

THE STRATEGIC LAND GROUP

**LAND TO THE EAST OF
STATION ROAD, ROYSTON**

SUPPORTING STATEMENT

NOVEMBER 2010

REF: 2010/017

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Authorised for and on behalf NJL Consulting LLP

A handwritten signature in black ink, appearing to read 'Nick Lee', is centered within a light gray rectangular box.

Nick Lee
Partner

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1.0 INTRODUCTION

- 1.1 This statement has been prepared by NJL Consulting LLP (NJL) on behalf of The Strategic Land Group (SLG) in support of the outline planning application for residential development on land to the East of Station Road, Royston, Barnsley.

CONTENTS OF APPLICATION

- 1.2 This Planning Statement provides an overview of the documentation being submitted to meet Barnsley Metropolitan Borough Council's (Barnsley MBC's) requirements to validate this planning application and addresses the relevant planning policy considerations of the Development Plan and National Policy Guidance. The statement should be read in conjunction with all other components of the planning application documentation.
- 1.3 The documents which accompany this planning application are as follows:
- Planning Application Forms
 - Ownership Certificates
 - Plans and Drawings
 - Planning Statement
 - Design and Access Statement
 - Phase 1 Ecological Survey
 - A Desk Top Contamination Report
 - A Tree Survey
 - A full Drainage Strategy
- 1.4 **Section 1** provides an introduction to the statement and sets out the characteristics of the site, the surrounding area and the development proposals.
- 1.5 **Section 2** of this statement provides an overview of the pre-application consultation which has been held prior to the submission of the planning application.
- 1.6 **Section 3** outlines relevant planning policy considerations and illustrates the schemes compliance with the relevant planning policy.
- 1.7 **Section 4** of this statement outlines the Sustainability Credentials of the proposed development.

- 1.8 **Section 5** provides an account of Affordable Housing policy requirements and the applicant's discussions with Barnsley MBC's planning officers.
- 1.9 **Section 6** provides a summary of the technical documents which have been submitted that support the delivery of this planning application.
- 1.10 **Section 7** puts forward suggested planning controls for the proposed residential use.
- 1.11 **Section 8** provides an overall summary of the scheme and of all the key issues highlighted within the previous chapters of the Planning Statement.

SITE & SURROUNDING AREA

- 1.12 The application site is located off Station Road, Royston (as shown in Figure 1). The area of the site is approximately 0.59 ha (1.48 acres). The site is situated to the north of the Royston town centre, in the Royston Ward of Barnsley Metropolitan Borough Council. It is bounded by a single dwelling to the north, Greenfield land to the east, an existing residential development to the south, and Station Road (B6132) to the west.
- 1.13 The northern boundary of the land area is directly in line with the northern boundary of the two residential properties located on either side of the site. This makes the site a suitable site for development as it will not result in an encroachment on open countryside, making it a logical site for housing development.

Figure 1: Red Line Plan of Site

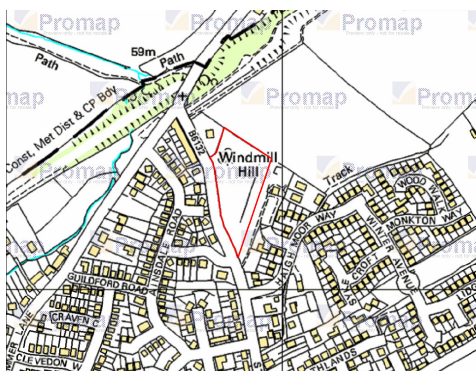
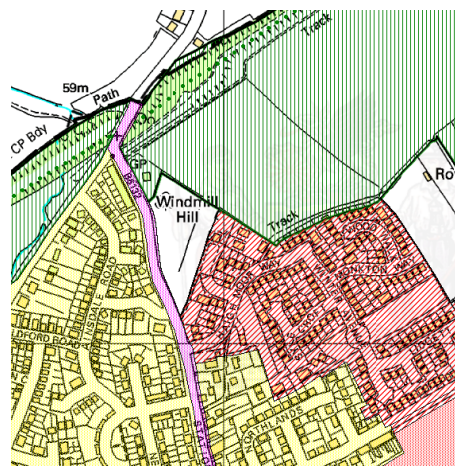


Figure 2: Site Allocation – Policy RO6



- 1.14 The site is a vacant Greenfield area of land. Figure 1 illustrates the site's location; however the site's extent and situation are shown more clearly in the plans which have been provided as part of the planning application documents. A location plan has also been included within **Appendix 1**. Figure 2 above shows the Barnsley

Unitary Development Plan Site Allocation plan and identifies that the application site has been historically allocated under Policy GS10 as safeguarded land.

PLANNING HISTORY

- 1.15 The planning application site has a long standing history which dates back many years. The site originally housed two dwellings which were formally known as 225 and 227 Station Road. These dwellings were demolished over 20 years ago and the site has since remained clear.
- 1.16 In the 1993 draft Unitary Development Plan the site was allocated as housing land under reference RO1/11 which formed part of a larger land allocation with the area of land (now housing) to the south. In June 1993 the site was sold subject to contract to Tarmac PLC who bought the whole housing land allocation area. In November 1993 Tarmac PLC submitted a planning application for 215 dwellings on the whole housing allocation area, including the area of land that is subject to this application to the east of Station Road. This planning application was approved in March 1994.
- 1.17 Tarmac PLC began to build out the site throughout 1994 and 1995 however, the site to the east of Station Road was never developed by Tarmac PLC due to constraints relating to ownership and other contractual problems.
- 1.18 The site not being developed resulted in it being allocated as Safeguarded Land under Policy GS10 in the Adopted Barnsley Unitary Development Plan (2000). However, more recently the site has been promoted through Barnsley MBC's Local Development Framework Process by the landowner and was indicated for housing under reference HS44 in the Barnsley MBC's Preferred Options of their draft Site Specific Development Plan Document drafted in 2005.
- 1.19 More recently the site was subject to a planning application (application reference: 2007/1930) which was submitted by Hazel Homes UK Ltd on 19th November 2007. The planning application was for the '*erection of 19 dwellings*'. The application was refused on 8th January 2008. The application was given 5 reasons for refusal which are as follows:
 1. The site is designated as safeguarded land on the Barnsley Unitary Development Plan proposals maps under Policy GS10 and therefore the proposal is considered to be contrary to policy.
 2. In the opinion of the Local Planning Authority, previously developed sites are available which should be developed before this Greenfield site. The proposals are therefore contrary to the objectives and guidance in Planning Policy Statement 3: 'Housing' and the Councils adopted Planning Advice Note 30.

3. In the opinion of the Local Planning Authority the proposed layout comprises a monotonous arrangement of standardised house types arranged in a manner that fails to sympathetically address the constraints set by this prominent linear and elevated site. The proposal is therefore contrary to Policy BE6 of the UDP and Supplementary Planning Guidance Note 2 'The Design and Layout of New Housing'.
 4. The reliance on detached dwellings represents an inefficient use of land contrary to the thrust of the principles of sustainable development set out in PPS1 and 3.
 5. The proposed layout fails to take account of a public sewer located within the site and its protective easement. The proposal is therefore prejudicial to the public sewer network.
- 1.20 It is evident that any scheme coming forward would need to address the above reasons for refusal, and we consider that the documentation contained as part of this planning application pack illustrates why the new scheme being put forward for the site should be viewed as acceptable.
- 1.21 A detailed highways layout was submitted as part of the 19 unit scheme (Ref: 2007/1930). This was accepted as appropriate by the Highways Authority and was not cited as a reason for refusing the scheme. The submitted scheme therefore utilises the same access provision and visibility splays.

PROPOSALS

- 1.22 This is an outline planning application which seeks planning consent for:
- 'Residential development to provide a maximum of 24 Houses with access and siting'*
- 1.23 This Outline application is submitted with a condition identifying a maximum parameter of 24 units. The application is submitted with a housing layout plan (Ref: 10/083 L.03 Development Site Layout) that evidences the suitability of the maximum housing density of 24 units whilst taking into consideration the constraints that exist on site. The plan utilises the same access point as the previous housing application 2007/1930 and makes a more efficient use of the land.
- 1.24 The housing will be a mixture of detached semi-detached and mews type housing. The housing will be in the form of family-sized accommodation and will be provided at a density and mix that responds to market demand for larger units with plenty of external amenity space.

- 1.25 The site access is indicated on the layout plan that ensures that this is fixed for the future reserved matters application(s). The architects have also drafted a streetscene plan that illustrates the character of the development proposals in the context of the surrounding residential area.
- 1.26 The application has been submitted on behalf of The Strategic Land Group (SLG) to help address the housing requirements of Royston through submission of this planning application through delivering family-sized accommodation for the site.

KEY BENEFITS

This planning application delivers the following key benefits.

1. Provides a mix of high quality family-sized accommodation.
2. Provides the most appropriate form of development on land which sits within an existing residential area of Royston.
3. Provides development in an extremely sustainable location in close proximity to the key services of Royston Town Centre.
4. Assists Barnsley MBC in delivering a 5-year supply of housing in the Principal Town of Royston, in accordance with the requirements of PPS3: Housing.

2.0 CONSULTATION

COUNCIL CONSULTATION

- 2.1 Prior to the submission of this planning application, pre-application discussions have been held with Barnsley MBC Planning Department to discuss the principle of development on the site and agree the appropriate scope of documentation for the planning submission.
- 2.2 An Environmental Impact Assessment (EIA) screening request has also submitted to the Council (see Section 5 of this Statement).

PRE-APPLICATION PUBLIC CONSULTATION

- 2.3 Due to the size and scale of the planning application, it is not a requirement of the Barnsley MBC Statement of Community Involvement that community consultation is undertaken during the pre-application. However, in response to the emerging localism agenda which is being advocated by the Coalition Government we have taken the decision to exceed Barnsley MBC's requirements.
- 2.4 A letter has been dispatched to the local Ward Councillors together with a copy of the plan and the indicative streetscene to inform them of the development proposals so that they have a clear understanding of the development proposals if questioned by local residents. A list of the Ward Councillors who have been contacted has been provided within **Appendix 2**.

