



## Planning Statement

On behalf of:  
**Partner Construction Ltd**

In respect of:  
**Affordable Housing Development**

At:  
**Former Foulstone Secondary School Site  
Nanny Marr Road  
Darfield  
Barnsley**

Date:  
**December 2015**

Document reference:  
**JB/MB/1804le/R001jb**

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## 1.0 Introduction

1.1 On behalf of our Client, Partner Construction Ltd, this planning statement is submitted in support of a full planning application seeking permission for the construction of 40 affordable homes on land at the former Foulstone Secondary School, Nanny Marr Road, Darfield.

1.2 This planning statement should be read alongside the following documents and plans which form part of the application package:

- Suite of plans (produced by Nicol Thomas):
  - Location Plan (plan reference: M3984 (PL) 00);
  - Street Elevation (plan reference: M3864 (PL) 05 Rev C);
  - Site Layout (plan reference: M3864 (PL) 01 Rev F);
  - House Type A – 2 bedroom bungalow (plan reference: M3864 (PL) 02 Rev A);
  - House Type B – 2 bedroom house (plan reference: M3864 (PL) 03 Rev A);
  - House Type C – 3 bedroom (plan reference: M3864 (PL) 04 Rev A);
  - Existing and Proposed Site Sections (plan reference: M3864 (PL) 07)
- Design and Access Statement (produced by Nicol Thomas);
- Transport Statement (produced by IPRT Group);
- Landscape Masterplan prepared by FDA Landscape (plan reference: R/1822/1A)
- Drainage Strategy prepared by Shaun Tonge Engineering
- Viability Information prepared by Together Housing Group
- Construction Method Statement
- Dust Action Plan (Ref: GFM SHE 05)
- Construction, Noise and Vibration Management Plan (GFM SHE 24)
- Traffic Management Plan (plan reference: TECH/TMP-01)
- Ecological Appraisal (produced by Brooks Ecological)
- Bat Roost Potential Survey (produced by Brooks Ecological);
- Letter of Reliance relating to the Bat Roost Potential Survey and the Ecological Appraisal (produced by Brooks Ecological);
- Phase II Environmental Appraisal prepared by Dunelm (ref: D6643);
- Additional Ground Investigation letter prepared by Dunelm dated 6<sup>th</sup> October 2015
- Arboricultural Report (produced by AWA Tree Consultants);
- Flood Risk Assessment and Surface Drainage Assessment by Integra consulting Environmental, and:

- Noise Assessment (produced by Sharps Redmore Partnership)

1.3 This application has been made following the Resolution to grant Outline approval of a previous planning application on the site for the 'Demolition of existing built development and construction of retail units and erection of residential development of up to 35no. dwellings (outline – all matters reserved apart from means of access) (ref: 2014/1232) which was approved subject to legal agreement in February 2015. This application seeks to increase the number of units built on the residential part of the scheme up to 40, hence the need to submit this new full application.

1.4 In summary the application proposes a residential development which is acceptable in principle and will bring with it a number of benefits such as:

- Bringing a redundant, brownfield site in the heart of the settlement back into active use, enhancing the vibrancy of Darfield;
- Helping the local authority to meet its five year housing land requirement.
- Helping the local authority meet its Affordable Housing targets

1.5 The above benefits are explored and discussed throughout this statement which takes the following structure:

- **Chapter 2:** Site Description and Context;
- **Chapter 3:** Proposed Development;
- **Chapter 4:** National Planning Policy Context;
- **Chapter 5:** Local Planning Policy Context;
- **Chapter 6:** Retail Impact Assessment;
- **Chapter 7:** Planning Assessment;
- **Chapter 8:** Summary and Conclusions.

## 2.0 Site Description and Context

### Darfield in Context

- 2.1 The site is located within Darfield which is approximately 7 kilometres to the south-east of Barnsley and 2 kilometres to the north-east of Wombwell. Darfield is a largely residential settlement, focused around a small centre containing several low order independent convenience shops, hairdressers, betting shop and café.

### Physical Context of the Site

- 2.2 Siting centrally within the settlement of Darfield, the site is located to the east of the B6096 (Nanny Marr Road), part of the defined 'Strategic Highway Network'<sup>1</sup> which runs southwards adjoining Darfield with Wombwell and also connects it to Barnsley via the A635 (Saltersbrook Road) and A636 (Doncaster Road) highways to the north.
- 2.3 The site covers an area of 0.94 hectares of previously developed brownfield land. The development which once stood on the site has since been demolished. The site contains a number of existing trees (as shown on the Tree Constraints plan at Appendix 5 of the submitted Arboricultural Report). The trees run around the parameter of the site.
- 2.4 The northern boundary of the site largely abuts the rear gardens of the residential properties of Coronation Street. The properties immediately behind the site's northern boundary comprise red brick built, two storey terraced dwellings with red tiled, hipped roofs. The eastern half of the street comprises stone faced, two story terraced dwellings with pitched slate roofs. The gable ends of dwellings similar to the eastern end of Coronation Street abut the upper third of the site's eastern boundary, after which amenity green space, children's equipped play area and bowling green and associated club, run down and meet with Barnsley Road. The boundary between the aforementioned and eastern edge of the site is defined by a stone wall and mature tree planting which sits on the opposite side of the wall to the site.
- 2.5 To the south of the site, the boundary will be formed by the proposed retail development

