



PLANNING STATEMENT AND STATEMENT OF COMMUNITY INVOLVEMENT

BOWMER AND KIRKLAND

TRINITY ACADEMY ST EDWARDS, KERESFORTH CLOSE, BARNSELY



PLANNING STATEMENT AND STATEMENT OF COMMUNITY INVOLVEMENT

On behalf of: Bowmer & Kirkland

**In respect of: Trinity Academy St Edwards, Keresforth Close,
Barnsley**

Date: November 2021

Reference: 4226LE/R001

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1.0 Introduction

This Planning Statement and SCI has been prepared on behalf of Bowmer & Kirkland (on behalf of the DfE) in support of a full planning application for the erection of a new secondary school with associated sports block, sports pitches, hard and soft landscaping, access, parking and drainage, on land at Keresforth Close, Barnsley.

1.1 The purpose of this Planning Statement is to provide the context to the proposals including the urgent need for additional school places within the Borough, to set out the details of the school, and to provide an assessment of the proposals against the specific national and local planning policy requirements.

1.2 The application has been made following pre-application discussions with Barnsley Metropolitan Borough Council (BMBC), Barnsley Design Review Panel, Sport England and key stakeholders including immediately adjacent local residents and businesses. Full details of this engagement are discussed in the Statement of Community Involvement section at Chapter 7.

The statement takes the following structure:

- 1.4
- Chapter 1: Introduction
 - Chapter 2: Site Description and Planning History
 - Chapter 3: Proposed Development
 - Chapter 4: National Planning Policy Context
 - Chapter 5: Local Planning Policy Context
 - Chapter 6: Planning Assessment
 - Chapter 7: Statement of Community Involvement
 - Chapter 8: Summary and Conclusions.

Appendices

- Appendix 1 – Public Consultation Letter
- Appendix 2 – Public Consultation Leaflet
- Appendix 3 – Screenshot of Consultation Website

2.0 Site Description and Planning History

The site is located off the A6133 – Broadway in Barnsley, approximately 1.3km southwest of the town centre. The approximate site boundary is outlined in red below and measures approximately 7.1ha in size:

2.1



2.2

2.3

2.4

Historically the site comprised of both playing field land (in the south-west) and buildings used by the NHS (north-east). An application for prior notification for demolition with reference 2021/1160 was determined by the Council, with the decision that prior approval was not required, and the buildings could be demolished. At the time of writing, they are not yet demolished but will be in the near future. There are 43 existing parking spaces associated with the NHS site, including 2 accessible spaces.

The site is bound by the A6133 - Broadway to the west, residential development and playing fields to the north, and residential properties and allotments on Raley Street to the south and east.

Keresforth Court is an existing residential apartment development to the north, adjacent to the junction of Keresforth Close with Broadway. Additionally, a residential conversion of existing buildings to the north of the site to form 13 dwellings has been granted planning permission

(2018/0969) and appears to be under construction from the image above and may be completed and occupied at the time of writing.

The site is located within Flood Zone 1, with the exception of a small area at high-risk of surface water flooding at the location of a small pond adjacent to some of the existing former NHS buildings.

2.5

The only listed building in close proximity to the site is the Church of St Edwards (Grade II), approximately 240m to the south-east, beyond existing residential development.

2.6

A public right of way (FP 260) runs through the middle of the site, between the playing fields and the NHS buildings; a further PROW (FP 266) runs along the northern boundary. Both are shown below in the map extract below.

2.7



3.0 Proposed Development

The proposed development comprises the erection of a new secondary school with associated sports block, sports pitches, hard and soft landscaping, access, parking and drainage.

Layout, Design and Scale

3.1 The proposed school will be located within the north-eastern part of the site with the majority of the outdoor sporting facilities to the eastern boundary and southern area of the site.

3.2 There will be two buildings, a teaching block and a sports block adjacent to one another partitioned by hard informal space and green infrastructure. North of the buildings will be bound by the carpark which will have a turning circle and will lead to both the main entrance to the teaching block and the sports block entrance.

3.3
3.4 To the south of the sports block, a MUGA is proposed siting within both hard informal space and substantial landscaping which will lead to the outdoor sporting facilities comprising a badminton court, synthetic sports pitch and grass football pitches. The MUGA and other sports facilities will be separated by existing and new landscaping as well as an existing PROW central to the site. The northeastern boundary of the site will comprise existing woodland and grassed area that will allow the scheme to sit and be screened pleasantly beside the existing residential settlement area and will accommodate an amphitheatre.

3.5 The school building will be located centrally between two hard-surfaced play areas to the north and south, with the building aligned east-west. Access to the site will be provided by a new access south of Keresforth Close, with 4 visitor parking spaces and 2 accessible visitor spaces to the west of the school building. 94 spaces including 1 disabled space will be made available for staff parking and pick-up-drop-off by utilising the existing spaces within the NHS Keresforth Centre site.

3.6
3.7 The teaching building itself will be constructed from modular units of 3 storeys in height, arranged in a rectangular form whilst the sports block will take a square approach. Both buildings are faced in a variety of materials including buff brick, a light grey cladding panel and red feature elements to reflect the Trust's branding.

3.8 Landscaping

In the south-western part of the site, on the site of the existing playing fields, 4 pitches will be provided in total including 1 Synthetic Turf Pitch, 2 grass football pitches at 97m x 61m and another grass football pitch at 73m x 45m.

