

PLANNING STATEMENT

Belmont Centre & Garden House Farm, Monk Bretton

Farrar Bamforth Associates Ltd

Chartered Architectural Technologists

farrarbamforth.co.uk

August 2019 – 17/D15

[1] INTRODUCTION

1.1 This Planning Statement has been prepared on behalf of HACE (UK) Ltd to accompany the outline planning application for the demolition of Belmont Centre & Garden House Farm and its residential redevelopment.

1.2 This statement considers National & Local Planning Policies relevant to this site and how they have been met by the proposals. It should be read in conjunction with the drawings and other associated supporting documents.



Aerial Photo of Site

[2] NATIONAL & LOCAL POLICIES

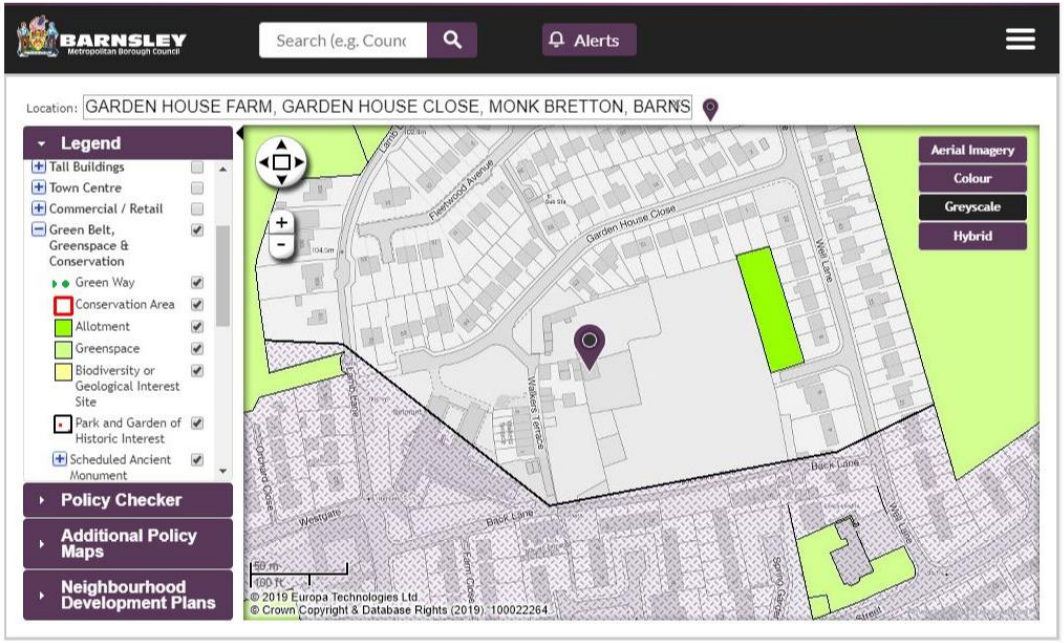
2.01 The relevant National Policies are:

National Planning Policy Framework (2019)
NPPF2: Achieving Sustainable Development
NPPF8: Promoting Healthy & Safe Communities
NPPF11: Making Effective Use of Land
NPPF12: Achieving well-designed places
NPPF16: Conserving & Enhancing the Historic Environment.

2.02 The relevant Local Policies are:

Barnsley Local Plan adopted January 2019
SD1 - Presumption in favour of Sustainable Development
GD1 - General Development
H3 - Allocated Housing Sites
H6 - Housing Mix & Efficient Use of Land
H7 - Affordable Housing
T3 - New Development & Sustainable Travel
T4 - New Development & Transport Safety
D1 - High Quality Design & Place Making

2.03 The Belmont Centre is partially located within Dearne Valley Green Heart Nature Improvement Area & the area around the site is classed as Urban Fabric.



