



Land at New Road, Staincross

**Planning Policy Statement for residential development
(outline application – landscaping and appearance
reserved for future consideration)**

On behalf of

Keyland Developments Limited

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1.0 Introduction

- 1.1 This Planning Policy Statement has been prepared on behalf of Keyland Developments Ltd to support an outline planning application for residential development at New Road, Staincross.
- 1.2 Keyland Developments Ltd are part of the Kelda Group which includes Yorkshire Water. Essentially Keyland act as the development arm of Yorkshire Water, seeking to secure capital receipts for redundant Yorkshire Water land and property assets.
- 1.3 A similar proposal for 6 units was subject to pre-application discussions in April / May 2012 and the comments received have been addressed in the *planning application submission*. *The previous scheme included a larger area of Keyland Development's landholding (circa 75% of the ownership as opposed to the 45% currently proposed).*

The Application Site

- 1.4 The site is located in a residential area with dwellings to the east, south and west. The site is approximately 0.12ha in size and comprises an area of rough grassland sloping up from the road towards Yorkshire Water's operational site to the north. The remaining 0.15ha in the applicant's ownership will remain undeveloped.
- 1.5 There is currently no public access to the site.
- 1.6 Further details on the site are set out in Section 2

The Planning Application

- 1.7 The site is located in Staincross within the urban area of Barnsley. The site forms part of a larger area of Urban Green Space as designated in the Barnsley UDP. UDP Policy GS34 regarding Greenspace has been replaced by Core Strategy Policy 35. It is therefore considered both appropriate and necessary to provide this detailed statement in support of the outline planning application given the associated planning context and background against which this application is to be considered.
- 1.8 This statement describes the application site and nature of the proposal (Chapters 2 and 3) together with an assessment of planning policy issues (Chapters 4 & 5) of relevance to the application, referring both to the relevant *development plan and the advice of Central Government set out in the NPPF*. Assessment of the outline planning application is set out in Chapter 5. Consideration has also been given to the Council's Planning advice Note 30 (PNA 30) and the recent (January 2012) Planning Appeal Decision for development at the Former North Gawber Colliery. The aforementioned appeal decision is particularly relevant with regards the Council's 5 year housing supply. Conclusions are set out in Chapter 6.
- 1.9 This statement will fully justify the proposal for the site and will advance justification for the proposed residential development.
- 1.10 On the basis of the information provided in this statement, the associated supporting documents and on the application drawings, a presumption in favour of development can be maintained in this particular instance, the application being in accordance with the advice set out in the NPPF and the relevant policies of the Barnsley UDP.

- 1.11 The outline planning application is supported by the following:
- i. Completed application forms, with all certificates signed and dated;
 - ii. Site Location Plan prepared by M Booth Design;
 - iii. Architectural Plans prepared by M Booth Design;
 - iv. Design and Access Statement prepared by M Booth Design;
 - v. Planning Statement prepared by ID Planning;
 - vi. Phase 1 Habitat and Protected Fauna Survey Report prepared by Whitcher Wildlife;
 - vii. Tree Survey prepared by James Royston Arboricultural Consultant; and
 - viii. Phase 1 Geo-environmental Report prepared by Alan Wood & Partners
- 1.12 The submitted additional technical information is considered sufficient to enable the Local Planning Authority to determine the clear merits of the proposed development

2.0 Site Description

- 2.1 The site is located circa 4.5km north of Barnsley and 0.8km north west of Mapplewell village. The site is considered to sit within the urban area of Barnsley.
- 2.2 The site is located between Nos 344 and 342a New Road approximately 20m north west of its junction with Princess Street.
- 2.3 The site is 0.12ha in size and comprises rough grassland. Keyland Developments Ltd own a further 0.15ha of land (rough grassland) between the site boundary and Yorkshire Water's operational land to the north.
- 2.4 A low stone wall and palisade fence forms the southern site boundary with a mixture of walls, fences and hedges forming the other site boundaries.
- 2.5 There are a number of trees, mainly self seeded, along the site boundaries although these are of limited value. Further details are set out in the Tree Report submitted with the application.
- 2.6 The site is not publicly accessible and slopes up from New Road towards to the operational Yorkshire Water site adjacent to the northern boundary.
- 2.7 The site is bordered to the east and west by residential developments with New Road to the southern boundary. To the north of the site is the operational Yorkshire Water reservoir site. The site is therefore considered to sit in a residential area.
- 2.8 Whilst there is no public access to the site, there is a dropped kerb serving the site from New Road. The existing palisade fence sits opposite this dropped kerb.
- 2.9 The site is designated as part of a much larger area of Urban Green Space in the Barnsley UDP. The Urban Green Space includes the site and the Staincross Plantation to the north east. The Urban Green Space covers an area of approximately 5.94ha. The site comprises 0.12ha or 2% of the total allocation.

