of cars will not be the dominant feature within the site. This is a key issue addressed from pre-application discussions.
- 5.17 To the south-east of the residential element of the site is an area of public open space which is also overlooked by some of the proposed dwellings. This space compliments the private amenity space associated with each dwelling, and provides a focal point in this area. As required by Policy CSP33 the open space will provide space for informal public recreation together with opportunities for new native planting and wildflower areas. The native planting and wildflower mix will result in ecological benefits on the site. A commuted sum will be provided where there is perceived loss of greenspace as designated under the emerging site allocation. A contribution per plot will be discussed and agreed with the Council and set out in a S106 legal agreement.
- 5.18 The proposed materials will be a mix of brick with tile roofs. Boundary treatments will include fencing, fencing with pillars and railings together with retention of existing tree planting.

- 5.19 In terms of layout, there are three points of access from the proposed access road (part of future link road). Two of these will create a loop road within the site, with the third being a cul-de-sac. There are also a number of cul-de-sacs within the internal layout to create a sense of place and character areas within the proposal.
- 5.20 In light of the above it is considered the proposed development is in accordance with the NPPF and Core Strategy policies CSP1, CSP14, CSP29 and CSP33. The residential element of the proposals is also in accordance with the Supplementary Planning Documents on Designing New Housing Development, Open Space Provision on New Housing Development and Residential Amenity and the Siting of Buildings.

Amenity

- 5.21 The general amenity of future and existing residents has been taken into account when formulating the final design of the proposed development.
- 5.22 Consideration has been given to adjacent noise generating sources, namely the adjacent school and commercial uses along Pontefract Road. The application is accompanied by a Noise Statement which confirms the proposals have satisfactorily addressed noise issues such that living conditions of future residents will not be compromised. This has been achieved through appropriate uses of glazing and boundary treatments together with layout of dwellings where some are gable on to noise sources.
- 5.23 The public open space has been positioned on the eastern side of the new access road to create a focal point for residents. In addition the distance between dwellings and POS will ensure use of the POS will not harm living conditions of future residents.
- 5.24 The siting and layout of proposed dwellings has been carefully considered to ensure suitable areas of private amenity space are provided and distances between dwellings do not result in any issues of over looking, loss of privacy or over dominance.
- 5.25 In light of the above, it is considered the proposals are in accordance with the requirements of the Policy Ed4 of the UDP as well as Policy CSP29 of the Core Strategy and the Supplementary Planning Documents on Designing New Housing Development and Residential Amenity and the Siting of Buildings.

Highways

- 5.26 Full details on highway and access matters can be found in the supporting Design and Access Statement and Transport Assessment. A summary of the key highway issues is set out below.
- 5.27 The site is located in the urban area of Barnsley. The surrounding area has a range of facilities and attractions to serve the residents needs within walk and cycle distance.
- 5.28 Walking and cycling are catered for by direct connection onto the local network. Pontefract Road accommodates a number of local bus routes with

some stops within the 400m walk guidance (other parts of the site are slightly further at 550m away) with a 20-30 minute frequency, the site is therefore a sustainable location for development.

- 5.29 Whilst there are no current identified local highway capacity or safety issues along the road frontage at present, the proposal will provide a major part of the proposed link road in mitigation of any identified impacts. The route operates at the posted speed limit.
- 5.30 There are therefore no transport or highway reasons that would prevent the site from being taken forward for residential development.
- 5.31 In summary it is considered the proposed development will not have a detrimental impact on the local highway network. Furthermore, the design of the proposed access will result in a safe access for vehicles and pedestrians. Overall, it can clearly be seen the proposed development is in accordance with the NPPF and Core Strategy Policy CSP26.

Sustainability

- 5.32 As set out above, the site is in a sustainable location, close to good public transport links, with pedestrian links to be maintained and improved.
- 5.33 A Travel Plan Framework will also be provided as part of the development to encourage future occupiers and users of the site to participate in using public transport. Information will also be issued to every household and will most likely include details on the benefits of using public transport as well as details on local bus services.
- 5.34 It is therefore considered the proposed development is in accordance with the aims of the NPPF.
- 5.35 The applicant is committed to ensuring the proposed development is sustainable. Therefore insofar as the policies are relevant at this stage, it is considered the proposed development accords with policies CSP1, CSP2 and CSP5 of the Core Strategy.

Drainage and Flood Risk

- 5.36 Full details on drainage matters and flood risk issues can be found in the supporting Flood Risk and Drainage Assessment. In summary the site is located in Flood Zone 1 and is considered to be at a low risk of flooding. The proposed development is therefore suitable for this location.
- 5.37 In terms of flood risk, the Flood Risk and Drainage Assessment confirms there will be no risk of flooding resulting from the proposed development either on the site or anywhere else nearby.
- 5.38 Redevelopment of the site will create increased impermeable areas when compared to its historic status and this has been agreed with Yorkshire Water on the basis that an overall 30% reduction in Surface Water flows, with attenuation, are achieved from the whole site.