3.0 PLANNING POLICY

INTRODUCTION

- 3.1 General conformity with the Development Plan is the primary mechanism for determining the appropriateness of proposals within planning applications. The starting point in assessing the appropriateness of the development proposals is Section 38 (6) of the 2004 Planning Act which States:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

- 3.2 The development plan in respect of this planning application comprises of the Barnsley Unitary Development Plan (UDP) which was adopted in December 2000.
- 3.3 Other relevant material considerations in this instance include national planning policy provisions contained within planning policy guidance or statements. This chapter will seek to address the relevant national and local planning policies and illustrate the proposals compliance.

NATIONAL PLANNING POLICY

Planning Policy Statement 3 – Housing (PPS 3)

- 3.4 Planning Policy Statement 3 - ‘Housing’ is the most appropriate national guidance to the development proposals and is a material consideration in decision making. The current version of the policy document was published in June 2010, the document puts forward a delivery-focused agenda in relation to housing, the primary aim of which is to provide certainty that housing requirements will be delivered and needs met. Within the guidance there is the requirement placed on LPAs to identify specific deliverable sites in their Local Development Framework (LDF) to ensure delivery of housing in the first 5 years of the plan period and a further supply of specific developable sites for years 6-15.
- 3.5 To be considered deliverable sites should be:
- Suitable – in that the site offers a suitable location for development now and would contribute to the creation of sustainable communities;
 - Available – in that the site is available now; and

- Achievable – in that there is a reasonable prospect that the housing will be deliverable on the site within the next five years.
- 3.6 To be considered developable PPS3 confirms that the site should be suitably located for housing and there should be a reasonable prospect that the site is available and could be developed at the point envisaged.
- 3.7 Paragraph 71 of PPS3 introduces a presumption in favour of planning applications for housing where a 5-year deliverable housing supply cannot be demonstrated:

*“Where Local Planning Authorities cannot demonstrate an up-to-date 5 year supply of deliverable sites, for example, **where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably applications for housing**, having regard to the policies in this PPS including the consideration in paragraph 69.”*

- 3.8 Paragraph 69 sets out general principles which housing development should seek to achieve. These are as follows:
- Achieving high quality housing
 - Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people
 - The suitability of a site for housing, including its environmental sustainability
 - Using land effectively and efficiently
 - Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives

The revised version of PPS 3 was published on 8th of June 2010 and abolished minimum housing densities and removed gardens from being considered as previously developed land.

3.9 Response – *The proposed development is in line with PPS 3:*

The planning application site is suitable for residential development through its sustainable location which is set adjacent to existing residential areas.

The proposals will make an efficient use of the land that previously accommodated two residential properties.

The planning application site is available for development immediately as the site has no current use.

Residential development is achievable at the site within the next 5 years as The Strategic Land Group is committed to bring the site forward for development in the very near future.

The outline application approach gives the Council the appropriate controls over the design, and scale of housing being brought forward through the future reserved matters planning application(s).

The housing will be in the form of family-sized accommodation and will be provided at a density that responds to market demand.

The Unitary Development Plan is outdated and has not been updated to take into account policies in PPS3. The analysis in paragraphs 3.36 to 3.42 evidences that there is an acute shortage of deliverable housing units within Barnsley MBC over the next 5-years. As such, the application should be considered favourably to meet the wider Growth point and Principal Town policy objectives outlined in the Submission Version of the Core Strategy (Sept 2010).

Planning Policy Guidance 13 – Transport (PPG 13)

3.10 PPG 13 is the key national planning guidance in respect of transport and underpins the delivery of the Governments Strategic transport policy objectives.

3.11 PPG13 encourages local authorities to:

- Promote more sustainable transport choices
- Promote accessibility to key jobs and services by public transport
- Reduce need to travel, especially by car

3.12 **Response -** *The proposed development site is situated in a highly sustainable location. It is located within easy walking distance of Royston Town Centre. In addition, the site is located within close proximity to a quality*

bus corridor. The public transport options give the dwelling occupiers access to key jobs and services either by foot, bicycle or public transport which should in turn reduce the need to travel by private car.

REGIONAL PLANNING POLICY

- 3.13 Barnsley MBC previously fell within the control of the Yorkshire and Humber Regional Spatial Strategy which was adopted in May 2008. The RSS provided a regional framework for development and investment up to 2021, and was part of the statutory development plan for the Yorkshire and Humber Region.
- 3.14 On 6th July 2010 Steve Quartermain, Chief Planner for the Department of Communities and Local Government (DCLG), issued a letter to all Local Planning Authorities signalling revocation of Regional Strategies with immediate effect under Section 79 (6) of the Local Democracy Economic Development and Construction Act 2009. This resulted in the Regional Strategies no longer forming part of the development plan under Section 38 (6) of the 2004 Planning Act.
- 3.15 The letter also provided advice on immediate issues that may arise from the announcement and stated that the evidence which informed the preparation of the revoked Regional Strategies may be considered a material consideration, depending on the facts of the case.
- 3.16 In relation to housing figures the guidance advised that Local Planning Authorities will be responsible for establishing the right level of local housing provision in their area, and identifying a long term supply of housing land without the burden of regional housing targets. However, it is important to note that Local Authorities are advised that they will need to justify the housing numbers through a sound and justified evidence base.
- 3.17 The guidance also stated that Regional Strategy targets could be replaced by Option 1 housing numbers subject to this change being appropriate for the area. However, the Yorkshire and Humber the local authorities did not use Option 1 figures to shape the emerging RSS and consequently there were no formal submissions on housing figures from Local Authorities. Instead the Regional Assembly worked in partnership with the local authorities to arrive at the figures in the draft RSS.
- 3.18 The guidance also reiterates that Local Authorities must continue to provide a 5 Year Housing Land Supply and authorities should continue to identify enough viable land in their DPD's to meet housing growth. In line with the above CLG recommendations, we consider that it is important to note the following relevant information from the RSS and Growth Point status of Barnsley MBC:
- 3.19 Table 12.1 of the RSS set out a net housing requirement for Barnsley of 1,015 dwellings per annum from 2008-2026 (18,270 in total). This identifies an increase of 205 net dwellings per annum over and above the previous RSS requirement.

- 3.20 In July 2008 the Council's bid for second round Growth Point status for the period 2008 to 2017 was announced as successful as part of a bid by the South Yorkshire authorities. This requires Barnsley MBC to deliver an uplift of 21% on the RSS figure of 1015 dwellings per annum for the period 2008 to 2016, thereafter reverting back to the requirement 1015 dwelling per annum to 2026.
- 3.21 The 2009 5-year Housing Land Supply confirmed that the RSS and Growth Point allocation therefore places an onus on **Barnsley MBC to deliver 1228 residential units per year in the next five years (2010-2014)** to accord with the requirements of PSS 3.
- 3.22 On the 30th September 2010 the Barnsley MBC submitted their Core Strategy to the Secretary of State for formal consideration. A document was also prepared that dealt with the Regional Spatial Strategy Revocation titled 'Justification of Strategy and Proposed Changes'. The document confirms that Barnsley MBC are committed to the delivery of an uplift of 21% on the RSS figure of 1015 dwellings per annum for the period 2008 to 2016.
- 3.23 The proposal of how the Council intends to address the housing requirement is outlined in the analysis of the Submission Version of the Core Strategy (September 2010) in Section 3.40 to 3.44 of this Statement.

LOCAL PLANNING POLICY

3.24 This section identifies the relevant local planning policies against which this application should be considered.

Unitary Development Plan (UDP)

The Barnsley MBC Unitary Development Plan (UDP) was formally adopted in 2000. The site is currently allocated as Safeguarded Land under Policy GS 10 and Policy RO6 of the UDP.

Policy GS10 – Safeguarded Land

3.25 In areas shown as Safeguarded Land on the proposals map existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of the existing uses, otherwise planning permission for the permanent development of such land will be granted following a review of the UDP which proposes that development on the land in question.

Policy RO6 – Royston Community Area – Safeguarded Land

3.26 In accordance with Policy GS10, in those areas shown on the proposals map as safeguarded land, existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of the existing uses.

Response - *The policy justification for Safeguarded Land states that safeguarded land is necessary to provide a choice of sites to meet longer term development needs. In addition, areas of safeguarded land will be subject to technical assessment and public consultation when the plan is reviewed if it is considered necessary to meet development need in the area.*

It is important to recognise that both the UDP itself and the supporting proposals map were drawn up in 2000 which is now over 10 years ago. Since the adoption of the UDP a number of National Planning Policy changes have taken place such as the adoption of both PPS3 and PPS1. The PPS3 requirement for a 5-year housing land supply will not be met and the Safeguarded Land should be released for housing as it accords with the Sustainability Criteria contained within Annex 3 of the Adopted PAN 30 guidance (See Section 4 of this Statement).

Furthermore, the applicant has conducted the necessary technical reports to evidence that the site is deliverable.

3.27 Barnsley MBC has prepared 35 guidance notes which explain how the policies in the Unitary Development Plan will be implemented. It is unclear what stages of consultation the various documents have been through, but in the interests of thoroughness they have been treated as a material consideration for the purposes of this application.

3.28 Three types of guidance notes are available:

- Supplementary Planning Guidance (SPG) - covering particular types of development or development issues. Once the new Local Development Framework is adopted and new guidance is produced to supplement the new policies, they will be called Supplementary Planning Documents.
- Planning Briefs - guidance applied to specific sites.
- Planning Advice Notes (PAN) - used to update the UDP where National Planning Policy has changed.