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<sup>1</sup> As defined by 'saved' policy DA15 within the extant Unitary Development Plan

which has yet to be constructed as yet there is no permanent boundary that separates the two proposed areas of the development.

- 2.6 As previously mentioned, the western boundary is defined by Nanny Marr Road, a wide highway connecting to Saltersbrook Road to the north and Barnsley Road to the south. To the east of Nanny Marr Road, a large bus layby can be found to the south of the primary vehicular access into the site (a smaller, secondary entrance is located along Barnsley Road, to the south of the site). On the opposite side of the highway to the site, residential properties front onto Nanny Marr Road. The properties in this location comprise two storey semi-detached dwellings constructed from red brick with grey, tiled hipped roofs. The properties benefit from large rear gardens and also private amenity space to the front (west) of the dwellings. The dwellings have shared driveways, providing vehicular access to the rear of the properties, where several have garage facilities.
- 2.7 In terms of the site's topography, whilst the land is largely even throughout, it falls away from Nanny Marr Road in an easterly direction. The difference between western and eastern site levels is approximately 5.2 metres.
- 2.8 With regards to heritage assets, whilst the site itself does not contain any designated or locally important assets, the eastern boundary is located in close proximity to the Darfield Conservation Area. The Conservation Area covers the public amenity space and bowling green and extends eastwards through the settlement, to the Green Belt beyond.
- 2.9 The site lies entirely within Flood Zone 1 and as the site is smaller than 1 hectare a Flood Risk Assessment has not been submitted as part of this application.

#### **Historical Context of the Site**

- 2.10 The site previously accommodated the former Foulstone Secondary School however, the facility became surplus to the educational requirements of Barnsley Metropolitan Borough Council (BMBC) in September 2012 when the Netherwood Advanced Learning Centre opened in Wombwell. Following the approval of the prior notification application for demolition in September 2012<sup>2</sup>, work started demolishing the former school development and clearing the site.

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<sup>2</sup> LPA reference number: 2012/1006

2.11 Despite the demolition of the majority of the school, the site continued to accommodate a Council founded youth centre (Centre 17) within the only remaining part of the building. However, this facility has since been relocated, the facility stands unused and the site is now vacant in its entirety.

2.12 In November 2014 an outline planning application was submitted on whole site of the Tommy Foulstone for the 'Demolition of existing built development and construction of retails units and erection of residential development of upto 35no. dwellings (outline – all matters reserved apart from means of access) (ref: 2014/1232) which approved subject to legal agreement in February 2015. The housing on this proposal was located in the same position as the housing in this proposal therefore the principal of housing here is already established.

### 3.0 Proposed Development

3.1 Following the closure of the school, it has been marketed by BMBC as being '*suitable for a variety of uses, which could include residential development or a mixed use development, subject to the necessary planning consents being achieved*'.

3.2 With regards to the application proposal, full planning permission is sought for 40 affordable dwellings on part of the former school site.

#### **Proposed Residential Element**

3.3 The proposed residential element of the application covers an area of approximately 0.94 hectares. It is proposed that this development will incorporate up to 40 dwellings (at a density of approximately 42 dwellings per hectare).

#### Access

3.4 The proposed access into the residential element is to be taken off Nanny Marr Road. The point of access is located centrally within the residential portion of the site and sits approximately three quarters of the way along the western site boundary. Aggress and egress comprises of a two way system.

3.5 The dwellings all front onto the highway with car parking within the curtilages in the houses.

3.6 Level access will be provided to the front entrances of dwellings in the development therefore they will be accessible to disabled persons.

#### Layout

3.7 The scheme is for 40 dwellings, based on a density of approximately 42 dwellings per hectare. Within the indicative scheme the layout of the residential development has been designed to reflect that found within the surrounding locality; being easily legible and consisting of defined lineal rows of terraces and the considered placing of semi-detached dwellings.