The wider site will feature extensive soft and hard landscaping around the building footprint, with additional tree and shrub planting. It includes the retention of an area of trees in the north-eastern corner of the site, alongside the provision of a meadow swale pond for surface water attenuation.

Access and Movement

The site is proposed to be accessed via Keresforth Close via Broadway Road. This will lead to the carpark that will front the building with a turning circle for pick up and drop off purposes and will curve round to the northeast of the teaching block. There will be a total of 118 carparking spaces including 7 accessible spaces and 7 minibus spaces.

- 3.9 In terms of cycle spaces, there will be 10 for staff/visitor spaces and 40 for pupil use situated centrally between the sports block and teaching block. As set out above, 4 visitor spaces and 2 accessible spaces will be provided to the west of the school buildings, while staff parking and pupil drop-off/pick-up parking will be provided to the east, making use of the existing parking areas at the Keresforth Centre to provide 32 staff parking spaces and a drop-off/pick-up bay for parents.
- 3.10

4.0 National Planning Policy Context

National Planning Policy Framework

The amended and updated National Planning Policy Framework (NPPF) was published in July 2018 and recently updated in July 2021 and supersedes all previous national planning policy guidance documents. In order to ensure that decision making is positive, sustainable and provides for necessary development in the right areas, the NPPF sets out the Government's requirements and objective for the planning system in England.

4.1

The NPPF seeks to ensure that a positive framework for decision making is enabled. The core principle of the framework is the presumption in favour of sustainable development. The government states that sustainable development provides economic benefit to the country (by contributing to a strong responsive and competitive economy), social benefits (through supporting vibrant and healthy communities) and an environmental role (by protecting and enhancing our natural, built and historic environment).

4.2

When determining planning applications, this presumption requires Local Authorities to approve development proposals which accord with the development plan without delay unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits. The NPPF confirms that Local Planning Authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

4.3

4.4

Within the NPPF it is stated that the Development Plan remains the statutory basis for the determination of planning applications unless material considerations indicate otherwise and that the NPPF is a material consideration in planning decisions.

4.5

Achieving Sustainable Development

4.6

The NPPF states that the purpose of the planning system is to "contribute to the achievement of sustainable development".

4.7

The NPPF also states that at a very high level, *"the objective of sustainable development can be summarised as meeting the need of the present without compromising the ability of future generations to meet their own needs."*

Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways. These are:

- An economic objective;
- A social objective; and
- An environmental objective.

The Presumption in Favour of Sustainable Development

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

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

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

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

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

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

Promoting Healthy and Safe Communities

4.11 Paragraph 95 of the NPPF notes that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

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

4.13 Paragraph 98 further confirms that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

Paragraph 99 considers that existing open space, sports and recreational buildings and land, including playing fields should not be built on, unless:

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

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

Promoting Sustainable Transport

Paragraph 110 notes that in determining planning applications, Local Planning Authorities should ensure that:

- 4.14
- a) “Appropriate opportunities to promote sustainable transport modes can be – or have been taken up, given the type of development and its location;*
 - b) safe and suitable access to the site can be achieved for all users; and*
 - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and*
 - d) any significant impacts from the development of the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree”*

4.15 Paragraph 111 requires that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4.16

Paragraph 113 of the NPPF requires all developments that generate significant amounts of movement to be supported by a Transport Assessment.

4.17

Ministerial Policy Statement

4.18 The policy statement ‘Planning for Schools Development’, published in 2011, states that the Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools – which include Academies and free schools, as well as many Local Authority maintained schools – educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand, and all schools to adapt and improve facilities, allowing for more provision and greater diversity in the state-funded sector to meet both demographic needs and the drive for increased choice and higher standards. In doing so, the Government aim to raise educational standards and so transform children’s lives by helping them to reach their full potential.

It is the Government’s view that the creation and development of state-funded schools is strongly in the national interest, and that planning decision-makers can and should support that objective in a manner consistent with their statutory obligations. They expect all parties to work

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

Sport England Policy

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

The Playing Fields policy states:

4.19

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

4.20

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

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

4.21

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

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

5.0 Local Planning Policy Context

Adopted Development Plan – Barnsley Local Plan

The Development Plan for Barnsley currently comprises the Barnsley Local Plan, adopted in January 2019, and its associated Policies Map. The plan provides site allocations and development management policies in a comprehensive policy document. It is relatively up-to-date and hence should be afforded significant weight.

5.1 The site is allocated for housing and green space under Policy MU4, with an indicative number of dwellings of 150 to be delivered on the site. The allocation is shown below:



5.4 is an extant planning permission for redevelopment of former NHS buildings on the part of the allocation north of the blue line for 13 dwellings (ref: 2018/0969) with a number of conditions discharged. As a result, the remaining dwellings to be delivered from the allocation is reduced to 137.

5.5 The 137 dwellings to be delivered as part of the allocation contribute to a total of 5,812 to be delivered within the Urban Barnsley area (or 43% of the Local Plans' total housing allocations) as set out under Policy H2).

Policy MU4 itself is reproduced below:

Site MU4 Land off Broadway

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

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

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

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

5.6 As can be seen from the Proposals Map extract above, the location of the 3.25ha of playing pitches is not specified, albeit it is assumed that it would correspond with the existing area of green space.