3.0 The Proposed Development

- 3.1 This statement accompanies an outline planning application for residential development.
- 3.2 The outline application seeks approval for access, layout and scale with appearance and landscaping reserved for future consideration.
- 3.3 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.
- 3.4 In summary, the proposal involves:
- Site area 0.12ha with remaining 0.15ha in applicant's ownership retained as open space
 - Creation of a new access in the centre of the site serving a private access road for the dwellings. The access road will serve parking spaces for dwellings and serve as a turning area for vehicles.
 - Sightlines of 2.0m x 60m to south east and 2.0m x 40 to north west.
 - 2 parking spaces (drive and garage) would be provided for each dwelling.
 - Provision of a 2m public access along the eastern boundary of the site to connect with existing informal footpaths within the Staincross Plantation to the north east of the site.
 - The erection of three dwellings; one detached and a pair of semi-detached dwellings.
 - Garden areas to the rear
 - The eaves height is 7.25m and ridge height 10.1m (from ground level). In terms of adjacent ridge heights, the proposed ridge heights have been set to reflect those of the neighbouring buildings. The ridge height for 344 (to the west) is 158.07 aod with ridge at 342a at 159.64 aod. The proposed dwellings would have a ridge height of 159.100 aod. Existing ground levels will need to be reduced through excavation to achieve the proposed layout and scale.
 - The dwellings would be set back from New Road resulting in a distance of 30.7m from the nearest dwelling on the south side of New Road (number 355)
 - Each dwelling would have a GIA of approximately 117.2 sq m.
- 3.5 As stated in Section 1, the site was subject to pre-application discussions in April / May 2012. The previous scheme was for 6 houses on approximately 0.21ha of land. The submitted scheme has been significantly revised with a reduction to 3 units on an area of 0.12ha. Thus there is a 50% reduction in units and land take ensuring that circa 55% (as opposed to 25%) of the site remains undeveloped / as rough grassland.

4.0 Planning Policy Review

National Planning Policy Framework

- 4.1 The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken in to account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

Sustainable Development

- 4.2 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 18-219 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system. Paragraph 7 sets out the three dimensions to sustainable development, namely economic, social and environmental with Paragraph 8 advising that to achieve sustainable development, economic, social and environmental gain should be sought jointly and simultaneously through the planning system.
- 4.3 At paragraph 14 the NPPF identifies that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. The supporting documentation submitted with this planning application clearly identifies that the development will provide economic, social and environmental benefits and constitutes sustainable development and therefore there is a presumption in favour of the proposal.
- 4.4 Paragraph 14 of the NPPF also goes on to advise that in terms of decision making (i.e. determining planning applications) a presumption in favour of sustainable development means: -
- *Approving development proposals that accord with the Development Plan without delay; and*
 - *Where the Development Plan is absent, silent or relevant policies are out of date, granting permission unless:*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or*
 - *Specific policies in this framework indicate development should be restricted.*
- 4.5 The following chapters of both this Planning Statement and the supporting documentation submitted with the planning application demonstrate that the development is sustainable and in accordance with the Development Plan. The emphasis for decision making is therefore for the Local Authority to approve the development proposals without delay in accordance with paragraph 14 of the NPPF.

Core Planning Principle

4.6 Paragraph 17 of the NPPF identifies a set of 12 core land use planning principles which underpin both plan making and decision taking. The relevant principles are set out below: -

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth;
- Always seek to secure a high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Take account of the different roles and character of the different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and the beauty of the countryside and supporting thriving rural communities within it;
- Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this framework;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided it is not of high environmental value; 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.