3.8 The proposal will consist of the following house types:

- 20 x A – 2 bedroom 3 person bungalows - 68.0 sqm
- 12 x B - 2 bedroom 4 person house – 75.0 sqm
- 8 x C – 3 bedroom 5 person house – 85 sqm

3.9 The submitted site layout plan shows these house types mixed throughout the site, although the bungalows are predominantly located to the rear of the site, with the 2 and 3 bedroom houses situated along the site frontage.

3.10 The layout ensures active frontage to all highways with terraced units providing strong urban streetscapes. Further details regarding the formulation of the scheme are provided within the Design & Access Statement

#### Scale

3.11 The scale of the dwellings have been designed so that they are considered to be appropriate to the location in that they the houses are two storeys in height and the bungalows are just single storey.

#### Appearance

3.12 It is considered that the proposal has been designed sympathetically so that it respects the immediate area where the predominant building material is redbrick.

3.13 Consequently, redbrick is the main material to be used but the proposal will also incorporate render as a feature in small areas along the streetscapes with the bungalows. Window openings and fenestration are similar to the surrounding housing stock.

3.14 This proposal will sit alongside the existing buildings and enhance their architectural interest.

#### Landscaping

3.15 As part of the scheme a small number of trees will have to be removed. Replacement planting will occur on site and will include native species to promote ecological diversity. Replacement extra heavy standard trees are proposed along the frontage to compensate for the loss of some mature specimens in this general area. Additionally, each dwelling will have its own area of private outdoor garden amenity space. The private garden areas will also provide additional areas for new shrubs to be potentially planted.

## 4.0 Statement of Community Involvement

4.1 In agreement with Barnsley Council's planning department, a letter drop describing the proposal and a plan showing the proposal was sent out to the local residents who live in the properties that immediately adjoin the site. Residents were of course previously consulted on the Outline scheme on the site for which a public consultation event was held. At that point there was overwhelming support for the scheme (92%). The letter was also sent to the three Ward Councillors who represent the Darfield ward. In total 144 letters were sent out on the 4<sup>th</sup> December 2015 allowing comments to be provided by 18<sup>th</sup> December. Both the letter and the plan are appended in this statement at **Appendix 1**.

4.2 Only 4 responses were received. The points raised are summarised below along with our reply:

- The schools are too full;
  - Within the Committee Report for the previous application on site, which incorporated an outline application for 35 dwellings, no objection was received from the education consultation response as they had carried out an assessment of capacity of local primary schools. Therefore it is anticipated that this development of 40 units will not lead to the local school beginning too full, especially as a number of properties on site are proposed to be bungalows which do not tend to be inhabited by young families.
- Insufficient shops and facilities within the area;
  - It is anticipated that the retail element of the initial outline application on site will still come forward for development in the near future. In addition the site is sustainably located on the edge of a local centre and close to bus routes. Therefore, it is considered that there will be sufficient facilities to cater for the proposal.
- Insufficient Parking on Nanny Marr Road;
  - The accompanying Transport Statement and site layout plans demonstrate that sufficient parking can be provided on site to meet the residential parking standard

requirements of Barnsley Council therefore it is anticipated that the development will not lead to any vehicles parking along Nanny Marr Road.

- The material that the proposal will be constructed from?
  - Redbrick will be the main material to be used on site to match the existing housing stock around the site. The proposal will also incorporate render as a feature in small areas along the streetscapes with the bungalows. Window openings and fenestration are similar to the surrounding housing stock.

## 5.0 National Planning Policy Review

5.1 The following Government documents and statements are of relevance when assessing planning applications for residential and retail development.

### **National Planning Policy Framework ('the NPPF') (March 2012)**

5.2 The NPPF was published in March 2012 and sets out the Government's economic, environmental and social planning policies for England, it supports sustainable economic growth and gives significant weight to supporting economic recovery through the planning system.

5.3 The NPPF seeks to achieve sustainable development which is defined as, '*meeting the needs of the present without compromising the ability of future generations to meet their own needs*'<sup>3</sup> and also promotes the presumption in favour of sustainable development.

5.4 As set out at paragraph 14, with regards to decision taking this means:

*Approving development proposals that accord with the development plan without delay; and*

*Where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:*

- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or*
- *Specific policies in the Framework indicate development should be restricted'.*

5.5 At paragraph 17 of the NPPF, 12 core land-use planning principles which should underpin both plan making and decision taking are set out. These principles include the need to proactively support sustainable economic development in order to deliver homes and thriving local places. The core principles also confirm that every effort should be made to

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<sup>3</sup> Page 2 of the NPPF.

objectively identify and then meet the housing and other development needs of an area and respond positively to wider opportunities for growth. Importantly for this proposal, *‘the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value’* is encouraged within this paragraph of the document. Similarly the core principles *‘promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas’*.

5.6 The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. In light of this it is important to highlight the key points within the various thematic areas into which the framework is split, that should be given due consideration in the determination of the development hereby proposed.