Barnsley Council Policies Map

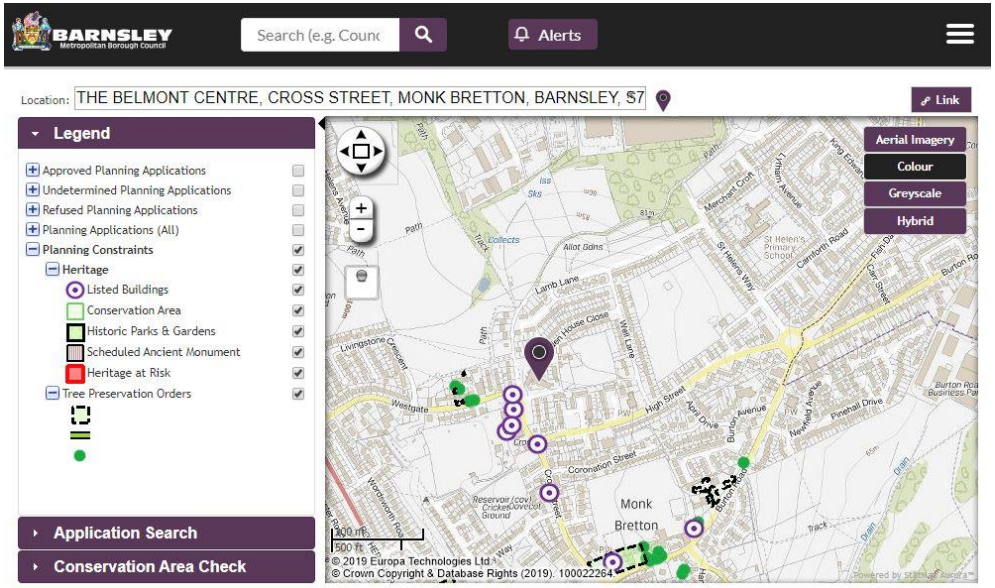
[3] SITE ALLOCATION

3.1 The Site is allocated in 'Barnsley Local Plan' adopted January 2019 under site HS14.

- *The development will be expected to: Respect the historic setting of the listed buildings associated with Manor Farm immediately to the South West by the use of appropriate site layout, sympathetic design that reflects the setting, appropriate scaling, massing, details and materials: and*

- *Retain and manage the scrub/grassland in the south-eastern section of the site apart from the buildings apart.*

Archaelogical remains are known/expected to be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation is necessary) that must include the following:-
- Information indentifying the likely location and extent of the remains, and the nature of the remains;
- An assessment of the significance of the remains and; and
- Consideration of how the remains would be affected by the proposed development.



Barnsley Council Map

[4] PRE-APPLICATION ENQUIRY

4.1 We made a pre-application enquiry in April 2019 for the demolition of the former Care Home, Farm House and Farm Buildings & erection of 82 No. dwellings, 2019/ENQ/00319. The site layout accompanied the application.

4.2 Responses were received on the following items:-

- Drainage & Flooding
- Air Pollution Control
- Contaminated Land & Geological
- Coal Mining
- Construction Disturbance
- Education Contribution
- Conservation, Heritage & Archaeology
- Highways
- Open Space
- General Planning Comments
- Validation Requirements

4.3 The responses received have shaped the amended Site Layout which is submitted with this application.



Site Layout

[5] CONSULTATION RESPONSES

FLOODING & DRAINAGE

5.1 The Local Authority confirmed that there are no records of any open water courses or culverts crossing or adjacent the site. They also confirmed that the site is not affected by any Flood Plans from major water courses.

5.2 Standard advice was given regarding SUDS, balancing and attenuation with storage below ground for 1 in 30 year flow and within the site for 1 in 100 year flow.

5.3 The site is greater than 1Ha so a Flood Risk Assessment is required to accompany the application. For additional information see the Flood Risk Assessment & Drainage Strategy prepared by Sanderson Associates which accompanies this application.

AIR POLLUTION CONTROL

5.4 The Pollution Control Officer has requested residential electric vehicle charge points to every property.

5.5 A Contractor's Method Statement will be required at a later date setting out details to prevent nuisance from construction noise and dust.



Sewer Records

CONTAMINATED LAND & GEOLOGY

5.6 The site is not located in a Coal Authority referral area so a Coal Mining Risk Assessment is not required.

5.7 A Phase 1 Desk Top Study prepared by ARC Environmental was submitted which recommends a further Site Investigation with Remediation Strategy. This study is included with this application.

OPEN SPACE

5.8 The contribution requested by the Local Authority will be based on Supplementary Planning Document 'Open Space Provision on New Housing Developments' Policy GS1 of the Local Plan.

EDUCATION

5.9 Although no bedroom numbers were included with the pre-application enquiry, the Education Officer has calculated that the development would generate a pupil yield of 17 primary and 12 secondary pupils, requiring a contribution of £403,059.