3.29 All 35 policy documents have been reviewed, and the following guidance notes are deemed to be of relevance and have been consulted in revising and evolving the housing scheme:

- **SPG 2**- The Design and Layout of New Housing
- **SPG 9** - Trees and Hedgerows
- **SPG 10** - Paths & Development
- **SPG 11** - Design to Avoid Crime
- **SPG 18** - Walls & Fences
- **SPG 20** - Open Space Provision on New Housing Developments
- **SPG 25** - Landscape Design
- **SPG29** - Flood Risk and Development
- **PAN 30** - Sequential Approach to determining Planning Applications for New Residential Development
- **Annex to PAN 30**: Sustainability Checklist
- **SPD 32** - Parking, Transport Assessments, and Travel Plans

- **PAN34** - Affordable Housing in New Residential Developments Planning Advisory Note 30

3.30 Much of the advice provided in the above documents dates back to 2003 and has been updated and superseded by national and regional policy documents. The relevant guidance has been addressed in the planning application documents and can be addressed in the detailed design proposals submitted as part of future reserved matters applications. The delivery of an appropriate level of control is ensured through the recommended planning controls identified in Section 7 of this Statement.

SPG 2 – The Design and Layout of New Housing

3.31 In relation to this outline planning application, other than PAN 30 and 34 (covered in Sections 4 and 7 of the Statement) the key supplementary document is SPG 2 – The Design and Layout of New Housing. In relation to this application the key guidelines set out within the document are as follows:

Density – scheme should efficiently use land and it is important that development should achieve at least 35 dwellings per hectare.

House Type and Mixes – Developments of more than 10 dwellings or 0.4 ha should include a mix of house types.

Transportation – The road design should use a hierarchical structure so that traffic is routed onto the most appropriate roads.

Road Layout – The road layout should not dominate the development.

Access and Services – Road layouts should be designed to accommodate refuse collection vehicles and fire appliances.

3.32 **Response -** *The maximum parameter of 24 units will be in keeping with the SPD's target of 35 dwellings per hectare. The housing layout identifies an easement for the rising water main on site and increases the density from the previous planning approval (Ref: 2007/1930) to make a more efficient use of the land. The scheme when brought forward for a reserved matters application will provide a mixture of family-sized accommodation with varied housing types. The road design will result in access being taken from Station Road and will be appropriately designed so that traffic is routed onto the most appropriate roads. The access road design is suitably robust to accommodate refuse collections and fire appliances.*

LOCAL DEVELOPMENT FRAMEWORK

- 3.33 The Council is required to prepare a Local Development Framework (LDF) in accordance with the Planning and Compulsory Purchase Act 2004. The LDF will eventually replace the UDP as the development plan for the Borough and will consist of a portfolio of different planning documents.

THE CORE STRATEGY

- 3.34 The LDF comprises a number of Development Plan Documents (DPDs) that will be underpinned by the Core Strategy. The Core Strategy sets out the key elements of the planning framework for Barnsley, and the approach to its long term physical development to achieve the Council's vision of what sort of place Barnsley wants to become up to the year 2026.
- 3.35 The Submission Version of the Core Strategy was published in September 2010. The document identifies Royston as a Principal Town and it identified that Royston has capacity to accommodate growth, with evidence showing that at least 1000 dwellings can be accommodated over the plan period. In addition, Royston was highlighted as being located within 'The Green Corridor'.
- 3.36 The Green Corridor is a significant regeneration initiative which promotes housing led regeneration and which covers the Barnsley settlements of Royston, Carlton, Shafton, Brierley and Grimethorpe, along with parts of Wakefield and Doncaster. Due to Royston's location within the Green Corridor regeneration area, and its proposed Principle Town allocation, it is vital that housing scheme's which will contribute and assist the program are allowed to come forward for development and that Royston maintains a deliverable supply of housing land in the next 5-years.
- 3.37 The Submission Version of the Core Strategy (September 2010) confirms that Barnsley MBC are committed to the delivery of 21,500 homes for the Plan period up until 2026. The Core Strategy anticipates a strengthening role for Barnsley in the Leeds and Sheffield City Regions' housing markets and anticipates housing growth above the total of 19,974 homes formerly allocated by the RSS and the additional 21% brought about by the Growth Point allocation in 2008. **This equates to 21,500 over the plan period to 2026 and 1,228 dwellings per annum in accordance with the 2009 5 Year Housing Land Supply.** The distribution of the new housing is set out in CSP10 and the subsequent housing site allocations will be considered in the Development Sites and Places (i.e. 'Site Allocations') DPD and shown on the accompanying Proposals Maps that is anticipated in December 2010.
- 3.38 The Housing Trajectory shown in **Appendix 3** of the Submission Version of the Core Strategy (September 2010) is included in **Appendix 3** of this report. This housing trajectory clearly evidences that **housing completions are below the number stated in the Publication Version Core Strategy (February 2010)** (Housing Trajectory Included in **Appendix 4**) and the projections going forward would fail

to meet the 1,228 units per annum required in the 2009 5 Year Housing Land Supply.

- 3.39 The table below illustrates the housing shortfall that is projected within the Core Strategy Submission Version over the next 5 –year period using 2011 as the test year.

Year	Projection (Approximate)	Housing Target	Projected Shortfall
2011/12	800	1,228	428
2012/13	850	1,228	378
2013/14	1,000	1,228	228
2014/15	1,100	1,228	128
2015/16	1,200	1,228	28
Total	4,950	6,140	1,190

- 3.40 The Housing Trajectory therefore confirms that **from 2011/12 to 2015/16 there is an under provision of approximately 1,190 residential units over the 5 year period.**
- 3.41 The acute under-provision of housing in Barnsley MBC is a strong material consideration that requires Barnsley MBC planning department to approve the planning permission to accord with the presumption in favour of development outlined in paragraph 71 of PPS3.

5 YEAR HOUSING LAND SUPPLY 2009 – 2014 REPORT

- 3.42 For the avoidance of doubt, the 5 Year Housing Land Supply is also referred to as a Strategic Housing Land Supply Availability Assessment (SHLAA) in planning documentation. The published SHLAA does not include any estimate of a contribution from non specified windfall sites without planning permission or assume any forward supply that may be provided by windfalls in the five year housing land supply calculations.
- 3.43 The 5-year housing land supply figures were last updated on 1st April 2009. This utilises the same site referencing as the proceeding 2008 report. It should be noted that **the 2008 5-year housing land supply includes the application site under reference ‘HS44, Barnsley’ and is identified as an LDF Housing Allocation site.**
- 3.44 As identified in paragraph 3.7 of this report, Local Planning Authorities should consider housing applications favourably where they cannot demonstrate an up-to-date 5 Year Housing Land Supply. Barnsley MBC have recognised the anticipated

shortfall in the 5-year housing land supply in the Housing Trajectories that were published in February 2010 and which represent a more up-to-date account of housing land supply in Barnsley MBC.

- 3.45 The 2009 Housing Land Supply and The Housing Trajectory both confirm around 860 units were completed in 2008/9. However, **from 2010 onwards to 2014 the 5-year housing land supply has assumed dwelling completions of around 1484 per annum. This does not tally with the more up-to-date estimates in the Core Strategy (provided above) that estimate delivery of 700 units (less than half) for 2009/10 and under 800 units for 2010/11 resulting in an under-provision of approximately 956 residential units in the first 2 years of the 5-year housing land supply.** The 5-year housing land supply has not been updated since April 2009 but this anomaly and housing shortfall should to be clarified in the 2010 Annual Monitoring Report when this is forthcoming.
- 3.46 **It should also be noted that prior to the 2011/12 projection that we have used as our study point, there is already a significant shortfall of 528 units in 2010/11.**
- 3.47 In addition, **a minimum density of 35 homes per hectare has been assumed in SHLAA calculations.** This is likely to result in an over-estimation of provision as there is no demand for high density living with lower density family-sized accommodation more likely to come forward in the 5-year term. **The 35 homes per hectare housing density is above the minimum housing density within PPS3 which has been removed,** thus housing densities are likely to decrease rather than increase in future. **Therefore, the actual numbers of housing units delivered may fall short of the anticipated shortfall already identified within the Housing Trajectory in the Core Strategy.**

NJL 5 YEAR HOUSING LAND SUPPLY 2009 – 2014 REPORT ANALYSIS

- 3.48 As part of this planning application submission we have undertaken analysis of all of the site's within Royston that have been included within the 2009 5 Year Housing Land Supply. Our findings have shown that out of the 33 site's which form Royston's housing supply, 21 of the 33 would provide less than 5 dwellings. In addition, 28 of the 33 would provide less than 10 dwellings. A table of analysis has been included within **Appendix 5**.
- 3.49 Due to the recent changes to PPS 3 which abolished minimum housing densities and removed gardens from being considered as previously developed land, the delivery of a number of these site's can be questioned. In addition, the figures within the SHLAA indicate that Royston currently only has a land supply 366 dwellings which still leaves a further 634 dwellings to be built over the LDF period.
- 3.50 On this basis, approving the application site will assist Barnsley MBC in meeting its 5-year housing land supply and the Core Strategy Housing targets for Royston.

SITE ALLOCATIONS DPD

- 3.51 The Site Allocations document is proposed to identify specific housing sites within Barnsley MBC. This will have to be produced post-adoption of the overarching Core Strategy and is due for publication in December 2010. Historically, a consultation on the Preferred Options draft of this document was undertaken in October 2005. This document identified the subject site as a proposed housing allocation (Ref. HS44). The new Site Allocations DPD should reinstate the site for housing.

CONCLUSION

- 3.52 The analysis of relevant housing policy in this Section of the Statement evidences that the site has historically been allocated for housing; it is suitable, available, and deliverable for development; it has historically been accounted for within the 5-year housing land supply; and should be brought forward as soon as practicable if Barnsley MBC is to meet its 5-year housing land supply requirements, which are particularly acute in the next 2 to 3 year period.
- 3.53 The site is wrongly categorised as a safeguarded site as it is too small to be considered for a strategic land release. Instead, it should be classified as a suitable windfall site given that it has previously housed residential properties, has previously had a planning consent for residential development, and is in sustainable location which is evidenced further in Section 4 of this Statement.

4.0 SUSTAINABILITY CREDENTIALS

- 4.1 During pre application discussions with Barnsley MBC it was highlighted that the most relevant of measure of the site's Sustainability Credentials is Barnsley MBC's Planning Advisory Note (PAN) 30 Sequential Approach to determining Planning Applications for New Residential Development which was introduced in January 2004.