- **Section 4 – Promoting Sustainable Transport:** places particular emphasis on reducing the need to travel and providing a real choice of sustainable modes of transport. Development proposals are required to promote sustainable modes of transport, provide safe and suitable access and undertake improvements to limit any significant impacts. Paragraph 32 states that *‘development shall only be preventable or refused on transport grounds where the residual cumulative impacts of development are severe’*.
- **Section 6 – Delivering a Wide Choice of Quality Homes:** aims to *‘boost significantly the supply of housing’* and states at paragraph 47 that *‘housing applications should be considered in the context of the presumption in favour of sustainable development’*.

The NPPF also confirms<sup>4</sup> that *‘relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites’*. The NPPF confirms that a district’s housing land supply should be based on evidence and that the Local Plan should ensure that the housing provision meets the full and objectively assessed needs for market and affordable housing.

- **Section 7 – Requiring Good Design:** sets out a list of design based criteria against

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<sup>4</sup> At paragraph 49.

which policies and decisions should aim to ensure that development achieves.

These are as follows:

- To function well and add to the overall quality of the area;
  - Establish a strong sense of place;
  - Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including the incorporation of green and public space as part of developments) and support local facilities and transport networks;
  - Respond to local character and history and reflect the identity of local surroundings;
  - Create safe and accessible environments; and
  - As a result of good architecture and appropriate landscaping, are visually attractive.
- **Section 10 – Meeting with the Challenge of Climate Change, Flood and Coastal Change:** The document states that in determining planning applications LPAs should expect new development to *‘comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable’*.

With specific regard to flood risk, paragraph 100 of the document states that *‘inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk’*.

#### Decision Taking

- 5.7 Within the NPPF it is stated that the Development Plan remains the statutory basis for the determination of planning applications unless material considerations indicate otherwise<sup>5</sup> and that the NPPF is a material consideration in planning decisions.
- 5.8 The NPPF establishes that LPAs should approach decision taking in a positive way to foster the delivery of sustainable development; they should look for solutions rather than problems and should seek to approve applications for sustainable development wherever possible

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<sup>5</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

(paragraphs 186 and 187).

5.9 Paragraph 197 states that *'in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development'*.

#### Implementation

5.10 Turning to implementation, paragraph 214 of the NPPF states that *'For 12 months from the date of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004<sup>6</sup> even if there is a limited degree of conflict with this Framework'*.

5.11 Paragraph 215 goes on to state that *'In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'*.

5.12 Paragraph 216 states that *'From the day of publication, decision-takers may also give weight<sup>7</sup> to relevant policies in emerging plans according to:*

- *The stage of preparation of the emerging plan (the more advanced the preparation, the greater weight that may be given);*
- *The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given)'*.

#### **The National Planning Practice Guidance ('the NPPG') (March 2014)**

5.13 On 6<sup>th</sup> March 2014 the Government confirmed that the streamlined planning guidance that was issued in draft in August 2013, would be launched in its final version. The launch of this guidance also resulted in the previous planning practice guidance notes being replaced. The new NPPG is a live document and will be updated as needed.

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<sup>6</sup> In development plan documents adopted in accordance with the Planning and Compulsory Purchase Act 2004.

<sup>7</sup> Unless other material considerations indicate otherwise.

5.14 With regards to housing matters, the NPPG provides guidance in assessing housing need. It states that the, *'need for housing in the context of the guidance refers to the scale and mix of housing and the range of tenures that is likely to be needed in the housing market area over the plan period- and should cater for the housing demand of the area and identify the scale of housing supply necessary to meet that demand'*<sup>8</sup>.

5.15 In addition to the above, the NPPG also provides support and guidance to be read alongside the NPPF on a variety of areas including: conserving and enhancing the historic environment; design; planning obligations; travel plans, transport assessments and statements in decision-taking.

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<sup>8</sup> Paragraph:004 Reference ID: 2a-004-20140306 of the NPPG.

## 6.0 Local Planning Policy Context

### The Development Plan

6.1 The Development Plan for the site is currently formed by the 'saved' policies within the Unitary Development Plan (UDP) (adopted 2000), Barnsley Core Strategy Development Plan Document (adopted 2011), Barnsley Education Sites Development Plan Document (adopted 2009) and the Barnsley, Doncaster and Rotherham Joint Waste Plan Development Plan Document (adopted March 2012), the latter two of which have little relevance to the determination of this application.