Delivering Sustainable Development

Building a Strong, Competitive Economy

4.7 Paragraph 18 of the NPPF advises that the government is committed to securing economic growth in order to create jobs and prosperity. Furthermore, paragraph 19 advises the government is committed to ensuring the planning system does everything it can to support economic growth. It clearly identifies that planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

4.8 It is considered direct and indirect (suppliers) job opportunities will be created through the construction period.

Delivering a Wide Choice of High Quality Homes

4.9 Paragraph 47 of the NPPF clearly identifies that Local Authority's should seek to boost significantly the supply of housing with LPAs required to identify and update deliverable sites sufficient to provide 5 years worth of housing. In

terms of how planning applications should be dealt with, paragraph 49 advises:

"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the Local Planning Authority cannot demonstrate a five year supply of deliverable housing."

- 4.10 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).

Requiring Good Design

- 4.11 The NPPF at paragraph 56 sets out the government's approach to design which advises that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to make places better for people. Paragraph 57 expands upon this and advises that it is important to 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.
- 4.12 Whilst the application is submitted in outline (with appearance reserved for future consideration), the submitted plans and Design & Access Statement accompanying the development proposals clearly sets out how the development can meet these objectives and therefore represent high quality design.

Conserving and Enhancing the Natural Environment

- 4.13 Paragraph 109 of the NPPF advises that the planning system should contribute to and enhance the natural and local environment with Paragraph 118 seeking to ensure LPAs conserve and enhance biodiversity interests.
- 4.14 With regard to ground conditions, paragraph 121 recommends that decisions also ensure that a site is suitable for its new use taking account of ground conditions and that adequate detail is presented on this point.
- 4.15 The planning application is accompanied by an Ecology Report and Phase 1 Geo-Environmental Report. The Ecology Report advises the site itself is of little ecological value. With regards ground conditions, the Phase 1 Geo Environmental Report confirms the site is suitable for development with recommendations for further survey work prior to commencement of development.

Decision Taking

- 4.16 The approach of Local Authorities to decision taking including planning permissions is set out in paragraphs 186 and 187 of the NPPF. Here paragraph 186 advises Local Planning Authorities to approach decision taking in a positive way to foster the delivery of sustainable development. The relationship between decision taking and plan making should be seamless, translating plans into high quality development on the ground.

- 4.17 Paragraph 187 goes on to say that Local Planning Authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. Local Planning Authorities should work proactively with applicants to ensure developments that improve the economic, social and environmental conditions of the area.
- 4.18 More importantly, when determining planning applications, paragraph 197 of the NPPF advises that in assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of sustainable development. As the proposal has been demonstrated to be sustainable through the submission documentation, it concluded that in accordance with the NPPF, the presumption in favour of sustainable development should apply to these proposals.

Development Plan

- 4.19 The Development Plan in this instance is formed by the Regional Spatial Strategy, the Barnsley Unitary Development Plan (saved policies), the Barnsley Core Strategy, and Planning Advisory Note 30 which deals with the Sustainable Location of Housing Sites. A number of other Supplementary Planning Documents are also relevant to the proposed development.

Regional Spatial Strategy

- 4.20 Strategic planning advice is contained within 'The Yorkshire and Humber Plan Regional Spatial Strategy to 2026' ("the RSS") which was adopted in May 2008.
- 4.21 Whilst the Coalition Government plans to revoke the RSS, as confirmed in the Localism Act, at this moment in time the RSS remains part of the statutory development plan.
- 4.22 The RSS sets out strategic planning policies in relation to the development of land within the region and the aim of the document is to guide the development of Yorkshire and the Humber over the next 15 to 20 years.
- 4.23 In terms of the location of development, Policy YH1 advises that growth and change will be managed across places and communities in Yorkshire and Humber in order to achieve sustainable development.
- 4.24 With regards to the sub-regional approach, Policy SY1 states the South Yorkshire sub area should transform the Sub Regional Towns as vibrant, healthy, accessible, attractive and safe places where more people live, visit and work.
- 4.25 In terms of housing provision, Policy H1 sets out the approach for the provision and distribution of housing. Table 12.1 of the RSS identifies an annual average net addition for Barnsley of 1,015 dwellings (net) per annum between 2008 and 2026. Table 12.3 indicates an indicative gross build rate for 2008-2026 of 1,135 dwellings per annum.