PLANNING ADVISORY NOTE (PAN) 30 SEQUENTIAL APPROACH TO DETERMINING PLANNING APPLICATIONS FOR NEW RESIDENTIAL DEVELOPMENT

- 4.2 Whilst the current PAN 30 document does not form part of the Development Plan, it was adopted by Barnsley MBC following public consultation and is a material consideration in decision making. In the pre-application consultations it was identified as being out of date but is still viewed within Barnsley MBC as a key planning consideration for a housing application within the Barnsley district. The document was prepared in the context of PPG3 (superseded by PPS3) and sets out a sequential approach to the release of housing land, giving priority to the most sustainable sites and 'brownfield' land to meet the UDP, regional and national targets for the use of such land.
- 4.3 Annex 3 of PAN 30 has been completed to evidence that the site is sustainably located when the site prioritisation and site appraisal tests are applied.
- 4.4 Section 7.0 of PAN 30 refers to the sustainability assessment of new developments in Section 7.0. The main points include how the development relates to the following criteria:
- Re-use of previously-developed land and empty or under-used buildings.
 - The accessibility and location of potential development sites to jobs, shops and services by modes other than the car, and the potential for improving accessibility.
 - The capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals).
 - The ability to build communities to support the new physical and social infrastructure and to provide sufficient demand to sustain appropriate local services and facilities.
 - The physical and environmental constraints on development of land.

- 4.5 PAN30 confirms that in these circumstances the onus is on the applicant to provide demonstrable justification as to why the greenfield application site should have priority over available previously-developed sites in the relevant area of search (i.e. Royston).
- 4.6 Barnsley MBC have produced an Annex 3 for 'Category 3' sites that accompanies PAN 30. Annex 3 of PAN 30 contains the Housing Development Sustainability Checklist. Page 1 of the checklist states:

'This should be completed for all housing developments on sites of 0.4Ha or above, or smaller sites which form part of a larger site over 0.4Ha that may have potential for residential development.'

- 4.7 The completed sustainability checklist for this outline application is in **Appendix 6** of this Statement.
- 4.8 The checklist is divided into two steps:
- 1) Step 1 - Site Prioritisation
 - 2) Step 2 - Site Appraisal
- 4.9 Site Prioritisation comprises 'Reuse of Land' and 'Location within Settlement' tests. The site scores 4 points and therefore qualifies as a Sustainable Location.
- 4.10 Site Appraisal comprises 'Access to Local Services' and 'Public Transport Accessibility'. The site scores 5 points under Access to Local Service as it is located within 800m of all facilities highlighted as being essential and located within 800m of five or more from the list of other services. In addition for Public Transport the site also scores 5 points as it is located within close proximity of existing public transport services, with a range of frequent services available, connecting to a range of destinations within an approximate 30 minute on-vehicle journey time. It therefore receives an overall score of 10.
- 4.11 Overall the site scores 4 for the Site Prioritisation and 10 for the Site Appraisal which results in it being identified as a Sustainable Location for Development.

PAN 30 SUSTAINABLE LOCATION OF HOUSING – CONSULTATION JUNE 2010

- 4.12 On Monday June 21st 2010 Barnsley MBC went out to consultation on Planning Advisory Note 30: Sustainable location of housing. The document is designed to replace the previous version of Planning Advice note 30 (PAN30): Sequential approach to determining planning applications for residential development, which was adopted in January 2004.

- 4.13 The Strategic Land Group (SLG) made representations as part of the consultation process for the document. The representations recognise the need to update the current version of the document titled '*Sequential Approach to Determining Planning Applications for Residential Development*' as it is outdated and is not in accordance with National Planning Guidance.
- 4.14 SLG generally agree with the approach of the new document and consider that sites should be assessed against their sustainable merits. The revised PAN 30 on the whole performs this role. However, as stated in our representations to the PAN 30 consultation dated 22nd July 2010, SLG strongly object to the insertion of Section 2b which measures the sites sustainability on its Current UDP land use allocation.
- 4.15 A site's land use allocation should not be a test when assessing its sustainability, and as such it is considered that this contravenes National Planning Guidance in particular relation to Planning Policy Statement 3 (PPS3) and Planning Policy Statement 1 Supplement (PPS1).
- 4.16 In regard to PPS3, paragraph 11 of highlights the key principles that its policies have been designed to achieve. The first principle listed is Sustainable Development and it states:
- 'PPS1 sets out the strategic role of planning in delivering sustainable development/ Sustainability Appraisal is a key means of ensuring housing policies help to deliver sustainable development objectives, in particular, seeking to minimise environmental impact, taking account of climate change and flood risk.'*
- 4.17 In addition, paragraphs 36, 37 and 38 of PPS 3 provide guidance on '*Providing Housing in Suitable Locations*' and '*Identifying Suitable Locations for Housing Development*.' Paragraph 38 identifies a number of issues which should be taken into account by the Local Planning Authorities in setting criteria to be used for identifying broad locations and specific sites for housing development. It is important to note that **nowhere within the list of criteria is land use mentioned**. In addition, the paragraph also states that **Local Authorities should work with stakeholders in setting out their criteria for identifying sites for housing development**.
- 4.18 SLG are continuing a dialogue with Barnsley MBC to assist in delivering housing for Royston. A site's land use allocation should not be a test when assessing its sustainability of a proposed developments location. Public transport and access to community facilities are more appropriate considerations when selecting land for development on sustainability grounds and are the most suitable measures of a site's sustainability. The planning application site is located with good access to both public transport and the community facilities located within Royston Town Centre, on this basis we view the site to be extremely sustainable.

5.0 AFFORDABLE HOUSING

- 5.1 The affordable housing requirements for BCC district are outlined in Policy H7 of the Barnsley Unitary Development Plan (UDP). Policy H7 – ‘Providing affordable homes in new housing developments’ states that:

“Proposals for residential development must provide affordable homes where:-

a) there is a local need for them; and

b) the proposal provides 25 or more homes, or is on a site of 0.6 hectares or more in area, and is within a town or village of more than 3,000 people; or

c) the proposal provides 15 or more homes, or is on a site of 0.4 hectares in area, and is within a town or village of 3,000 people or fewer.

The number of affordable homes to be provided must be at least 15% of the total number of homes proposed. The types of affordable homes to be provided must be those for which there is a local need. The developer must show that arrangements have been made and put in place to keep the new homes affordable.

Where necessary, we will ask for a planning obligation to secure these requirements.”

- 5.2 Policy H7 is supplemented and explained by Supplementary Planning Guidance ‘Planning Advisory Note 34 – Affordable Housing in New Residential Developments’ which clarifies that the application of the policy will be closely linked to the Council’s Housing Market Assessment.
- 5.3 The 2005 The Housing Market Assessment found that there was a need for at least 275 affordable houses in the borough each year between 2005 and 2010 (with a continuing need beyond that date). The Housing Market Assessment recommended that approximately 35% of new housing should be ‘affordable’ (32% in the regeneration areas).
- 5.4 Policy H7 generally only applies to sites with 25 homes or more, and there will be many sites that it will not apply to. The housing site will (in accordance with PPS3) provide a percentage and mix of affordable housing based upon a sound assessment of the local Housing Needs Assessment and the Strategic Housing Market Appraisal at the reserved matters stage.

- 5.5 In the absence of an up-to-date Housing Market Assessment report a pre-application meeting was held between the applicant and representatives of Barnsley MBC on 12th October 2010. At the meeting it was agreed that there was no affordable housing requirement on the site given that there is 24 units in total. The housing scheme has not therefore been designed to take account of affordable housing in accordance with part b) of Policy H7 of the UDP.

6.0 TECHNICAL SUMMARY

INTRODUCTION

- 6.1 The following section provides a summary of the necessary technical assessments that have been submitted as part of planning application and evidences that the applicant has provided the appropriate level of information for the Outline planning application.

DESIGN AND ACCESS STATEMENT

- 6.2 As part of the applications supporting documents a Design and Access Statement has been prepared. The statement was prepared in November 2010 by MCK Associates. The document evidences that this is a highly accessible site, sets out the design merits of the scheme, and demonstrates how the residential development will integrate well with the current settlement of Royston.

ECOLOGICAL ASSESSMENT

- 6.3 As part of the applications supporting documents an Ecological Assessment has been prepared. This was undertaken in September 2010 by TEP. A desktop study was undertaken and accompanied by a Phase 1 Habitat Survey. The report was prepared with the following objectives in mind:

- To describe the existing vegetation and give an overview of the habitats present on the site
- To identify whether there are any features of conservation value, such as species or habitats
- To advise further surveys or mitigation requirements that might be needed prior to development of the sites
- To highlight opportunities to provide biodiversity enhancement within the new proposals.

6.4 The key findings of the assessment are as follows:

- No sites designated for nature conservation will be affected by the proposed redevelopment of the site.
- The native hedge, acid grassland and mosaic dry heath are UKBAP priority habitats and are listed on Barnsley BAP as habitats of local priority.
- It is recommended that a presence/absence reptile survey be undertaken at the site.
- Any removal of vegetation should be undertaken outside of the nesting bird season (March-August). If this is not possible a pre-clearance check should be made by an ecologist on the day of removal.

6.5 The report also made recommendations indicating how the biodiversity of the site could be improved through the new proposals. These are as follows:

- The proposals should consider retaining acid grassland and dry heath within the final design
- When planting new hedgerows consideration should be given to incorporating existing trees
- Shrub and wildflower planting should be used to create a diverse understory beneath existing and newly planted trees and hedgerows.
- Bat boxes and bird nesting could also be incorporated within the scheme.

6.6 It can be seen from these findings that the scheme will have no detrimental impacts sites designated for nature conservation and any impacts on protected species can be mitigated against through the appropriate measures. The full details of these proposed mitigation measures would be finalised by the reserved matters planning application(s) which will follow this outline planning permission. Subsequently there should be no objections to the scheme on ecological grounds.

TREE SURVEY

6.7 As part of the applications supporting documents an Arboricultural Implications Assessment has been prepared. The arboricultural survey was undertaken in November 2010 by TEP. The report details the arboricultural implications of developing the site, subsequent mitigation recommendations and protective measures.