- 5.39 Historically the site drained both foul and surface water drainage from the buildings through a combined sewer, and surface water sewers into the sewer network running through the site to the East. Yorkshire Water will not permit this situation to re-occur without first considering alternate arrangements, these being, soak-away, watercourse, Surface Water sewer, in this order of preference. Soak-away testing has not yet been undertaken on the site and it is unlikely that adequate porosity will be achieved from the sub strata below the site, but more importantly, the risk of surface water emerging further down the slope and causing problems to third parties should be considered. There are no available watercourses in the vicinity of the site.
- 5.40 On site balancing pond is proposed and maximum discharge rates into the adjacent Surface water are agreed at 98 Litres per second from the whole site. The previous school site contributed a maximum 128 Litres per second from roof areas only, but in real terms, the playground and parking areas will have contributed significant flows. Overall a maximum discharge rate of 98 Litres per second will equate to a considerable reduction against the previous use of the site.
- 5.41 Foul water may drain into the public Combined Sewer network in a similar manner to the current buildings on the site.
- 5.42 In summary, development of the site in the manner outlined in this report will reduce the risk of flooding to the site and its surrounding catchment, upstream and downstream.
- 5.43 The proposed development is therefore considered to meet the requirements of the NPPF and Core Strategy policies CSP3 and CSP4 insofar as they are relevant at this stage.

Air Quality and Noise

- 5.44 Air Quality Assessment and Noise Statements have been prepared to accompany the application to address known air pollutant levels in the vicinity of the site and noise from adjacent vehicle repair garage and school respectively.
- 5.45 Having considered these issues it is considered the living conditions of future residents will not be adversely affected and traffic levels will not significantly affect current air quality issues. Appropriate mitigation measures (glazing and vents) can be employed to address any noise break out from nearby sources.
- 5.46 It is therefore considered the proposals are in accordance with Policy CSP40 of the Core Strategy.

Landscape and Public Open Space

- 5.47 With regard to landscape treatment, the proposed development seeks to retain existing trees around the perimeter of the site with additional specimen trees planted within the site itself.

- 5.48 An area of on-site POS (circa 1.21ha) is provided to the south east of the housing with areas of amenity space, native tree planting and wildflower mix. This will provide general amenity areas together with an area of ecological interest for benefits of residents and pupils of nearby school.
- 5.49 The proposal is supported by a Landscape Masterplan setting out planting proposals for the site.
- 5.50 In accordance with Policies CSP35 and CSP42 a commuted sum will be made in respect of the green space which is to be lost by the proposed development (with regards emerging site Allocation BAR 43). This will enable improvements to be made locally to existing recreational facilities. This approach will be formalised as part of the Section 106 Agreement to be agreed during the application process.
- 5.51 In light of the above it is considered the proposals comply with policies CSP33 and CSP35 of the Core Strategy and the Supplementary Planning Document – Open Space Provision on New Housing Development which deal with provision of open space within developments.

Ecology

- 5.52 Full details on ecological matters can be found in the supporting Ecology Statement. The assessment confirms the majority of the site comprises semi improved neutral grassland / ephemeral/short perennial grasses and that it is of low ecological value.
- 5.53 A number of trees and small areas of tree planting were identified in several locations around the edge of the proposed development site and have been retained.
- 5.54 The assessment found there were no habitats on the site suitable for protected species; in addition no signs of these protected species were identified during the initial walkover survey. It is considered that the proposed development will have no adverse effects on these species. No further surveys for these species are therefore recommended.
- 5.55 As nesting birds are protected under the Wildlife and Countryside Act (1981), any proposed vegetation clearance will take place outside of the nesting season, unless checks by an appropriately qualified ecologist have found all nests to be inactive immediately prior to works.
- 5.56 In light of the above it is considered the proposed development is in accordance with Policy CSP36 of the Core Strategy.

Community Involvement

- 5.57 Full details on the community consultation undertaken as part of the application can be found in the supporting Statement of Community Involvement. In summary the final scheme and layout is a result of pre-application discussions with officers, a meeting with Ward Members and comments received following a letter drop to local residents.
- 5.58 It is therefore considered the community consultation undertaken is in accordance with the aims of the NPPF.

6.0 Conclusions

- 6.1 This Planning Policy Statement has been prepared on behalf of Harron Homes to support a full planning application for:
- Proposed erection of 198 residential units, new access road, landscaping, public open space and balancing pond.**
- 6.2 The site partly represents a partly previously developed site in a sustainable location and its redevelopment is therefore in accordance with national and local planning policy.
- 6.3 Technical drawings submitted as part of this application demonstrate how the proposed development can be accommodated on the site.
- 6.4 The proposed development includes a variety of housing types of varying sizes, all with parking facilities and private gardens. In total the layout shows 198 dwellings, which would have two, three and four bedrooms. It is anticipated the dwellings would be predominantly 2 storeys in height with a few 3 storey units to add interest to the streetscene. Materials will be brick and tile. Given the location of the site, it is considered the proposal will create its own sense of place through development of high quality housing.
- 6.5 The proposal will also facilitate future road improvements comprising a link between Rotherham Rd and Pontefract Rd. The proposal also includes circa 1.14ha of POS comprising an area of amenity grassland and wildflower grassland together with areas of native planting. This POS will provide and an attractive and useable area of POS for existing and proposed residents.
- 6.6 The submitted technical reports demonstrate there are no technical matters relating to ecology, flood risk, highways, trees, ground conditions, noise or air quality as to why the site should not come forward.
- 6.7 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all relevant material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and a decision in accordance with the development plan should lead to the grant of planning permission.