- 4.26 Policy H5 of the RSS states 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, including homes for families with children, single persons, and older persons, to create sustainable communities.

Barnsley Unitary Development Plan

- 4.27 The Barnsley UDP was adopted in 2000 with the policies subsequently saved in 2007. However the adopted Core Strategy replaced a number of the UDP policies.
- 4.28 In addition to some of the policies being saved, the allocations and designations also remain in place until such a time as the Development Sites and Places DPD has been adopted. As such the site is designated as an Urban Green Space (albeit the previous UDP Policy GS34 has been replaced by Policy CSP35 of the Core Strategy).
- 4.29 The only policy relevant to the proposed housing development is Policy H8a which 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

- 4.30 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.
- 4.31 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
- 4.32 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.
- 4.33 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.

- 4.34 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. Policy CSP10 confirms around 9800 of these dwellings will be located within Bamsley Urban Area.
- 4.35 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.
- 4.36 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.
- 4.37 Policy CSP26 states new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.
- 4.38 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.
- 4.39 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.
- 4.40 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. The issue of green space is fully considered in the overarching Planning Statement supporting the application.
- 4.41 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.
- 4.42 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.

Planning Advisory Note ("PAN") 30 - Sustainable Location of Housing Sites

- 4.43 PAN30 was adopted in July 2011 and provides guidance on housing development for the interim period prior to the Development Sites and Places DPD being adopted.
- 4.44 The aim of PAN30 is to promote the development of sustainable, deliverable housing sites consistent with national planning policy, the RSS and the Core Strategy. The objective is to focus new housing development within the main settlements in the Borough and to ensure new development takes place in sustainable locations within them.
- 4.45 The guidance contains a checklist which *must accompany all applications* for residential development. Further information on this matter can be found in Chapter 5.

Other Material Considerations

Planning Appeal – Proposed mixed use Development at Former North Gawber Colliery – LPA Ref 2009/1277. PINs ref APP/R4408/A/10/2138041

- 4.46 *The aforementioned appeal related to an outline planning application which included an element of housing. In assessing the appeal, and ultimately granting outline planning permission, the Inspector considered, amongst other matters, the Council's 5 year housing supply.*
- 4.47 *The key issue relevant to Keyland's outline application for 3 dwellings is that the Inspector found that the Council could not demonstrate a deliverable 5 year housing supply. In the absence of such figures the Inspector was minded to grant outline planning permission on the basis of guidance set out in paragraph 71 of PPS3.*
- 4.48 *Whilst PPS3 has now been replaced by the NPPF, the presumption in favour remains where the Council cannot demonstrate a deliverable 5 year supply of housing (paragraph 49).*
- 4.49 *In turn, paragraph 14 of the NPPF is also relevant. This sets out the presumption in favour of sustainable development, and the grant of planning permission, where the relevant policies of the development plan are not up-to-date. In this case policies relating to supply of houses are considered 'out of date' as the Council cannot demonstrate a 5 year supply of deliverable housing sites.*
- 4.50 *As such it is considered this appeal is a material consideration in assessment of Keyland's outline planning application.*

5.0 Planning Assessment

Principle of Development

- 5.1 The site is located within the defined settlement boundary of Barnsley and as such its development of 3 units would contribute to the requirements of Policy CSP10 which seeks to provide 9800 dwellings within the Barnsley Urban Area during the plan period.
- 5.2 The site is not previously developed and designated as urban green space in the UDP. The issue of urban green space is addressed below.
- 5.3 With regards development of Greenfield sites it is noted from the Gawber Colliery appeal that the council do not have a deliverable 5 year housing supply and as such paragraphs 14 and 49 of the NPPF are relevant.
- 5.4 Paragraph 49 of the NPPF sets out the same presumption in favour of development where Council's do not have a deliverable 5 year housing supply. In turn, paragraph 14 of the NPPF sets out the presumption in favour of sustainable development, and thus the grant of planning permission, where *the relevant policies of the development plan are not up-to-date*. In this case policies relating to supply of houses are considered 'out of date' as the Council cannot demonstrate a 5 year supply of deliverable housing sites.
- 5.5 As such the presumption in favour of sustainable development should be applied to the outline application.