6.8 The report provides the results of the survey and includes the following:

- A schedule of all trees located within, or in close proximity to the proposed development site
- An assessment based on BS 5837:2005, of trees in terms of their potential value within any future development.
- Advice on removal, retention and management of trees
- An assessment, based on BS 5837:2005, of the requirement for protection of trees during the construction phase.
- A Tree Location Plan showing the position of the tree features within the survey area
- A Tree Implications Plan detailing the sketch development proposals and trees to be retained and removed.

The report identifies that there is 1 Category B tree group within the site and 16 Category C tree features within the site. It states that 8 trees and 2 groups will require removal to facilitate the development proposals and that no Trees were within the site were found to have features of a size and condition desirable to bats and/or owls. The report recommends that mitigation for the loss of trees and associated habitats will be provided in the form of replacement tree planting which will be determined in agreement with the Council.

PRELIMINARY RISK ASSESSMENT LAND CONTAMINATION SURVEY

6.9 As part of the applications supporting documents a Preliminary Risk Assessment (PRA) of Land Contamination had been prepared. This was undertaken in August 2010 by RSK Group PLC. The PRA was carried out based on a site walkover and review of published data, including historical maps and an environmental database.

6.10 The PRA identified a number of potential sources of contamination including ground/gas vapour from made ground from the backfilled former quarries on-site and adjacent site, made ground from adjacent site redevelopment and from historical off-site landfills. The PRA also identified other potential sources identified include localised contamination associated with a former agricultural use.

The PRA identifies that the proposed residential use of the site can be made acceptable, and recommends that in order to investigate any unacceptable risk presented by the potential sources of contamination, an intrusive investigation is undertaken. This would be done as part of the reserved matters planning application(s) which will follow this outline permission. Subsequently there should be no objections to the scheme on grounds of land contamination.

DRAINAGE STRATEGY

- 6.11 As part of the applications supporting documents a Drainage Strategy Document has been prepared. The document was prepared in November 2010 by RSK Group PLC. The key objective of the report was to identify potential flooding issues and surface water drainage strategy at the proposed development site. The assessment was undertaken in accordance with the guidance contained within Planning Policy Statement 25 Development and Flood Risk and evidences that there are no drainage issues arising from the proposed development of the site.

ENVIRONMENTAL IMPACT ASSESSMENT - SCREENING OPINION

- 6.12 NJL consulting submitted a screening option to Barnsley Metropolitan Borough Council on 5th May 2010. The request was made to respond to the Environmental Impact Assessment Regulations (EIA) 1999 (as amended) screening requirements detailed in schedule 2 of the EIA Regulations for “urban development projects” where the area of the development exceeds 0.5 hectares due to the site being approximately 0.6 Hectares. The screening opinion was sought on up to 30 dwellings in the interest of thoroughness.
- 6.13 The screening opinion (dated 8th June 2010) confirmed that an EIA was not required as the proposed development is unlikely to result in significant environmental impacts due to its size, nature and location.
- 6.14 A copy of the screening request and opinion is provided in **Appendix 7 and 8** of this statement respectively.

7.0 PLANNING CONTROLS

- 7.1 Circular 05/2005 advocates the use of conditions over planning obligations as they are a more flexible tool that afford the appropriate level of control for Local Planning Authorities over future development.
- 7.2 A list of suggested planning conditions is contained within **Appendix 9** of this Planning Statement. This list has been provided interests of transparency and to provide members of the general public and Barnsley MBC with assurances that there is an appropriate level of control over the details that are to be submitted as part of the reserved matters application(s).
- 7.3 We do not believe it is appropriate to agree a Section 106 Agreement as part of the Outline application. Instead, any contribution requirements should be discussed with the applicant post-validation and if deemed necessary and appropriate, they should be conditioned and the details agreed as part of the first reserved matters applications. This approach is consistent with the recently approved outline housing application for 110 dwellinghouses at Lundwood, Barnsley (Ref: 2010/0420).
- 7.4 We would, however, wish to provide the Strategic Land Group's solicitors details for reference at the appropriate time. These are as follows:
- Messrs Wragge and Co LLP
55 Colmore Row
Birmingham
B3 2AS
- 7.5 It is anticipated that there will be a number of additional conditions proposed as part of the consultations post-submission.

8.0 SUMMARY AND CONCLUSION

- 8.1 The Submission Version of the Core Strategy identifies Royston as a Principal Town located within the Green Corridor that is a key area of growth under the Growth Point allocation.
- 8.2 Our analysis shows that the five reasons for refusal given in the 2007 decision (Ref: 2007/1930) have been addressed. With regards to the first and second reasons for refusal that relate to the land being safeguarded, the objectives of PPS3, and PAN 30:
- The site has historically accommodated residential properties. In the 1993 draft Unitary Development Plan the site was allocated as housing land under Ref: R01/11, as part of a larger land allocation, the remainder of which is now housing. The site was also indicated for housing under Ref HS44 in the Barnsley MBC's Preferred Options of the Site Specific Development Plan Document drafted in 2005.
 - The site is designated as safeguarded land under policies RO6 and GS10 of the Barnsley UDP (2000). The evidence presented in this Statement shows that the site is wrongly classified as the UDP has not been updated since December 2000 to take account of the PPS3 that requires Council's to have a 5-year supply of deliverable sites.
 - Our analysis of The Housing Trajectories within The Submission Version of the Core Strategy (September 2010) and the 5-year housing land supply evidences that Barnsley MBC will fall well short of their 5-years housing land supply requirements and the site should come forward as a housing site as it complies with the sustainability criteria contained within the adopted PAN30.
 - Furthermore, a detailed analysis the 5 Year Housing Land Supply for Royston has shown that at present 28 of the 33 sites included within will provide less than 10 dwellings which are less likely to be delivered given recent changes to PPS3 that removes garden areas from the Brownfield classification and removes minimum housing densities.

8.3 With regards to the third, fourth and fifth reasons for refusal, that relate to housing layout, density, and the sewer easement:

- The housing layout has been increased from the 2007 housing scheme to make a more efficient use of the land, and the layout takes into consideration the public sewer easement. The application has been submitted in outline with a maximum parameter of housing so that the design and layout can respond to housing demand.

8.4 As such, this housing scheme addresses all the previous reasons for refusal and should be brought forward as soon as practicable to assist Barnsley MBC in meeting their housing commitments.

APPENDICES

Appendix 1 – Site Location Plan

Appendix 2 – List of Ward Councillors

Appendix 3 – Housing Trajectory – Core Strategy Submission Version Sept 2010

Appendix 4 – Housing Trajectory – Core Strategy Publication Version Feb 2010

Appendix 5 – Royston 5 Year Housing Land Supply Sites

Appendix 6 – PAN 30 Sustainability Checklist

Appendix 7 – Environmental Impact Screening Request

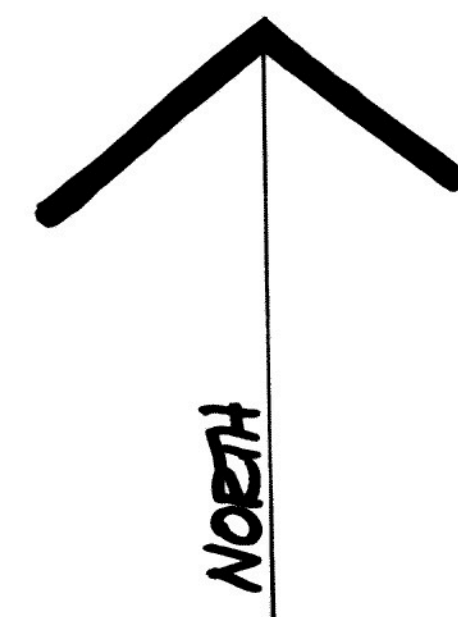
Appendix 8 – Environmental Impact Screening Opinion

Appendix 9 – Draft Planning Conditions

APPENDIX 1 – SITE LOCATION PLAN



STREET SCENE TO STATION ROAD



general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any
discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be read in conjunction with all relevant drawings and
specifications relating to the job whether or not indicated on the drawing.
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Rev. Date By Description
Client:

THE STRATEGIC LAND GROUP LTD

mck associates limited
architecture • building surveying • project management

burnaby villa • 48 wetling street road • fulwood • preston • pr2 8bp
tel: 01772 774510 fax: 01772 774511 mck@mckassociates.co.uk

Project:
STATION ROAD ROYSTON
NR. BARNSELY

Drawing Title:
DEVELOPMENT SITE LAYOUT
OUTLINE PLANNING APPLICATION

Drawn: APK	Checked:	Scale: 1:200/1:500	Date: NOV 09
Job No: 10/083	Drawing No: L.03	Rev:	