### Barnsley Core Strategy DPD (2011)

6.2 The following policies have been identified as relevant in the determination of planning applications:

- CSP2 – Sustainable Construction: highlights that all new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes or equivalent. This requirement will rise over the plan period by 2013 new dwellings should achieve at least level 4, rising to level 6 by 2016. It also states all non-residential development will be expected to achieve at least BREEAM standard of 'very good' or equivalent.
- CSP3 – Sustainable Drainage System: seeks to ensure that developments include SuDS.
- CSP4 – Flood Risk: states that proposals over 1000 square metres floorspace in Flood Zone 1 to demonstrate how, 'the proposals will make a positive contribution to reducing or managing flood risk'.
- CSP5 – Including Renewable Energy in Developments: seeks to ensure that all development of 10 or more dwellings and 1000 square metres of non-residential floorspace incorporate decentralised, renewable or low carbon energy sources and design measure to reduces the development's carbon dioxide emissions by at least 15%.

- CSP8 – The Location of Growth: identifies that priority will be given to development at (inter alia) the Principal Town of Wombwell.
- CSP9 – The Number of New Homes to be Built: identifies that the Council will seek to achieve the completion of at least 21,500 net additional homes over the plan period (2008-2026) and that a minimum five year supply of housing will be maintained.
- CSP10 – The Distribution of New Homes: anticipates 2000 new homes for Wombwell over the plan period. It is identified within the DPD that ‘many of these homes will be built on the soon to be redundant Wombwell and Foulstone school sites.’
- CSP14 – Housing Mix and Efficient Use of Land: indicates that priority for residential development will be given to previously developed land, that housing proposals must include a broad mix of house size/type/tenure, and that a density of 40 dwellings per hectare will be expected unless a lower density is necessary for need/viability/sustainable design reasons.
- CSP15 – Affordable Housing. Requires housing developments of 15 or more dwellings to provide an element of Affordable Housing; in Darfield the expectation is for 15%
- CSP25 – New Development and Sustainable Travel: highlights that new development will be expected to: be located and designed to reduce the need to travel; provide the minimum levels of parking; provide a transport assessment in line with thresholds and guidance; and provide a travel plan or statement.
- CSP26 - New Development and Highway Improvement: highlights that new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.
- CSP29 – Design: identifies that high quality developments will be expected to take account of (inter alia): topography, heritage, townscape and landscape character including the scale, layout, building styles and materials. It also seeks to ensure that development should (inter alia): ‘contribute to place making and be of a high

quality'; 'help to transform the character of physical environments that have become run down and are lacking distinctiveness'; and 'contribute towards creating attractive, sustainable and successful neighbourhoods'.

- CSP30 – The Historic Environment: states that development which affects heritage assets and their setting will, 'be expected to protect or improve: the character and/or appearance of Conservation Areas...'
- CSP36 – Biodiversity and Geodiversity: seeks to protect and improve habitats and maximise biodiversity and geodiversity opportunities in and around new developments.
- CSP40 – Pollution Control and Protection: seeks to ensure that development will not lead to unacceptable noise, smell, dust, vibration, light or other pollution.
- CSP42 – Infrastructure and Planning Obligations: states that, 'development must be supported by appropriate physical, social and economic infrastructure' and where necessary developers must 'meet all on and off site infrastructure requirements to enable development to place satisfactorily'.

#### The Unitary Development Plan (2000)

- 6.3 Within the Proposals Map for the UDP as adopted in 2000, the site is shown as being an allocated 'Existing Community Facility' under policy DA18, this policy was not saved under the direction from the Secretary of State in 2007 however, as is identified later within the relevant policies within the Core Strategy there is an extant policy which relates to the protection of 'Educational Facilities and Community Uses'.
- 6.4 It is of note that much of Darfield is identified as being within a Housing Policy Area, including the land immediately around the site.
- 6.5 The following policies however were 'saved', and were not superseded following the adoption of the Core Strategy and remain relevant in the assessment and determination of this application:
- H3 – New Housing: identifies allocated housing sites in order to meet the objective housing needs. However, as is discussed within the Planning Assessment chapter of

this report, it is considered that this policy is considerably dated.

- H8A – Existing Residential Areas Design/Amenity: states that the, *‘scale, layout, height and design of all new dwellings proposed within the existing residential areas [this being those identified Housing Policy Areas as shown on the Proposals Map] must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements’.*
- BE5 – Improving Existing Areas of Poorer Quality Built Environment: states that *‘the Council will seek to enhance the environmental quality of existing housing, commercial and industrial areas’.*
- DA2 – Darfield Housing Policy Areas: identifies that the areas shown on the proposals map as housing policy areas will remain predominantly in residential use.
- DA11 – Darfield Conservation Area: relates to development within the Conservation Area boundary and highlights that it will only be permitted if it enhances or preserves the character and appearance of the area.
- DA15 – Darfield Strategic Highway Network: identifies Slatersbrook Road as a ‘Primary Route’ and Nanny Marr Road as ‘more than Local importance.