5.7 Generally, support for new schools is shown throughout the supporting text for the Local Plan, although we would note that the Education section (page 127) only indicates potential sites for primary schools within proposed allocations, and the Local Plan does not identify any specific sites for secondary schools although it is expected that additional secondary school places would be required to support the levels of housing growth proposed in the Local Plan. As such, new secondary schools can only be delivered on non-allocated sites or through departures to the Local Plan, such as the proposed development.

5.8 **Policy I2** provides support in principle for the provision of schools, educational facilities and other community facilities. The policy indicates that new schools will be supported, and should be located centrally within communities they serve, being accessible by walking, cycling and public transport.

5.9 **Policy GD1** provides general development management requirements for new development, including avoiding amenity impacts on existing and future neighbouring residents, providing high-quality landscaping, and providing suitable access and transport arrangements, amongst others.

In terms of transport policies, **Policy T3** relates to new developments and sustainable travel, and **Policy T4** relates to safety and indicates that any harmful impacts on the safety or efficiency of adjoining highway infrastructure should be mitigated or avoided.

Policy HE1 relates to the historic environment and confirms that any heritage assets within the borough should be conserved and enhanced; **Policy HE6** goes on to provide detailed guidance on the preparation of archaeological assessments and what they should contain, including the requirement for field investigation if deemed necessary following desk top studies which is of relevance to the application site.

5.11 **Policy GS1**, (as cross-referred to in **Policy GD2**), relates to green space provision; in respect of the proposed development it confirms that an appropriate replacement green space of equivalent or improved quality, quantity and accessibility should be provided which would outweigh the loss of any green space. The exact policy wording is as follows:

5.12

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

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

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

5.13

Policy GS2 relates to green ways and Public Rights of Way and confirms that developments should either protect existing routes within the development or include equally convenient and attractive alternative routes.

5.14

Policy CC1 provides general support for interventions which would reduce the impacts of climate change, and **Policy CC2** indicates that all non-residential development should achieve a minimum of BREEAM Very Good, supported by preliminary assessments at planning application stages. DPP have confirmed with the case officer Andrew Burton that Policy CC2 would not apply to a temporary school building

5.15

5.16

5.17

A number of other relevant policies from the Local Plan are set out below.

5.18

Policy T4 sets out the expectation of new development ensuring to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Policy D1 expresses that development is expected to be of high-quality design and respect, whilst taking advantage of and reinforce the distinctive local character and features of Barnsley.

Policy LC1 refers directly to Landscape Character, setting out that development will be expected to retain and enhance the character and distinctiveness of the individuals Landscape character

area in which it is located, as set out in the Landscape Character Assessment of Barnsley Borough 2002.

Policy BIO1 relates to the expectation of development to both conserve and enhance the biodiversity and geological features of the borough through the following:

- 5.19 Maximising biodiversity and geodiversity opportunities in and around new development;
- 5.19 Conserving and enhancing the form, local character and distinctiveness of the boroughs natural assets.
- Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity.
-
-

5.20 **Policy RE1** sets out that all development will be expected to seek to incorporate initially appropriate design measures and therefore decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions. In addition, they should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.

5.21 **Policy CL1** indicates that where contamination or stability issues would impact upon a proposed development, satisfactory investigation should be undertaken to identify any issues and identify measures to remove, treat or otherwise mitigate any contamination or stability issues. It confirms that measures such as remediation can be controlled by planning condition.

Relevant Supplementary Planning Documents (SPDs)

5.22 Parking SPD (May 2019)

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

5.24 It also sets out cycle parking standards, requiring 1 long stay space per 10-30 pupils, and 1 long stay space per 40 staff.

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

This SPD sets out design principles to apply to non-residential buildings in proximity to existing residential properties. It provides a number of specific criteria to be addressed in any design process including a minimum 25m distance between habitable room windows, greater distances for 3 storey buildings to account for daylight/sunlight access, alongside more general advice seeking to avoid proximity of plant and machinery to residential developments.

Sustainable Travel SPD (November 2019)

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

Other Relevant Documents

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

Secondary School Place Planning Cabinet Report – 12th December 2018

5.26 A report was submitted to Cabinet for approval on 12th December 2018 which highlighted the rising demand for school places in the ‘central planning area’, which covers central Barnsley, within which the application site is located. It indicates that *“from September 2020 to September 2027 the cumulative peak demand indicates a requirement for an additional 657 places. There is a demand for an additional 87 places in September 2020”*.

5.27
5.28 It goes on to identify that with an additional 9,070 dwellings proposed as part of the (at the time, draft) Local Plan, there could be potential demand for 1,360 secondary school places. The report goes on to identify that a new Free School to be operated by a Multi-Academy Trust (MATs) could be delivered within the ‘central planning area’.

5.29 It also indicates that this would be a 900-place secondary school, with a temporary school being provided to accommodate an 87-pupil intake in September 2020. The report confirms that at that time, no site had been identified for a proposed school, but that work was ongoing to identify possible sites.

5.30
5.31 Cabinet resolved that the Council would continue looking into the provision of a new Free School in the borough through applications for funding and discussions with MATs.

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

Further to the above, a report was submitted to Cabinet on 18th March 2020 for approval to ‘designate’ the Keresforth Close site as a site for the Free School and to work with the DfE and Trinity MAT to deliver the site. That report was approved by Cabinet, and this has subsequently led to the preparation of this application.