STATION ROAD, ROYSTON
NR. BARNSELY

A1

PLANNING

APPENDIX 2 – LIST OF WARD COUNCILLORS

ROYSTON WARD COUNCILLORS

1. Councillor Graham Kyte (Labour)
2. Councillor Tim Cheetham (Labour)
3. Councillor Bill Newman (Labour)

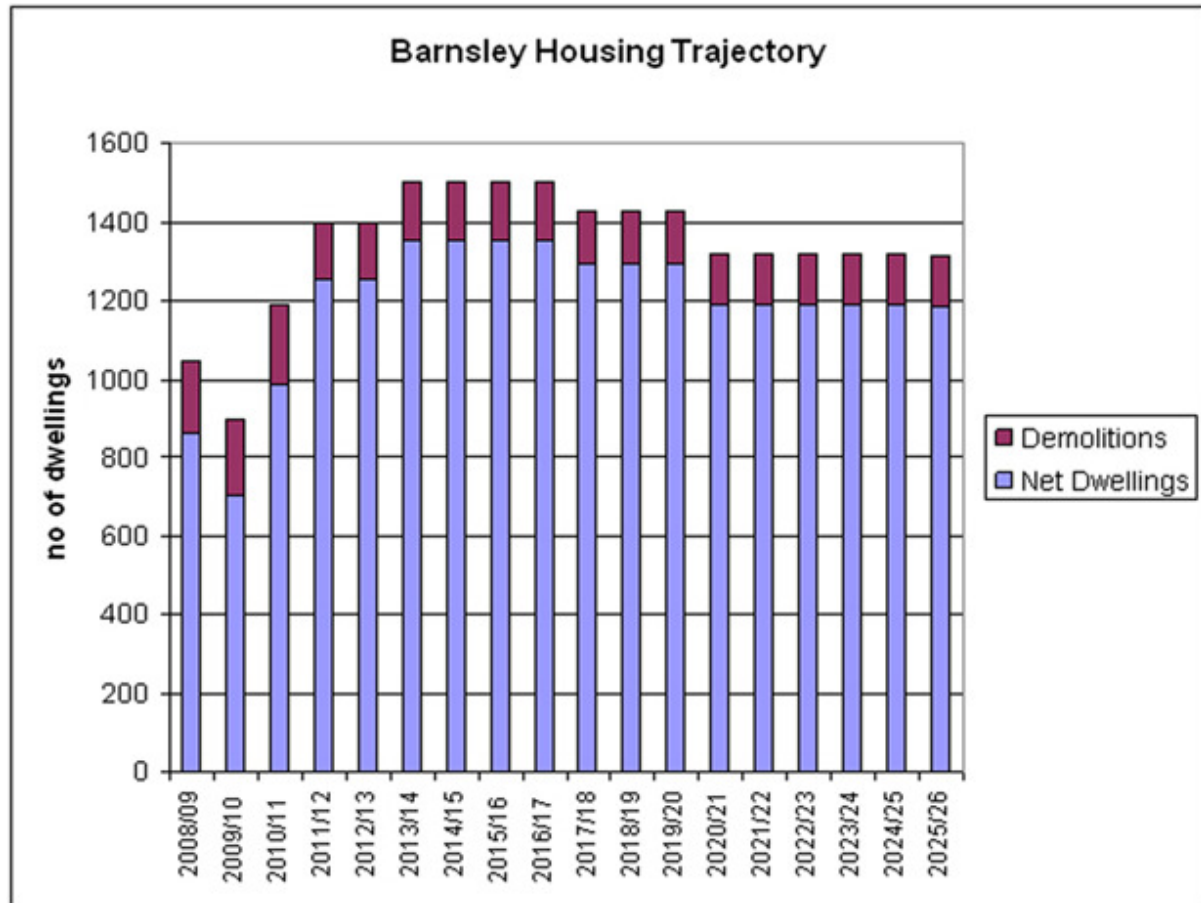
APPENDIX 3 – HOUSING TRAJECTORY – CORE STRATEGY

SUBMISSION VERSION SEPT 2010



APPENDIX 4 – HOUSING TRAJECTORY - CORE STRATEGY

PUBLICATION VERSION FEB 2010



APPENDIX 5 – ROYSTON 5 YEAR HOUSING LAND SUPPLY SITES

Royston 5 Year Housing Supply

Site Reference	Location	Total Dwellings	Sum of Total 5 year	Total with Planning	Community Areas	Allocated	Planning Application
H0444	1 WHINCOVER, OFF MIDLAND ROAD, ROYSTON, BARNLEY.	1	1	1	ROYSTON	Not Allocated	Approved - 2008/0992
H0574	LAND ADJACENT TO 177 HIGH STREET, ROYSTON, BARNLEY.	2	2	2	ROYSTON	Not Allocated	Outline - 2006/0393
H0580	LAND TO SIDE OF 271 MIDLAND ROAD, ROYSTON, BARNLEY.	1	1	0	ROYSTON	Not Allocated	Refused - 2009/1336 & 2010/0046
H0611	HIGH STREET, ROYSTON, BARNLEY.	21	7.326	0	ROYSTON	Allocated	No
H0704	High Street, Royston	33	21.98	0	ROYSTON	Allocated	Awaiting Decision - 2010/0249
H0705	Grange Road, Royston	191	95.5	0	ROYSTON	Allocated	No
H0706	Cross Lane, Royston	10	10	0	ROYSTON	Allocated	No
H0799	2 CALDER AVENUE, ROYSTON, BARNLEY.	1	1	0	ROYSTON	Not Allocated	No
H0812	LAND OFF MEADOW ROAD, ROYSTON, BARNLEY.	1	1	0	ROYSTON	Not Allocated	No
H0891	LAND REAR OF 316 MIDLAND ROAD, ROYSTON, BARNLEY.	2	2	0	ROYSTON	Not Allocated	Refused - 2009/0787
H0905	LAND ADJACENT TO WEST STREET GARAGE, ROYSTON, BARNLEY.	6	6	6	ROYSTON	Not Allocated	Approved - 2008/0249
H0981	15 MIDLAND ROAD, ROYSTON, BARNLEY.	4	4	0	ROYSTON	Not Allocated	No
H0984	32 SUMMER LANE, ROYSTON, BARNLEY.	3	3	0	ROYSTON	Not Allocated	No
H1003	LAND BETWEEN 6 - 8 WARREN WALK, ROYSTON, BARNLEY.	4	4	0	ROYSTON	Not Allocated	No
H1136	LION AUTOS GARAGE, ADJACENT 22 STATION ROAD, ROYSTON, BARNLEY.	6	6	6	ROYSTON	Not Allocated	Approved - 2008/0202
H1169	4 Back Lane West, Royston, Barnsley	1	1	1	ROYSTON	Not Allocated	Outline - 2005/2103
H1251	81 Church Hill, Royston, Barnsley.	1	1	1	ROYSTON	Not Allocated	Approved - 2006/1374
H1310	226 Midland Road Royston Barnsley	1	1	0	ROYSTON	Not Allocated	No
H1320	Cobbys', High Street, Royston, Barnsley	7	7	7	ROYSTON	Not Allocated	Approved - 2008/1573
H1329	Land adjacent 124 Applehaigh View, Royston, Barnsley	1	1	1	ROYSTON	Not Allocated	Approved - 2007/0031
H1395	Hartgan, Pinfold Lane, Royston, Barnsley, South Yorkshire, S71 4PQ	5	5	0	ROYSTON	Not Allocated	No
H1409	131 High Street, Royston, Barnsley, S71 4RR	4	3	3	ROYSTON	Not Allocated	Outline - 2007/0962
H1468	Land off Midland Road, Rear of Dove Hill, Royston, Barnsley	4	4	4	ROYSTON	Not Allocated	Approved - 2007/1899
H1497	94 Summer Lane Royston Barnsley S71 4HW	2	2	2	ROYSTON	Not Allocated	Approved - 2007/2146
H1501	317A Canal lodge Midland Road Royston Barnsley	5	5	5	ROYSTON	Not Allocated	Outline - 2008/1831
H1528	Midland Works, Filey Avenue, Royston, Barnsley.	9	9	9	ROYSTON	Not Allocated	Approved - 2007/0777
H1561	The Old School House, Church Hill, Barnsley, S71 4NH	3	3	3	ROYSTON	Not Allocated	Approved - 2008/0230
H1591	17 Lee Lane, Royston, Barnsley, S71 4RT	2	2	2	ROYSTON	Not Allocated	Approved - 2008/0827

Site Reference	Location	Total Dwellings	Sum of Total 5 year	Total with Planning	Community Areas	Allocated	Planning Application
H1652	Land adjacent to Cross Lane, Royston, Barnsley	22	22	22	ROYSTON	Not Allocated	Approved - 2008/1350
H1655	Land between 15/17 Oakwood Avenue, Royston, Barnsley, South Yorkshire, S71 4EY	1	1		ROYSTON	Not Allocated	Approved - 2009/0958
H1663	Land adjacent 35 Redwood Avenue, Royston, Barnsley, S71 4JP	4	4	4	ROYSTON	Not Allocated	Approved - 2008/1625
H1667	Land adjacent to Hartgan House, Pinfold Lane, Royston, Barnsley, S71 4PQ	1	1	1	ROYSTON	Not Allocated	Approved - 2008/1680
H1691	Land adjacent to 15 Doles Avenue & Land at Croft Avenue, Royston, Barnsley	7	7	7	ROYSTON	Not Allocated	Approved - 2009/0004
		366	245	87			

APPENDIX 6 – PAN 30 SUSTAINABILITY CHECKLIST

Planning application reference number:

Applicant Name:

THE STRATEGIC LAND GROUP

Date:

Site Address:

LAND TO THE EAST OF STATION ROAD, ROYSTON

Type of proposal:

Housing



Mixed (combination)

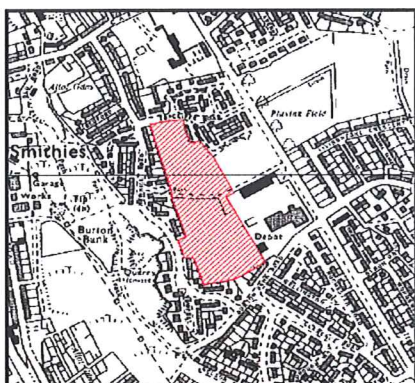


(If mixed, please describe the uses)

STEP 1 - SITE PRIORITISATION

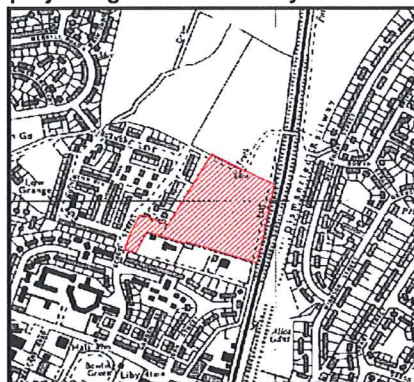
	Applicant	Score	For Office Use Only
1. REUSE OF LAND			
a) The site is brownfield (It is occupied by a permanent structure (excluding agriculture or forestry) or has been cleared but any evidence of structures or activities has not yet blended into the landscape)	☐	5	
b) The site is a mix of brownfield and greenfield, with in excess of 70% brownfield	☐	3	
c) The site is greenfield, or a brownfield/greenfield mix with less than 70% brownfield.	☒	1	
2. LOCATION WITHIN SETTLEMENT			
a) The site is entirely within the built up area (<i>See figure A below</i>)	☐	5	
b) The site is on the edge of the settlement but not projecting into the countryside (<i>See figure B below</i>)	☒	3	
c) The site is on the edge of the settlement <u>and</u> projecting into the countryside (<i>See figure C below</i>)	☐	1	
d) The site is wholly outside or is unrelated to any settlement	☐	-10	
Site Prioritisation SUB-TOTAL		4	