### **Emerging Local Plan**

#### The Local Plan

- 6.6 Barnsley Council consulted on their Local Plan Consultation Draft from 10 November 2014 to 16 January 2015. This document has yet to be submitted to the Planning Inspectorate for examination in public therefore it is considered that limited weight can currently be attached to the policies contained within.
- 6.7 Policy H1 ‘The Number of New Homes to be Built’ indicates that over the period 2014-2033 a completion of at least 20,330 net additional homes will be sought.

- 6.8 Policy H2 'The Distribution of New Homes' indicates that within the Wombwell area where this site is located a total of 1880 new homes will be required of which 1566 will be new homes.
- 6.9 Policy H7; 'Housing Mix and Efficient Use of Land' indicates that housing proposal will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households. A density of about 40 dwellings per hectare will be expected.
- 6.10 Within this document the site is part of a larger allocation covering the whole of the Foulstone School Site (Site Reference H41).
- 6.11 Policy H41 which covers the whole of the site indicates that the development will be expected to investigate options on the southern boundary of the site on the edge of the Darfield Local Centre for providing either:
- A small scale convenience shop that is in compliance with Local Plan Policy E9 Local Shops or
  - An extension to Darfield Local Centre that is in compliance with local and national policy to protect town centres

#### **Other Material Considerations**

##### Supplementary Planning Document: Designing New Housing Development (March 2012)

- 6.12 As with the above SPD, this document primarily supports Core Strategy Policy CSP 29 Design. Whilst much of the document focuses on details that will be of relevance when formulating any reserved matters application, it does provide guidance on such things as existing spacing standards, which have helped determining how many units the site is capable of accommodating. The submitted Design & Access Statement demonstrates that regard was had to this document in drawing up the scheme.

##### Supplementary Planning Document: Open Space Provision on New Housing Development (March 2012)

- 6.13 Identifies that for all new housing developments of 20 or more dwellings, a minimum of 15% of the gross site area must be open space unless the Council deem it appropriate for off-site open space facilities to be provided.

Supplementary Planning Document: Parking (March 2012)

- 6.14 The parking SPD supports Core Strategy Policy CSP 25 New Development and Sustainable Travel and sets out car parking standards. It notes that for food retail above 1000 square metres, 1 space per 14-20 square metres is considered appropriate. For residential dwellings the document notes 1 space for dwellings with 1 or 2 bedrooms or 2 spaces for dwellings with 3 or more bedrooms is appropriate. Cycle parking standards and disability space standards are also included within the SPD.

Barnsley Strategic Housing Land Availability Study (January 2014)

- 6.15 The above Strategic Housing Land Availability Assessment (SHLAA) was issued in January 2014 and forms part of the LDF evidence base. The document identifies that it is necessary for the Council to undertake a full and robust SHLAA , *'in order to ascertain the Council's supply of deliverable and developable housing land over the forthcoming 5-, 10- and 15-year period from a base data of 1 April 2012'<sup>9</sup>*.
- 6.16 It is highlighted at paragraph 3.1.5 of the document that there are three dimensions to achieving sustainable development; economic, environmental and social. Economic has been identified as being particular important in Barnsley, *'given the Council's economic objectives'*.
- 6.17 As required by the NPPF, the document identifies<sup>10</sup> the national requirement for Local Plans to identify a supply of five years' worth of housing, with an additional 5% buffer in order to allow for choice. The document goes onto replicate paragraph 49 of the NPPF which states that *'Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'*.
- 6.18 Importantly, paragraph 5.8.5 of the document identifies that *'The identified targets for mainstream housing for the first five years (assessed using the Sedgfield method) cannot be met from a combination of the planning permission sites, the Category 1a sites identified as suitable for mainstream housing, and the yield from Category 1b sites (i.e. the yield from large sites which could be expected to come forward within the first five year period). This is the case whether Green Belt sites are considered or not. In order to meet these targets, it will either be necessary to bring forward some Category 2 sites (which may not be possible within the first 5-year period) or to make use of sites identified as suitable for executive housing (beyond those which are necessary to meet the target for executive housing). Even making*

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<sup>9</sup> Paragraph 1.1.1

<sup>10</sup> Paragraph 3.1.7

*use of these potential sites, some Green Belt land will be needed.*

*Working to the slightly lower 'Liverpool method' targets, it is possible to meet the targets for the first five years from a combination of the planning permission sites, the Category 1a sites identified as suitable for mainstream housing, and the yield from Category 1b sites. Still, though, some Green Belt land will be needed in order to meet the five-year dwelling targets.*

*Similarly, the identified targets for mainstream housing for the ten year period and fifteen year period will require the use of Green Belt land (some of which is likely to be suitable for executive housing). This is true whether the Liverpool method or the Sedgefield method of calculating dwelling targets is used.'*

- 6.19 The application site is identified within the document as being a 'Category 1' site, in that it is to form part of the Council's five year housing supply. The SHLAA considers the site to be capable of delivering 64 dwellings within the plan period.
- 6.20 In summary the document finds that BMBC do not a five year housing land supply; the potential supply from all of the sites outside of the Green Belt is insufficient to meet the net housing targets over the 5 or 15 year periods.