PAN30 – Sustainable Location of Housing Sites

- 5.6 Core Strategy Policies CSP1, CSP8, CSP9, CSP10, CSP14 and CSP25 are all considered of relevance when assessing the principle of development. The Council's PAN 30 document sets out the Council's approach to determining planning applications for residential development in the borough.
- 5.7 Given the site area is only 0.12ha there is no need to formally submit a completed PAN30 checklist, however, in order to demonstrate the suitability of the site for residential development. The assessment is set out below:
- 1a - The site is located within Barnsley urban area – 10 points
 - 1b - The site is Greenfield – 0 points
More than 6 points scored therefore site considered sustainable and can move to Step 2
 - 2a - The site is entirely within the built up area – 10 points
 - *More than 6 points scored therefore considered sustainable*
 - 2b - The site is a UDP greenspace proposal – 1 point
More than 8 points scored therefore site considered sustainable and can move to Step 3
 - 3a – the site is within 75m of bus stops on New Road – the stops serve routes 1 (loop service to Barnsley Interchange) and 97 (Wakefield – Barnsley). The number 1 service operates every 10 minutes Monday – Saturday with an hourly service for number 97. As such the site is considered to score 10 points

- 3b – the site is within 800m of all essential facilities. In addition Mapplewell centre is approximately 850m from the site and includes a full range of services including churches, village hall, health centre, public house, pharmacy, dentist, bank and post office – 6 points
More than 8 points scored therefore site considered to be sustainable
- Total score – 10 + 11 + 16 = 37
- The total score is therefore over 22 and as such the site is considered sustainable and meets the requirements of PAN30.

5.8 Having undertaken the tests set out in PAN30 it is considered the site is in a sustainable location. This assessment adds further weight to our view that the proposal comprises sustainable development and as such there should be a presumption in favour as set out in the NPPF

Loss of Urban Green Space

5.9 It is acknowledged the site is designated as Urban Green Space on the UDP proposals map. UDP policy GS34 has been replaced with Core Strategy policy CSP35.

5.10 Before assessing Policy CSP35 it is important to note that the site area is 0.12 ha. The extent of the applicant's land holding is 0.27ha. As such, the majority (0.15ha or 55%) of the site will remain undeveloped. Furthermore, the site forms part of a wider Urban Green Space designation which includes Staincross Plantation to the north east. The total area of the designation is 5.94ha. The site therefore comprises only 2% of the total designation.

5.11 Policy CSP35 states:

CSP 35 Green Space

We will work with partners to improve existing green space to meet the standards in our Green Space Strategy.

Green space refers to any land within or close to towns and village that has or could have demonstrable value for recreation or wildlife.

We will only allow development proposals that result in the loss of green space where:

- *an assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough; or*
- *an appropriate replacement green space of at least an equivalent community benefit, accessibility and value is provided in the area which it serves; or*
- *the development is for small scale facilities needed to support or improve the proper function of the green space*

We will assess the need for green space against the standards in our Green Space Strategy