Figure A: Within the built up area



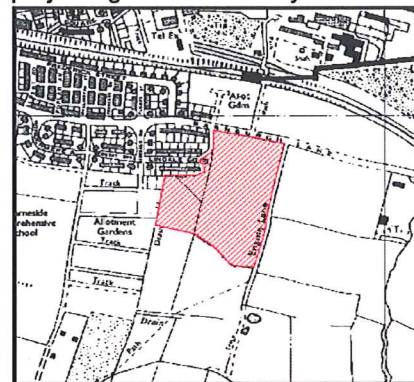
© Crown Copyright. Barnsley MBC, Licence No.LA076090 – 2003

Figure B: Edge of settlement, not projecting into the countryside



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Figure C: Edge of settlement, projecting into the countryside



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STEP 2 - SITE APPRAISAL			
	Applicant	Score	For Office Use Only
3. ACCESS TO LOCAL SERVICES			
Attached at appendix 1 is a checklist of services/facilities. We want to know how many of these services are within 800m of the centre of your site. See appendix 1 for an easy way to find the centre of the site. Please submit this information on a map to a known metric scale and with a linked schedule of names and postal addresses. Then answer the following question.			
a) The site is within 800m of all essential facilities plus five or more from the list of other services	☒	5	
b) The site is within 800m of all essential facilities	☐	3	
c) The site is within 800m of three or less of the essential facilities	☐	1	
(In the future, the Council's Research and Monitoring team will be able to provide GIS baseline data, at a small administrative cost. Until then the duty is on you to collect your own data.)			
4. PUBLIC TRANSPORT ACCESSIBILITY			
SYLTE can undertake this work for you at a cost. Please contact Ms L Mitchell on 0114 221 1340 or at SYLTE, PO Box 801, Exchange Street, Sheffield, S2 5YT. Attached at Appendix 2 are the relevant definitions to enable you to undertake your own research and award a score. In this latter case, you must submit your researched information for verification purposes.			
a) Site is within close proximity (400m bus or 800m rail) of existing public transport services, with a range of frequent services available, connecting to a range of destinations within an approximate 30 minute on-vehicle journey time	☒	5	
b) Site has access to public transport services but the range of frequent services, destinations served or walk distance is more restrictive	☐	3	
c) Site is poorly served by public transport with extremely limited choice available within appropriate walking distances (400m bus, 800m rail)	☐	1	
SITE APPRAISAL SUB-TOTAL		10	

5. OVERALL SCORE

Overall Score/Percentage		Significance
Site Prioritisation	Site Appraisal	
8 or more	4 or less	Unsustainable Location
	5 or more	Sustainable Location
4 to 7	5 or less	Unsustainable Location
	6 or more	Sustainable Location
2 or less	7 or less	Unsustainable Location
	8 or more	Unsustainable - Even a very high site appraisal score may not override the very low site prioritisation score *

* A site with an extremely poor site prioritisation score is unlikely to be able to demonstrate through the examination of local services that it is sustainably located. However, it is open to the developer to promote improvements to access to local services or public transport accessibility and to seek to demonstrate that the site is a sustainable location and that there are no sequentially preferable sites in the settlement.

APPENDIX 7 – ENVIRONMENTAL IMPACT SCREENING REQUEST

Your Ref:
Our Ref: 2010-017

Steve Kirkham
Barnsley Metropolitan Borough Council
Planning and Transportation Service
Development Control Section
PO Box 604
S70 9FE

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BY E-MAIL & POST

5th May 2010

Dear Mr Kirkham,

Re: Land off Station Road, Royston

Request for Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

I am writing on behalf of The Strategic Land Group to formally request a Screening Opinion from Barnsley Metropolitan Borough Council (BMBC) in respect of a proposed residential development off Station Road, Barnsley.

The proposed development is for a residential scheme that will provide up to 30 units and is likely to include a proportion of affordable housing units. There will be one vehicular access point to the site located off Station Road, Royston.

Under Regulation 5 (1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended, this is a request for a Screening Opinion in relation to the determination whether an Environmental Impact Assessment (EIA) is required.

In accordance with European Directive 85/337 EEC and the aforementioned EIA Regulations, an EIA is required if the proposed project is deemed likely to have significant effects on the environment. That the project should be screened for an EIA is determined by Schedule 2 of the EIA Regulations for "urban development projects" where the area of the development exceeds 0.5 hectares and the site area is approximately 1.0 hectares.

With respect to the proposal outlined above, it is our opinion that an EIA is not required as the proposed development is unlikely to result in significant environmental effects. Information supporting the judgment for the various potential environmental effects is provided in the attached note.

Following Paragraph (2) of Regulation 5, this letter is accompanied with the following information:

- a map to identify the site location in respect to the surrounding area and a plan to identify the proposed site boundary (Figure 1).
- a description of the nature and purpose of the development and of its possible effects on the environment; and

- additional information, where this is appropriate.

I trust that the enclosed information is sufficient on which to base your formal Screening Opinion. If you require further information or wish to discuss the content of this letter, then please do not hesitate to contact me. I look forward to receiving your formal Screening Opinion in 3 weeks from the date of this letter.

Yours sincerely



Russell Adams
For and on behalf of NJL Consulting

Enc: EIA Screening – Additional Information and Figure 1.

CC: John Stainton, David Morris and Phil Dover, Strategic Land Group

Station Road, Barnsley

EIA Screening – Additional Information

1. Introduction

This note provides additional information in respect of a request for a formal EIA Screening Opinion for a proposed development off Station Road, Barnsley.

In accordance with the EIA Regulations, the following information is provided:

- Section 2 provides details on the proposed nature and purpose of the development;
- Section 3 provides details of the possible effects on the environment and reasons as to why an EIA is deemed not to be required; and
- Figure 1 illustrates the site location.

2. Nature and Purpose of the Proposed Development

The site is approximately 1.0 Hectares (Ha) in area and is located approximately 500m north of Royston centre, off Station Road (B6132), which runs along the western boundary of the site. The surrounding area to the south east, south and west is a residential built-up area. The area to the north and north east of the site is designated as Green Belt and comprises mainly of agricultural land. The site is on safeguarded green field land.

The site location and indicative site boundary is illustrated on *Figure 1*.

The proposals are upto 30 new residential units to be built on the site with associated open space and landscaped areas. It is proposed to submit an application in outline together with a series of defined Parameter Plans. The Parameter Plans will present the proposed development in context and aim to secure a flexible and workable consent.

A final schedule of application documents has yet to be discussed and agreed with the Local Planning Authority; however an initial list is proposed as follows:

- Application form and associated documents;
- Planning Statement
- Parameter Plans;
- Design and Access Statement;
- Flood Risk Assessment;
- Transport Assessment;
- Sustainability Statement; and
- Extended Phase 1 Habitat Survey.

3. *Possible Environmental Effects*

The following sections present the environmental topics that are set out in Schedule 4 (3) of the EIA Regulations.

Biodiversity (Flora and Fauna)

The site is not within or adjacent to a statutory or non-statutory designated site. The nearest site of ecological note is Notton Wood Local Nature Reserve, the eastern boundary of which is 1.3km from the site.

The site currently consists of scrub with scattered trees and shrubs. The north of the site has some larger trees that screen an existing residential property. The western boundary of the site, along the edge of Station Road, is lined with scrub, shrubs and trees.

A full ecological assessment will be carried out as part of this planning application. The surveys undertaken will be informed by an extended Phase 1 Habitat Survey, however, given the size of the site and current limited ecological interest, appropriate mitigation measures could be secured through planning conditions to ensure that there are no significant ecological effects.

Transport (including Air and Noise)

It is proposed that the site will have one access point via Station Road into the site from the south. A Transport Assessment (TA) will be undertaken for the proposals and included as part of the planning application. This will present the estimated change in

traffic associated with the proposals which is not considered to be significant due to the size of the development.

The scope of the Transport Assessment will be agreed with the Local Highways Authority and undertaken in accordance with the DfT Guidance on Transport Assessment and scoped accordingly. The traffic numbers associated with the proposed development at construction and at completion are not expected to be significant or to cause significant adverse impacts on local noise or air quality.

The development proposals will not impact upon existing footpaths or public rights of way.

Significant impacts on transport, noise and air quality are not expected to occur and do not require EIA. The Transport Assessment will clearly present the predicted vehicle changes arising from the proposed development and identify measures to promote sustainable forms of travel including walking, cycling and public transport.

Socio Economics (Population)

The proposed amount of new housing will increase the number of residents in the local area, but is a small addition to Royston and will form part of a modern and well served residential area. The site is in close proximity to a range of amenities including education, health, leisure and cultural facilities.

The level of affordable housing, play areas, and open space provision will accord with the requirements of the development plan and will be provided at the detailed design stages of the planning process.

Socio economic impacts from the proposed development are unlikely to occur and do not require consideration under EIA.

Ground Conditions (Soils and Contamination)

The site is currently green field land so there are no expected land contamination issues on site as it has not previously been developed.

As the proposed development will be residential, the potential for contamination occurring on site during construction or occupation is considered low and therefore ground conditions do not require consideration under EIA. Standard construction management procedures for handling potentially polluting materials will be adopted and can be secured through planning conditions.

Water Resources

The site is not located within an area known to be prone to, or at risk of flooding. The Environment Agency Flood Maps show the site to be located within Flood Zone 1, the lowest risk zone (1 in 1000 year or 0.1% risk of flooding). There are no recorded water bodies either on the site or in close proximity.

In line with PPS 25, the proposals are over 1 Ha and fall within Flood Zone 1. A Flood Risk Assessment (FRA) focussing on surface water drainage and including foul drainage / utilities will be completed and submitted as part of the planning application.

The proposed development does not present a significant risk to flooding either on or off the site, the FRA will identify key sustainable drainage principles for the site and it is therefore considered that EIA is not required.