6.0 Planning Assessment

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

6.1 The proposed development is assessed below

Principle of Development

6.2 **Need for New School Places**

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

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

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

6.6 Subsequently, LocatED were appointed by the Secretary of State for Education to identify a number of sites within the Barnsley metropolitan area which may be suitable to accommodate a new secondary school. They identified 16 sites in total (including this application site, split across two land parcels) which met the primary requirements for a site of sufficient size to accommodate the proposed school, including minimum sports pitch and play area requirements and minimum parking requirements.

Of those 16 sites, 6 were considered to score particularly poorly and afforded a 'red' rating against a RAG (red, amber, green) scoring system. These 6 sites were discounted for various reasons, including unavailability due to other emerging proposals, prohibitive costs associated with building demolition/refurbishment, prohibitive planning issues such as being located within the Green Belt and size.

6.7 Of the remaining 10 sites (2 of which form the application site), a numerical score between 1 and 10 was afforded against the following criteria:

- Can a school of the required size (i.e. pupil numbers) operate from the site?

6.8

- Is the site technically deliverable by 2020 (the original programme date)?

- Are there any delivery risks? (i.e. procurement, planning, technical risks).

6.9 Of the remaining sites, those two which make up the current application site (Sites 6 and 7) both scored the highest, earning 36 out of 40 points each. For this reason, these sites were considered to be the most appropriate and deliverable sites for the proposed school, and as such a decision was made to proceed with the Keresforth Close site.

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

6.11 It is clear that there is support, in principle, for the provision of the proposed school and that this represents the best site. Notwithstanding this, it is recognised that the application site (and the wider Keresforth Close site and remaining areas of playing fields) are allocated under Policy MU4 for mixed uses including 150 dwellings and green space, including 3.25ha of playing pitches. Policy GS1 of the Local Plan also applies. In view of the site's current allocation as playing fields, the NPPF and Sport England policy is also relevant.

6.12

Policy MU4 – Impact on Playing Fields

6.13 The site is allocated under Policy MU4 for mixed uses including residential (150 dwellings) and 3.25ha of playing fields. The proposed development will retain the existing playing fields in their entirety, thus fulfilling the policy requirement to provide 3.25ha of playing fields; however, we acknowledge that the playing fields will be fenced off and form part of the school's secure boundary and will be used primarily by the school.

There is no evidence that the playing fields are used for sports, with no identified local groups and no clear physical evidence that the pitches have been used in several years; they are overgrown, and there are no pitch markings or other features which indicate they have been in use. As such, the proposed pitch layouts as part of this application will significantly improve the quality of the playing fields, bringing them back into active use. Community use of the pitches will also be offered outside of school hours.

As such, the proposals meet the policy requirement to provide 3.25ha of playing fields and the proposed improvements will in fact enable the use of the playing fields for their intended purpose. We consider that this criterion of Policy MU4 has been met.

6.14 Finally, any application which has the potential to affect playing fields requires statutory consultation with Sport England. As set out in the Statement of Community Involvement, the applicant has consulted with Sport England prior to submission to set out the proposals for the playing field land.

6.15 As set out in Section 3.0, Sport England's Playing Field Policy makes clear that any loss of playing field land which does not meet one of their exceptions is considered to be unacceptable and would result in an objection from Sport England to a planning application; as the proposals include complete retention of the playing field land and result in significant improvements to the pitches, we expect Sport England to be amenable to the proposed development.

Loss of Housing Land

6.17 It is acknowledged that the site is allocated for residential development in the adopted Local Plan as part of MU4, and that the development of this site for a school will remove all of the potential housing supply from this site. This has been extensively discussed with senior Planning Officers at the Council, and through these pre-application discussions it has been accepted that the need for new school places in the Borough outweighs the relatively minor loss of overall housing supply; Policy H1 indicates that the overall housing supply is for 21,546 dwellings across the plan period, and the loss of 150 dwellings from the overall supply amounts to only a 0.7% reduction.

6.18 Although there is a loss of housing supply within urban Barnsley as a result of the proposed development, there is a healthy supply of housing elsewhere in the Borough including the 'Barnsley West' site, allocated under Policy MU1, which is delivering 1,700 dwellings and is currently being progressed by developers and is likely to begin construction within the next couple of years. Further, as of July 2020, the Council can demonstrate a 5.8 year's supply of deliverable housing sites.

6.20 As such, we consider that the loss of up to 150 dwellings from the overall housing supply is outweighed by the significant benefits brought by providing a new secondary school, meeting an urgent identified need for school places in the Borough.

Public Open Space

Although not a planning policy requirement, the Council has indicated that it would be preferable for part of the site to be made available for future public open space, as the playing fields had taken on an informal role as local greenspace for walkers and dogwalking. An area of land outside of the red line boundary for planning has been provided for potential public open space provision and this remains to be discussed with the Council.

Conclusion

Overall, we consider that the principle of development of a secondary school on the site is acceptable in accordance with Policy I2, despite conflicting with Policy MU4 in respect of housing delivery. On balance, the provision of urgently needed school places far outweighs the relatively minor loss of housing from the overall housing supply for the district and meets the sustainable aims of development set out in the NPPF.