- 5.12 With regards the criteria set out in Policy CSP35 consideration has been given to Barnsley's Green Space strategy entitled: 'Barnsley's Green Spaces: Part one - our strategy' (August 2006). Having reviewed the aforementioned document, the types and importance of green space is noted. It is also noted that green space can include public and private open spaces because both can be of public value. While private spaces, such as private sports grounds, hospital or school grounds and churchyards, may not be open to the public, they can improve the quality of the local environment and the appearance of an area.
- 5.13 The application site is not currently publically accessible and does not contribute to, or improve, the quality of the local environment or appearance of the area. The site comprises rough grassland with a mix of boundary treatments, including palisade fencing, and no trees of any note. As such the site has no ecological value, does not improve the quality of the local environment and does little for the appearance of this residential area.
- 5.14 Turning now to the different types of greenspace, it is noted the Green Space Strategy sets out 7 different types, namely:
- Parks and open spaces
 - Child and youth facilities
 - Outdoor sports facilities, including school playing fields
 - Green ways – paths and other open routes that provide links between housing, countryside and services, used for leisure, for access to work and services, and for wildlife migration (moving from one place to another)
 - Natural and semi-natural areas
 - Allotments
 - Churchyards and cemeteries
- 5.15 At best, the site would fall within the 'natural and semi-natural area' typology. However as stated above, and as demonstrated in the accompanying Ecology and Tree Survey Reports, the site is of little ecological or landscape value comprising of rough grassland with self sown trees along its boundaries. It is considered this open space contributes little to the environment or appearance of this residential area. Instead it appears to simply have been included as part of a larger Urban Green Space designation which includes Staincross Plantation as a tenuous means of seeking to provide a link to said open space from New Road. Unfortunately there is currently no public access to the open space from New Road. As such, those people using and accessing the Staincross Plantation from its eastern end cannot then access New Road.
- 5.16 The proposed development however includes provision for a path into the Staincross Plantation and as such public access to the open space will be improved providing a pedestrian link from New Road through to Shaw Lane and beyond. This link will in turn assist in the Council's aspirations for improved green ways / routes between housing, jobs, shops and other green spaces as set out in the Darton Area Concept Statement (as set out in the Development Sites and Places Consultation Draft 2012).

5.17 In light of the above, and with regards the criteria set out in Policy CSP35 it is considered that:

- *The loss of 0.12ha of the designated Urban Green Space (total 5.94ha / circa 2%) will not materially affect the existing and potential green space needs of the borough; and (or)*
- *The proposal will provide public access through the site providing a pedestrian link to existing paths within the Staincross Plantation to the north. The site currently has no public access and as such there is no link from New Road to the designated green space. This proposed link will provide improved access to, and complete a route through, the urban green space from New Road to Shaw Lane. The proposal will therefore improve accessibility to the urban green space thus enhancing the community benefit and value in the area which it serves.*

5.18 The proposal is therefore considered to meet the relevant requirements of Policy CSP35

5.19 In light of the above, it is therefore considered the principle of residential development on this site is acceptable.

Design

5.20 The application is submitted in outline with scale and layout considered at this stage, details on appearance are reserved for later consideration. The Design and Access Statement which accompanies this application, provides details of the design of the scheme and demonstrates how development could be accommodated on the site and how this would fit within the wider context. In addition the submitted plans provide details on layout and scale.

5.21 The proposal comprises three 3-bed family dwellings set out as a single detached property and a pair of semi detached dwellings. Each unit is served by an integral garage and driveway.

5.22 The proposed layout seeks to reflect the character of existing residential developments along New Road with a single point of access serving parking and turning areas. Furthermore, the dwellings would be set back into the site ensuring that effects on dwellings on the opposite side of the road are minimised. The closest existing dwelling to the proposed dwellings on the south side of New Road is number 355, the distance between the two will be 30.7m. this will ensure the proposed dwellings are not over bearing or over dominant and would not give rise to any issues of over looking or loss of privacy. The layout also provides for public access along the eastern edge of the site creating a footpath from New Road to the allocated Urban Green Space (Staincross Plantation) to the north.

5.23 With regards scale, the proposed ridge height of 159.100 AOD is 1m higher than number 344 to the west and .54m lower than number 342a to the east.

The proposed dwellings would be 3 storeys in height but dug into the site to ensure ridge levels are acceptable.

- 5.24 An indicative streetview has also been prepared for information only. This indicates that an attractive residential development can be provided on site that would be in-keeping with its surrounds.
- 5.25 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.

Highways

- 5.26 Details on highway and access matters can be found in the supporting Design and Access Statement. A summary of the key highway issues is set out below.
- 5.27 The site already benefits from a dropped kerb at its eastern end. However in order to create a more suitable access point further from Princess Street an alternative access is proposed. A new access will be created centrally to New Road where maximum visibility splays can be achieved, namely 2.0m x 60+m to the south east and 2.0m x 40m to the north east.
- 5.28 The proposed layout provides 2 parking spaces for each unit and allows for vehicles to enter the site, turn and exit in forward gear.
- 5.29 In summary it can be seen the proposed development will not have a detrimental impact on the local highway network. Overall, it can clearly be seen the proposed development is in accordance with the NPPF and Core Strategy Policy CSP26.