Cultural Heritage

There are no Scheduled Ancient Monuments (SAM) within, or adjacent to, the proposed development, the nearest SAM is approximately 1.5km from the site. The site is not situated on, or within close proximity to, a Historic Battlefield, a Registered Park and Garden or a Conservation Area. There are no Listed Buildings on site, or close by, with the nearest Grade II Listed Building approximately 750m from the site.

Due to the size of the site, its physical characteristics and its proximity to features of archaeological and built heritage significance, the site is unlikely to contain significant archaeological features, or have an impact on the setting of existing heritage assets, that would require inclusion within EIA.

Landscape and Visual

The site is adjacent to designated Green Belt, however it sits immediately adjacent to and is bordered on three sides by an existing residential built up area. It is visually self-contained between existing housing and trees to the north of the site which will serve to screen the development. The site also slopes away from the Green Belt towards Station Road and the existing housing to the west of the site.

There are limited numbers of visual receptors that would be affected by development of the site, these include:

- Residential properties to the west, south west and south of the site;

- Public footpath running west to east from the junction of Station Road and Summer Lane towards the site of the Notton and Royston Railway Station.

The Parameter Plans will define the proposed density and set maximum building heights for the development. A series of landscaping and design principles will be included as part of the Design and Access Statement and submitted as part of the planning application.

Significant impacts to landscape and visual receptors are not expected to occur. Key development principles will be defined and secured using the Parameter Plans and considered as part of the Design and Access Statement.

4. Summary of the EIA Screening Request

The above information has been included to demonstrate that the proposed development is not expected to result in significant environmental impacts. It is not located within, or in close proximity to a 'sensitive area' as defined by the EIA Regulations.

The effects that are likely to arise as a result of the development are not considered to be significant and will be controlled through the Parameter Plans submitted as part of the outline application, or by other means such as standard planning conditions.

We trust that this information is sufficient on which a formal screening opinion can be made.

If further information is required, please contact Russell Adams at NJL Consulting.

Telephone: 0845 362 8204

Email: Russell@njlconsulting.co.uk

APPENDIX 8 – ENVIRONMENTAL IMPACT SCREENING OPINION

Screening Opinion

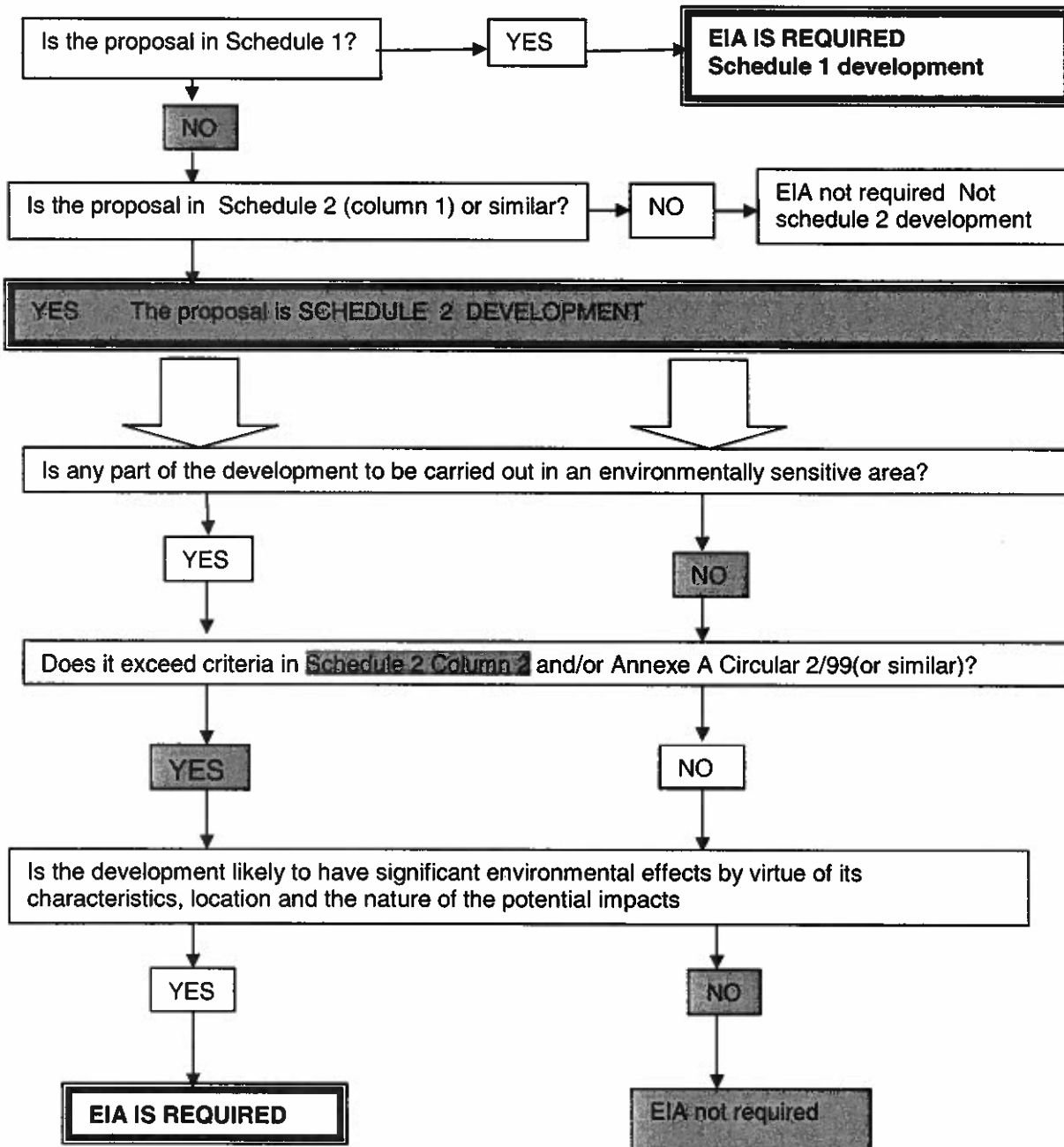
APPLICATION No: N/A

VALIDATION DATE: N/A

LOCATION: Land off Station Road, Royston

PROPOSAL: Residential development of up to 30 units

A copy of the screening opinion must be placed on the Part 1 Register



**Planning and Transportation Service
Development Control Section**

PO BOX 604, S70 9FE

Tel: (01226) 770770 Fax: (01226) 772599

Screening Opinion

SELECTION CRITERIA FOR SCREENING SCHEDULE 2 DEVELOPMENT AS SET OUT IN
SCHEDULE 3 OF THE REGULATIONS AND CIRCULAR 2/99

Characteristics of the development

Does the development lie within a sensitive area as defined by Regulation 2(1)

Size of the development.

Does it exceed thresholds in schedule 2 column 2?

Yes

Does it exceed guidance thresholds in Annex a of Circular 02/99

No

The cumulation with other development.

Will the proposal be undertaken in conjunction with other
Development?

Will there be any cumulative impact?

No

No

Use of natural resources.

Will any natural resources be lost?

If so, will the loss be significant?

No

Production of waste.

Will the proposal generate waste?

Will this be significant in terms of impact on the site?

Will this be significant in terms of off-site impacts?

Householder waste only.
Impacts not significant

Pollution and nuisances;

Will the proposal cause any pollution/nuisance?

Will it be short term(eg during construction)?

Will it be medium term (eg for the first 12 months of use)?

Will it be longer term?

Are the impacts significant?

Only likely during
construction. Impacts not
significant

Risk of Accidents

Is there higher than average risk of accidents during construction?

Is there higher than average risk of accidents during operation?

No

No

Location of development

The environmental sensitivity of geographical areas likely to be affected by development

Existing land use

Does the site have an existing landuse, if yes, what is it?

No

Is there an abundance of natural resources in the area?

Are they of high quality?

Do they have regenerative qualities?

No

**Planning and Transportation Service
Development Control Section**

PO BOX 604, S70 9FE

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Screening Opinion

Can the environment absorb the proposal having regard to wetlands, (coastal zones (not in Barnsley), forests, nature reserves, parks, protected areas, densely populated areas and historic/archaeological areas)?

Yes

Characteristics of the potential impact

The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

Extent of the impact

How far will the impacts extend beyond the site?
What size of population will be affected?

N/A

Transfrontier impact

Any impacts beyond national boundary?
If so, what are they?

None

Magnitude and complexity of the impact

Are impacts of greater scale/complexity than other applications?
If so what are they?

No

Probability of the impacts

Are the impacts likely to occur (100%)?
Less likely to occur (50%)?
Limited chance (25%)?
Which impacts are unlikely to occur and why?

N/A

Duration, frequency and reversibility of the impact.

Will impacts last beyond construction phase?
Will the impacts be frequent?
Which impacts are reversible?
Which impacts are irreversible?

N/A

It is considered that the proposal **will not** have significant environmental impacts within the meaning set out in The Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999 as amended.

OFFICER SIGNATURE



DATE

8/6/10

**Planning and Transportation Service
Development Control Section**

PO BOX 604, S70 9FE
Tel: (01226) 770770 Fax: (01226) 772599

APPENDIX 9 – DRAFT PLANNING CONDITIONS

We would request that Barnsley MBC consults with NJL Consulting to finalising the full list of conditions to ensure the conditions meet with the tests identified within Circular 11/95.

We would suggest the following list of conditions are attached to the outline planning Permissions:

1. Details of the siting, design, external appearance, landscaping (herein called “the reserved matters”) shall be submitted to and approved in writing by the local planning authority on a phased basis, prior to commencement of development of each phase and the development shall be carried out as approved.
2. An application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
3. The development hereby permitted shall begin not later than two years from the date of the approval of the last of the reserved matters to be approved.
4. The development hereby permitted shall accord with the following drawings / plans:

Development Site Layout (Ref: 10/083 L.03).

Unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development conforms with the Outline planning permission.

5. The development is not to exceed a maximum of 24 residential units, the details of which shall be submitted as part of the application for approval of reserved matters.

Reason: To ensure the development conforms with the Outline planning permission and stays within the maximum assessed level of development.