6.21 **Other Material Considerations**

There are a number of other material planning considerations associated with the proposals and the development team are providing technical reports to address several matters discussed below.

6.22 **Design and Landscaping**

6.23 The application is supported by a detailed Design and Access Statement prepared by CPMG. It sets out the detailed design principles of the scheme, as informed by the site context, the local area and the aims of the Trust. It also refers to the detailed pre-application discussions that were held between the development team, officers at the Council and the Barnsley Design Review Panel, all of which responded positively to the indicative designs being prepared.

6.24 The proposed design of the school respects the local vernacular, making use of natural colours and brick alongside modern cladding materials in lighter shades, which highlight the modern and sustainable nature of the proposed development while also reflecting the Trust's branding through the use of red elements. There is also extensive use of glazing throughout the development.

6.25 The scheme includes detailed landscaping proposals prepared by Ares. This includes significant additional tree and shrub planting, soft and hard landscaping throughout the site, which result in a net loss of hardstanding areas and we expect will lead to an increase in biodiversity across the site.

6.26 Additionally, the proposed playing fields to the south of the site will be formalised with pitch markings and the provision of a synthetic turf pitch. This will improve the visual amenity of this part of the site, which has for several years been left overgrown and poorly managed.

6.27 Overall we consider the design and landscaping of the proposed scheme is attractive, of appropriate scale, detail and character for the surrounding area in accordance with the NPPF and Local Plan Policies GD1, D1, LC1 and BIO1.

6.28 **Highways, Access and Parking**

A Transport Assessment ('TA') has been prepared by Milestone Transport Planning.

The TA establishes that the site is well located in terms of proximity to frequent public transport services and established pedestrian/cycle routes which provide alternative travel opportunities for pupils and staff than private car journeys.

It confirms that there have been no incidents recorded at the junction adjacent to the site, and that there were no significant incidents within the wider study area caused by traffic/congestion or any significant infrastructure issues; it goes on to confirm that it is not anticipated that the proposed development would lead to significant highway safety issues or increased congestion in the area.

6.30 The TA goes on to discuss parking provision and drop-off/pick-up facilities and considers that the quantum of provision is sufficient and reflective of the likely vehicle accumulation of the proposed school at both the AM and PM peak periods. A parking stress survey has also been undertaken and establishes that in the event drop-off/pick-up activity might take place off-site, this could be accommodated on unrestricted side roads which have approximately 77% spare parking capacity during operational hours. It confirms that parking provision for staff and disabled pupils is acceptable. In terms of cycle parking, 32 cycle spaces are provided in accordance with the local parking standards.

6.31
6.32 The TA also acknowledges the pre-application advice given by the Council's Highways officers and confirms that Keresforth Close will be offered up for adoption by the Council.

6.33 Overall, the TA confirms that there are no significant highway safety, traffic generation or parking issues identified as a result of the proposed development and that the proposed access arrangements are acceptable.

6.34 Milestone have also prepared a Framework Travel Plan, which is committed to minimising traffic generation particularly by private cars, by both staff and pupils of the school. The Travel Plan is proposed to be implemented by the School with an appointed Travel Plan Coordinator, who will liaise with the Council to seek to reduce traffic levels associated with the school by encouraging public transport use, cycling and walking. This will be encouraged by measures such as 'Walk to School Week/Month' promotions, providing access to lockers for pupils to allow storage of umbrellas and coats, offering cycle maintenance lessons and a number of other measures.

6.35
6.36 Overall we consider that the proposed development can be accommodated within the strategic highway network without significant impacts upon highway safety, traffic generation or parking stress in the local area. We have established that the proposed development is accompanied by sufficient parking and drop-off/pick-up provision, cycle parking, and measures to encourage public transport, walking and cycling over private vehicles. We therefore consider that the proposed development is acceptable in respect of highways and access matters, in accordance with the NPPF and Local Plan Policies I2, GD1, T3 and T4.

Public Rights of Way

It is noted that a Public Right of Way (FP 260) runs through the middle of the application site, bisecting the playing field land from the former NHS buildings and the site of the proposed school building. The PROW is very overgrown and there is no evidence that it has been used by members of the public for several years, although there is evidence of some anti-social behaviour along parts of the PROW route.

As part of this application, no works to the PROW are proposed, and it will remain as existing without any interruption; however, secure fence lines will be erected on both sides of the PROW to provide security to the playing pitches and the school, alongside new stepped and ramped access to the PROW; this will also include shrub clearance and general improvements to the PROW to facilitate this through access.

6.37 Overall there are no negative impacts on the PROW nor any works that prejudice it's use as a public right of way (albeit noting that there is no evidence of the use of the PROW by members of the public).

6.38 Finally, there are no proposed works which would in any way affect FP 266 which runs to the north of the site.

6.39 We therefore consider that the proposed development is acceptable in respect of potential impacts on public rights of way in accordance with the NPPF and Policy GS2 of the Local Plan.

6.40 **Noise Impacts**

6.41 A Noise Assessment has been prepared by Buro Happold, which is informed by previous noise surveys prepared by Hoare Lea and Waterman.

6.42 The Noise Assessment includes a survey of the existing noise environment on the site and modelling of the impacts of the proposed development on that environment, in addition to assessing the impacts of external noise on the school itself.