## 7.0 Planning Assessment

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and paragraph 11 of the NPF require that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Paragraph 14 of the NPPF requires a presumption in favour of sustainable development to apply, which means that for decision taking development proposals that accord with the development plan should be approved without delay, or where the plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits or where there are specific policies in the Framework which indicate development should be restricted. In the context of paragraph 14 of the NPPF the proposed development is now assessed as follows:

- The weight to be attached to the extant and emerging Development plan and other material considerations;
- The principle of the development;
- The impact on Highways, transport and access;
- The impact of the indicative design of the proposed development in relation to the level of visual amenity;
- Other material planning considerations
- The presumption in favour of sustainable development.

### **The weight to be attached to the extant and emerging development plan**

7.2 With regards to residential development and in the context of a lack of a five year housing supply, the advice contained at paragraph 49 of the NPPF, which states that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a five year supply of housing, it is considered that local planning policy H3 - New Housing (as contained within the extant UDP), which allocates land for new residential development, is significantly outdated and can be afforded no weight.

7.3 As has been identified, the LPA does not currently have a deliverable five year housing supply and as necessitated by paragraph 47 of the NPPF, neither is it able to identify a '*deliverable supply of five years*' worth of housing with an additional buffer of 5% (moved forward from

later in the plan period. The fact that there is an undersupply in deliverable housing land is a key material consideration in terms of assessing the suitability of the application site as a sustainable, brownfield location for residential development which should, in our view, be afforded significant weight. In light of government guidance and appeal decisions since the NPPF was issued, it is clear that the weight to be attached to the need to meet the five year housing land supply is significantly greater than the weight attached to the outdated policy H3 of the UDP. This weight is even greater in the context of the application site being a brownfield site and that the emerging Development Sites and Places Development Plan Document cannot be given any great weight in determining application as the Publication Version has not yet been subject to public consultation.

- 7.4 Having established that the residential allocations policy of the development plan carries no weight, the emerging plan can be afforded very little weight and that the lack of a five year housing supply is a material consideration which should be afforded significant weight, paragraph 14 of the NPPF should be applied to the assessment of this application to determine whether or not any adverse impacts would significantly and demonstrably outweigh the benefits. The potential impacts of the development, along with the anticipated benefits are now to be identified and assessed against policy to demonstrate that the former will not outweigh the latter and as such permission should be granted.

#### **The principle of development**

- 7.5 The Resolution to grant outline permission on the site established the principle of providing a residential development on site therefore it is considered that this application can only be assessed against site specific elements.
- 7.6 Within the Committee Report for the previously approved outline residential application on site it was stated that:

*'Given the location of the proposals at the centre of Darfield, it is reasonable to assume that the site is well served by services, facilities and public transport. The housing site selection process consideration of the site concluded that it is partly within the core public transport network buffer; is within walking distance (800m) of all essential facilities and five other services and is within 0.8km of a local centre.'*

- 7.7 Therefore the site can be considered to be situated within a highly sustainable location.

Furthermore the proposal complies with Policy CSP14 as it indicates that priority for new development will be given to previously developed sites.

### **The impact on highways, transport and access**

- 7.8 A Transport Statement has been produced and accompanies the submission in order to demonstrate that the proposed development is compliant with a variety of extant policies contained within the development plan; namely CSP 25 – New Development and Sustainable Travel, which highlights that new development will be expected to reduce the need to travel, provide adequate car parking facilities and provide a transport statement in line with guidance, and policy CSP 26 - New Development and Highway Improvement, which expects development to provide safe, secure and convenient access for all road users.
- 7.9 As is identified within the TS, the location of the site is along a route well served by public transport, with the nearest public bus stops located along Nanny Marr Road, providing services in both directions with a minimum of 4 buses an hour passing the site. The proposed development is in a highly sustainable location and is easily accessible by both walking and cycling.
- 7.10 The site will be accessed via a simple priority 'T' junction directly off Nanny Marr Road. The proposed access is the same as in the previously approved outline application on the site, which the consultation for the highways department had no objection to, therefore the same access arrangement here should be regarded as being acceptable.
- 7.11 Detailed analysis indicates that the proposed development may generate a maximum of 22 movements/ two-way trips in the AM and PM peak hours. The TS analysis, trips distribution and junctions capacity assessment has demonstrated that:
- The existing highway network is adequate to support the vehicle movement for the proposed development, so as not to be detrimental to highway safety of road users;
  - No mitigation measures are required;
  - The development does not result in residual cumulative impact of development that is severe and thus should not be refused on transport grounds, as set out in Section 4, paragraph 32 of the NPPF.