Sustainability

- 5.30 As set out above (assessment of site against PAN 30 criteria), the site is in a sustainable location, close to good public transport links, with pedestrian links to the Urban Green Space maintained and improved.
- 5.31 It is therefore considered the proposed development is in accordance with the aims of the NPPF.
- 5.32 The applicant is committed to ensuring the proposed development is sustainable and will actively promote the use of renewable energy and technology when promoting the site for residential development. Therefore insofar as the policies are relevant at this stage, it is considered the proposed development accords with policies CSP1 and CSP2 of the Core Strategy.

Contamination

- 5.33 A Phase I Geo-Environmental Desktop Report has been prepared for the whole of the applicant's land holding (0.27ha) and is submitted with the application. In this context there is no geo-environmental reasons why the

site cannot be developed. It is therefore considered the proposals are in accordance with Policy CSP39 of the Core Strategy.

Ecology / Trees

- 5.34 Full details on ecological matters can be found in the Phase 1 Habitat and Protected Fauna Survey submitted in support of the proposal.
- 5.35 In summary the site is of little ecological value with no UK or local BAP habitats or species identified. The site mainly comprises improved grassland which presents poor habitat for protected fauna species.
- 5.36 A Tree Survey has also been undertaken for the site and is submitted with the application. The only areas of vegetation affected are along the site frontage (2 groups of mixed species) and a sycamore tree on the eastern boundary. These are all considered to be Category C trees (low quality) and as such are not considered a constraint to development.
- 5.37 In light of the above it is considered the proposed development is in accordance with Policy CSP36 of the Core Strategy.

6.0 Conclusions

- 6.1 This Planning Policy Statement has been prepared on behalf of Keyland Developments Ltd to support an outline planning application for the 3 dwellings on land at New Road, Staincross.
- 6.2 Whilst the site is not previously developed and designated as urban green space in the UDP, it is noted from the recent Gawber Colliery appeal that the council do not have a deliverable 5 year housing supply and as such paragraphs 14 and 49 of the NPPF are relevant.
- 6.3 Paragraph 49 of the NPPF sets out the same presumption in favour of development where Council's do not have a deliverable 5 year housing supply. *In turn, paragraph 14 of the NPPF sets out the presumption in favour of sustainable development, and thus the grant of planning permission, where the relevant policies of the development plan are not up-to-date. In this case policies relating to supply of houses are considered 'out of date' as the Council cannot demonstrate a 5 year supply of deliverable housing sites.*
- 6.4 As such the presumption in favour of sustainable development should be applied to the outline application.
- 6.5 Furthermore, consideration has been given to the Council's PAN30 SPD entitled 'Sustainable Location of Housing Sites'. The Council's PAN 30 document sets out the Council's approach to determining planning applications for residential development in the borough. Given the site area is only 0.12ha there is no need to formally submit a completed PAN30 checklist, however, in order to demonstrate the suitability of the site for residential development, an assessment has been made against the criteria set out (in PAN30).
- 6.6 The total score for the site was 37. Given this is over 22, the site is considered sustainable and meets the requirements of PAN30. Thus, having undertaken the tests set out in PAN30 it is considered the site is in a sustainable location. This assessment adds further weight to our view that the proposal comprises sustainable development and as such there should be a presumption in favour as set out in the NPPF.
- 6.7 With regards the urban green space designation consideration has been given to Core Strategy Policy CSP35. As such it is considered that the proposal will only result in the loss of 0.12ha (circa 2%) of the designated Urban Green Space (total 5.94ha including Staincross Plantation) and will not materially affect the existing and potential green space needs of the borough. Furthermore; the proposal will provide public access through the site providing a new pedestrian link to existing paths within the Staincross Plantation to the north. The site currently has no public access and as such there is no link from New Road to the designated green space. This proposed link will provide improved access to, and complete a route through, the urban green space from New Road to Shaw Lane. The proposal will therefore improve accessibility to the urban green space thus enhancing the community benefit and value in the area which it serves.
- 6.8 Submitted drawings and supporting reports demonstrate how the proposed residential development can be accommodated on the site and that there are no technical reasons preventing the proposal being developed

- 6.9 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable and sustainable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that outline planning permission should be granted.