6.43 The assessment finds that noise levels in the existing environment are highest adjacent to Broadway, with levels reducing across the site to the north-east. Further to this survey, modelling of the proposed school indicates that the greatest levels of noise impacts are on the west and south facades of the building, with noise levels up to 55dB on the second floor.

6.45 The assessment finds that natural ventilation can still be utilised across the majority of the proposed development while achieving acceptable internal ambient noise levels, with the exception of an SEN room on the first floor which will benefit from mechanical ventilation. All classrooms will feature mixed natural and mechanical ventilation, which can be set to a mechanical-only ventilation mode if external noise levels were excessive.

6.46 It goes on to set limits for external plant noise to avoid impacts on the nearby sensitive receptors at Keresforth Close, which will inform the choice of external plant to be used within the school. It also goes on to indicate that use of the proposed playing fields for outdoor sport would only increase external noise levels by 2dB and would thus not present undue noise impacts upon the residents closest to the site.

Overall, it is considered that subject to the noise limits and mitigation measures set out in the Noise Assessment, noise impacts associated with the proposed development are not significant and the scheme would accord with the NPPF and Policy GD1 of the Local Plan.

Ground Conditions and Coal Mining Risk

A Phase 1 Geo-Environmental Assessment and a letter regarding Ground Gas Monitoring have been prepared by Waterman. This will be followed by a further Phase 1 report, Phase 2 Site Investigation Report and additional works being undertaken by Curtins, which was unfortunately not ready at the time of writing.

6.47 The Waterman report includes a detailed review of the existing geo-environmental conditions associated with the site and surrounding area, and it reports upon the previous use of the site being primarily for agricultural purposes prior to the use of the northern part of the site for the existing NHS buildings.

6.48 The ground gas monitoring work already undertaken identifies that basic ground gas protection measures should be incorporated into the design of any proposed buildings on site, albeit the overall risk of ground gas contamination is relatively low.

6.49 Overall, the Phase 1 report finds that the overall risk of contamination to the site is medium and recommends a Phase 2 site investigation which is currently being progressed.

6.50 A Coal Mining Risk Assessment has also been prepared. It identifies records of mine workings across several parts of the site, associated with the Barnsley Coal Seam. It recommends further investigation is undertaken below the footprint of any proposed buildings and identify mitigation measures including primary and secondary grouting. It also identifies a mine shaft within the playing fields, and recommends a concrete cap be provided to allow for the development of formal playing pitches. It also recommends further intrusive site investigations.

6.51 Subject to the appropriate mitigation measures and remediation works as might be required (and can be controlled by condition), we are satisfied that geo-environmental and contamination risks can be addressed in accordance with the NPPF and Local Plan Policy CL1.

6.52

6.53

6.54

Archaeology

A Historic Environment Desk-Based Assessment (HEDBA) has been prepared by Waterman.

6.55 The HEDBA reviews available data on heritage assets within the site and the surrounding area and finds that there are no known designated or non-designated heritage assets within the site. Based on historical data, it does not find that the site would be likely to feature archaeological remains, with a lack of recorded assets in the site and surrounding area; historic maps show that the site was likely only in an agricultural or pastoral use. However, this fails to acknowledge that the further ground investigation work has identified significant evidence of coal mining within the site and there are known coal shafts within the site.

Due to the lack of investigation within the area, the HEDBA recommends that further archaeological investigation is undertaken in accordance with a Written Scheme of Investigation; however, we would note that the significant evidence of mine workings within the site strongly suggests that any archaeology which would have been found within the site has been disturbed,

and little to no archaeological features would remain. We therefore do not consider a WSI to be required in this instance.

Flood Risk and Drainage

A Flood Risk Assessment has been prepared by Curtins. The FRA confirms that the site is at a low risk overall for all main sources of potential flooding, including river, surface water, groundwater and climate change, among others.

6.56 The FRA concludes that the detailed drainage strategy should include measures to mitigate
6.57 against any increases to flood risk and ensure that discharge rates, outfall points and volumes of
attenuation are maintained. Overall, it concludes that flood risk is not a significant risk associated
with the proposed development.

6.58 Further to the FRA, Curtins have produced a detailed drainage strategy, which recommends the
use of a SuDS scheme to mitigate surface water runoff incorporating a pond, swales, subbase
attenuation and a below ground storage tank. For foul water, a connection to the foul sewer on
the northern boundary has been proposed and agreed by Yorkshire Water in principle.

6.59 Subject to the mitigation measures identified in the Drainage Strategy, we consider that the
proposed development is in accordance with the NPPF and Local Plan Policy GD1.

Ecology

6.60 A Preliminary Ecological Assessment has been undertaken by Waterman in July 2020 as part of
the temporary school application. The assessment identifies the potential for roosting bats (trees
and buildings), great crested newt, badger and reptiles and have therefore made it necessary to
6.61 carry out further assessments.

6.62 Additional ecological surveys are currently being finalised and will be submitted to support the
planning application in due course.

6.63 Subject to the further ecological surveys being undertaken, the development is in accordance
with the NPPF and policy BIO1 of the Local Plan.

Trees

6.64 A Tree Survey was undertaken by Waterman in July 2020, and subsequently an Arboricultural
Impact Assessment was prepared to support an earlier proposal for the development of the site.
An updated AIA is being prepared to support this application and it will assess the potential
impacts and any requirement mitigation measures resulting from the proposed development.

