



Our Ref: MJT/GMW/AP015-16

17th March 2016

Barnsley MBC.,
Planning Services,
PO Box 604,
Barnsley,
S70 9FE.

Dear Sir / Madam,

RE: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT – LAND AT SANDYGATE LANE, STAIRFOOT, BARNSELY, S71 5AW – BLACKSTONE DEVELOPMENTS

Please find attached the above-mentioned application which has Planning Portal reference 04801000.. I confirm that the application fee will be paid directly over the telephone by the applicant.

Prior to the submission of this application the matter has been discussed with the Council's Planning Officers, Mr J Jenkinson and Mr S Kirkham. The information required for submission in support of the planning application has been agreed with the Planning Officers at pre-application stage. It should be noted that the only report not provided as previously requested is an ecological report and that was not provided as the site is a cleared site.

The application, which is submitted in outline, is supported by the following information:-

- (i) Illustrative site layout plan – Townsend Planning Consultants;
- (ii) Topographic Survey – Stamford Geomatics;
- (iii) Phase I Contamination / Risk Assessment – ARP Associates;
- (iv) Flood Risk Assessment – ARP Associates;
- (v) Traffic Impact Assessment – PAH Highway Consultants;
- (vi) Green Travel Plan – PAH Highway Consultants;
- (vii) Noise Report – Clover Acoustics;
- (viii) Planning Support Statement – Townsend Planning Consultants;
- (ix) Design and Access Statement – Townsend Planning Consultants.

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In support of the application and to provide the Council with brief background details, I would comment as follows:-

- (i) The subject site is located wholly within the built-up settlement of Barnsley. The site previously functioned as railway sidings to the adjacent (now removed) railway. The applicants purchased the site some 25 years ago with the view to developing the site for industrial / employment purposes. However, in that time no interested parties have come forward.

This application seeks to establish the principle of the residential development of the site. An illustrate layout is submitted to show how the site could be developed and meet with the Council's standards. It is considered the site forms an underused urban resource located in a highly sustainable location which constitutes previously used brownfield land.

- (ii) In planning policy terms, it is recognised that the site has a long standing employment allocation. It is also noted that in the Council's draft local Development Framework it was identified as an area of "green space". Objections to that allocation have been formally lodged with the Council. The site is a cleared site and has no ecological interest. It is understood from discussions with the Council that the green space allocation will be dropped.

Whilst it is acknowledged that the site has a longstanding employment use allocation, it is noted that the Council do not have the requisite five year land supply and under the circumstances it is considered that the site should be brought forward in the short term, which would assist in the Council addressing its shortfall. It will be noted that para 49 of the NPPF states:-

"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 developable housing sites."

With regard to delivering sustainable development and in particular in building a strong competitive economy, at para 22 it states:-

"Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of the site being used for the allocation employment use applications for alternative uses of land or buildings should be treated on their merits, having regard to market signals and the relative need for different land uses to support sustainable local communities."

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It is considered that there is significant need for housing development which could support sustainable local communities.

- (iii) Detailed information in respect of contamination, flood risk and noise are submitted with this application which demonstrate that the site can be brought forward for housing development. Furthermore, a detailed Traffic Impact Assessment and Green Travel Plan are also submitted.

In respect of the issue of air quality, it was agreed at pre-application stage with the Council's Planning Officer that electric car charging points could be included in the development and this can no doubt be dealt with by condition. It is understood that in the context of that, no air quality report needs to be provided.

- (iv) It is acknowledged that the Council will have requirements for S106 contributions in respect of affordable housing, education and public open space. It is understood that standard conditions will be imposed on any outline permission and any issues relating to that and the issue of viability can be dealt with at a later stage through the mechanism of Reserved Matters/condition submissions.

Overall, the subject site is brownfield, is located in a highly sustainable location and forms an underused urban resource. Whilst the site has a longstanding employment allocation, this has not come forward for the last 25 years and it is considered that the site should now be brought forward to meet an immediate housing need as the Council do not have a five year housing land supply. The development of this area of land for housing will also reduce the pressure to release Green Belt land and it is considered far more appropriate that this site is brought forward for development than the removal of current land from the Green Belt.

Should the Council wish to discuss the matter or require any further information, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to drafting up your recommendation for determination.

Yours faithfully,

Michael Townsend BA (Hons) MRTPI
Chartered Town Planner

Encs