Although we cannot therefore comment on impacts on trees at this stage, it is anticipated that
any impacts would be mitigated and that replacement planting would in any case outweigh any
losses required to support the proposed development, in accordance with the NPPF and Local
Plan Policies GD1 and BIO1.

Air Quality

An Air Quality Assessment is being prepared by AQ Consultants. It was unfortunately not available at the time of writing but will accompany the planning application.

Sustainability

6.65 An Energy and Sustainability Statement has been produced by RPS and Paul Welsh Consulting.

6.66 The Statement assesses the proposed energy strategy for the building and confirms that, in line with the Department for Education's guidance, the proposed school will meet BREEAM 'Very Good' and will comply with Part L of the Building Regulations approved document L2A.

6.67 The Statement also confirms that electric vehicle charging points will be provided at 10% of the total parking provision, in accordance with the Sustainable Travel SPD.

6.68 Overall it is considered that the building makes use of sustainable construction measures and strives to be sustainable during operation, in accordance with the NPPF and Local Plan Policy RE1.

6.69

Construction Impacts

6.70 The application is accompanied by a detailed Construction Environmental Management Plan prepared by Bowmer and Kirkland, who are the contractors delivering the scheme.

6.71 The CEMP sets out how construction of the scheme will be managed including designated routes for deliveries to and from the site, how waste will be managed, measures to avoid noise, dust and air quality issues that will be implemented, among other considerate construction measures.

6.72

Subject to adherence to the measures contained within the CEMP, we consider that construction impacts associated with the proposed development can be mitigated and minimised.

7.0 Statement of Community Involvement

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

Consultation with the Council and Statutory Consultees

7.1

Temporary School – Pre-application Enquiry – November 2020

As indicated previously in the Planning Statement, in order to meet the urgent need for school places in the borough from September 2021 onwards, a temporary school was proposed to be located on the playing fields within the site which would accommodate a cohort of pupils until the permanent school could be ready for occupation in September 2023.

7.2

7.3

The principle of development of the site was discussed with the Case Officer, Andrew Burton, in the context of the temporary school and it was agreed that the urgent need for school places could outweigh the allocation of the site for housing and the use of the playing fields (albeit for a temporary period).

7.4

7.5

The meeting also briefly discussed the proposals for the permanent school and acknowledged that Cabinet decisions (as set out previously in this Statement) had agreed, in principle, to the use of the wider site for a permanent school site to serve the Borough.

7.6

7.7

Permanent School - Pre-application Enquiry – September 2021

The Bowmer and Kirkland design team held a pre-application meeting with planning, design and highways officers at the Council in September 2021. At the meeting, it was agreed that although the site is allocated for mixed use residential development in the adopted Local Plan, there has been a lot of work undertaken prior to the development of this application to identify appropriate sites across the borough, and this site was the most appropriate site for a school; the Council's Cabinet has also voted in favour of the site being progressed for a school.

7.8

7.9

While this would represent a departure from the adopted Local Plan, officers confirmed that the development would be acceptable in principle. The design officer then discussed the design of the scheme, confirming that the scheme would need to be presented to the Barnsley Design Review Panel, but noting that the design of the scheme was much improved when compared to the previous scheme.

Finally, discussions with the highways officer sought to agree the scope of the supporting transport documents and the assessments required to support the application; it was agreed to hold further discussions with Highways outside of the pre-application meeting.

Consultation with Local Councillors

Ward Councillors from both Kingston and Dodworth wards have been consulted, as the site lies on the boundary of both wards.

7.10 A letter and leaflet were provided to each individual setting out the details of the proposed development and the background to the proposals. Contact details were given so that any feedback or comments could be provided to the development team and reviewed against the proposed development.

7.11 Barnsley Design Review Panel

7.12 The Bowmer + Kirkland design team presented to the Barnsley Design Review Panel on 1st November 2021. The Panel is an independent body made up of architects and landscape architects and representatives from the Barnsley Civic Trust. The Panel was broadly supportive of the scheme design and welcomed the opportunity to comment. In particular, the Panel liked the reference to colour on the building but thought that this could be further used to enhance the building's function as a school. The Panel was especially supportive of the building's location and the fact that it uses the levels of the site and 'sits down' within it.

7.13 The Panel asked the Design team to carefully consider access into and out of the site, and parking arrangements generally, citing experiences at other schools in the Borough.

7.14 The Panel were keen for community use on the site and recognised that this, in itself, creates tension in terms of their comments regarding traffic management. They also expressed concern that the proposed area of Public Open Space would need careful design and management if it were to be successful.

7.15 Overall, the Panel supported the proposals which they felt were positive and created a sense of excitement.

7.16

Consultation with Local Residents and Businesses

7.17 In addition to the Ward Councillors, letters and leaflets have been distributed to local residents within the surrounding area, with the consultation boundary having been agreed with planning officers. South Yorkshire Fire and Rescue Service have also been consulted as Barnsley Fire Station is located just to the north of the residential properties.

Community Consultation

Letter/Leaflet Drop

A public consultation leaflet was prepared which provided a brief summary of the proposals and directed residents to view the further proposals on the public consultation website. The leaflets also included details on how to comment on the proposals either via email and/or post.

Leaflets were distributed to 475 local residents and businesses in the vicinity of the site. A copy of the resident public consultation letter is provided at **Appendix 1**, and the leaflet is at **Appendix 2**.

Covering letters and copies of the leaflet were also sent out via post to the local Ward Councillors to inform them of the proposals and directing them to more information on the website.

7.18 **Website**

7.19 A website has provided further information of the scheme including a number of draft plans and computer-generated images of the new school inviting local residents and local ward councillors to view details of the proposal online.

7.20 The website can be found at www.dppukltd.com/trinitybarnsley. A copy of the website is included at **Appendix 3**.

7.21 **Feedback**

7.22 At the time of writing, 12 responses have been received from members of the public; 8 in support and 4 objections. DPP are happy to provide an addendum document if further comments are raised after the planning application is submitted.

7.23 A summary of the feedback is provided below:

Theme	Comment	Response
Support		
(General) Positive Comments	<p><i>“What a wonderful location to build this first-class school building. The building and its amenities look 2nd to none. I am 100% excited for this marvellous opportunity for the children of Barnsley.”</i></p> <p><i>“The facilities that this site will boast, will be pivotal for future generations in Barnsley and will afford Trinity Academy St Edwards, the tools required to continue to provide a first-class education to all its pupils both present and future.”</i></p> <p><i>“Looks fantastic, will be a very welcome addition to the area.”</i></p> <p><i>“My son attends Trinity Academy St. Edwards and is really enjoying himself learning. Tonight, we have looked at these plans and images and excitement</i></p>	

Theme	Comment	Response
	<p><i>levels have risen. He's thriving at the school at the temporary site on Eastgate so it will be unreal what he will be able to achieve in surroundings like these with the amazing facilities that have been proposed! How incredibly exciting!!!"</i></p>	
Use of Space	<p><i>"A great use of space with consideration for those living in the local area. The onsite drop off will be extremely helpful."</i></p> <p><i>"The renovation of the playing field into community available pitches is a fantastic idea and will sure be helpful to many local groups."</i></p>	
Objection		
Traffic	<p><i>"I have to drive to Carlton to work and take my daughter to school and traffic is already bad on a morning."</i></p> <p><i>"It scares me the amount of traffic that it's going to cause and the way parents speed up this street with children in cars is very frightening"</i></p> <p><i>"We all made a lot changes to calm the traffic in this area and it's surrounding . I live in Broadway area and I'm not sure how this will affect the noise and the value of my house being so close to the school. Plus, it will affect the traffics really bad. The road from Kingston grange (Taylor Wimpy) house will clash into school traffic unless you put another traffic light from school approaching the main road otherwise it will cause accidents."</i></p>	<p>The accompanying Transport Assessment establishes that the proposed development would not have a significant impact upon traffic generation, parking or highway safety within the area.</p>
Proximity to existing schools in	<p><i>"We already have a school at the bottom of our street and it's not very far from where this new one is</i></p>	<p>As set out within our Planning Statement, there is a significant and urgent identified need for school places and this site has been found to</p>

Theme	Comment	Response
the area	<i>supposed to be going."</i>	be the only site within the Borough which is suitable and available for development for a new school.
Loss of Green Space/ Wildlife	<i>"We already have 4 schools in our area. Our green area is disappearing all the time. What are the plans for all the wildlife that this area is rich in. Foxes, rabbits, hedgehogs and many more mammals. There are lots of different birds including owls, sparrow hawks, crows etc. Bats are another favourite of mine. Where are all these to go?"</i>	A series of ecology reports are being undertaken to ensure that there are mitigation techniques in place to ensure that no wildlife is detrimentally impacted. Additionally, significant areas of landscaping will be reintroduced and replace areas of hard standing associated with the former NHS buildings; we anticipate that this will provide an improved habitat for protected species and wildlife in the area.

8.0 Summary and Conclusions

This Planning Statement including a Statement of Community Involvement has been prepared by DPP on behalf of Bowmer and Kirkland to support a planning application for the erection of a new secondary school with associated sports block, sports pitches, hard and soft landscaping, access, parking and drainage at land off Keresforth Close, Barnsley.

8.1 The Planning Statement has demonstrated that the principle of development of a new secondary school on this site is acceptable, given the urgent need for additional school places within the Borough and the national aim of delivering additional school places as identified in the NPPF.

8.2 We have also demonstrated that there would be no other material planning issues resulting from the proposed development which have not been identified and/or mitigated against as part of the proposed development.

8.3 The Statement of Community Involvement confirms that an appropriate level of pre-application consultation has taken place with the Local Planning Authority, local residents, businesses and Ward Councillors.

8.4 In summary, there are no policy or other material considerations which would suggest that the proposed development would cause significant harm, and therefore no reason that planning permission should not be granted. The proposed development falls within the definition of sustainable development as set out in the NPPF and provides social, environmental and economic benefits. There is a clear need for additional school places urgently in this area of Barnsley, and clearly the provision of these places should be welcomed. In this respect the presumption in favour of development of state-funded schools as set out in national guidance is engaged and should be afforded significant weight.

8.5 The proposal fully complies with the requirements of the NPPF, relevant policies of Barnsley Local Plan and all other material planning considerations. Therefore, in line with paragraph 11 of the NPPF, planning permission should be granted without delay.

Appendix 1 – Public Consultation Letter

Appendix 2 – Public Consultation Leaflet

Appendix 3 – Screenshot of the Consultation Website