- 7.12 It is considered that the development would attract the usual servicing requirements such as post and refuse collection and that the design and layout allows for all movements and turning points to be accommodated within the site.
- 7.13 With regards to the proposed parking provision, this has been based on the Council's standards. In total 56 car parking spaces have been shown on the submitted plans, which includes 32 spaces for the 16 2-bedroom dwellings; 16 spaces for the 8 3-bedroom properties; and 8 visitor spaces providing 1 space per 5 dwellings.
- 7.14 In summary, there will be no material impact on the existing highway network and the proposal is considered wholly compliant with local policies CSP 25 and CSP 26. As such there are no highways or transport related reasons to refuse the planning application.

#### **Design and visual amenity**

- 7.15 In looking at the development in terms of its visual impact on Darfield, the residential units will be constructed out of red-brick to match the existing buildings around the site. The Design and Access Statement submitted with the application details how the proposal has evolved to have due regard for the guidance contained within the document.
- 7.16 The buildings will be one and two storeys in height which will complement the existing buildings which surround the site. Therefore it is considered in terms of scale the proposal is acceptable and fits in with its surroundings. Furthermore they will be constructed out of redbrick, which is the predominant building material used in the immediate vicinity of the site, therefore it will not impact on the visual amenity of the surrounding dwellings.
- 7.17 The existing tree belt to the south east of the site will act as a buffer in between the development site and Darfield Conservation area whose boundary lies approximately 80m to the south east of the site. As the principle of housing at this location was accepted in the original application on site it is considered that it should still be considered acceptable for this proposal in that it will have no impact on the conservation area.
- 7.18 The proposal will assist providing high quality affordable living accommodation and it will transform the character of the physical environment by bringing a vacant derelict site back into a use which will benefit the neighbourhood. The proposal will also provide accommodation for a broad range of people including meeting the needs of families and

children and also elderly and disabled people. Therefore it is considered that the proposal would comply with Policy CSP29 of the UDP.

7.19 The site is located to the north of an area which has consent for retail development as part of the outline application covering the whole site. In order to ensure that the residential amenity of occupiers of the new dwellings are not detrimentally impacted on a 3000mm fence will be constructed when the retail part of the site is brought forward for development.

7.20 Overall, it can be concluded that the development will not adversely impact upon the Conservation Area or level of visual amenity currently experienced within in the locality and is therefore compliant with local policies H8A, DA11 and BE5 of the extant UDP and policies CSP 29 and CSP30 of the Core Strategy. Indeed, it is anticipated that bringing this currently vacant brownfield site back in to active use and consequently improving the visual appeal of the area, as necessitated by policy BE5 – Improving Existing Areas of Poorer Quality Built Environment of the UDP and policy CSP 29 of the Core Strategy which looks to ensure that developments, *'help to transform the character of physical environments that have become run down and are lacking distinctiveness'*.

#### **Other material considerations**

##### Noise

7.21 A Noise Assessment has been submitted which assesses the glazing treatment necessary to comply with the requirements of BS 8233:2014 in terms of internal noise levels. The assessment finds that the properties fronting onto Nanny Marr Road will have the highest glazing requirements with standard glazed units across the remainder of the site. On the site frontage alternative means of ventilation will be required; however the overall conclusion is that the development will comply with the requirements of the British Standard.

##### Ecology: Flora and Fauna

7.22 A Bat Roost Potential Survey was undertaken by Brooks Ecological during the initial outline application on site. This survey is dated January 2014 and is still considered to be robust in view of the fact that the site is now completely clear of buildings. The survey assessed the potential for bat roosts within the existing built development on site and the trees within

and immediately around the site. None of the trees were found to support any features which would be considered suitable for roosting bats and given the nature of the construction and general good repair of the remaining built development, it too was considered unlikely to house bat roosts. Therefore the demolition and the removal of trees (where necessary) can proceed with very low risk of impacting on roosting bats. As a result, and combined with the fact that the remainder of the site is of low ecological value due to being a recently cleared brownfield site, it is considered the proposed development will not adversely impact upon fauna.

7.23 The proposal will lead to the loss of five trees on site along the Nanny Marr Road frontage. Four of these trees are Category C trees and the remaining one is Category B. Whilst it is acknowledged that the trees form a solid frontage along Nanny Marr, none of them are in exceptionally good condition therefore it is considered that their removal and replacement would not be detrimental to the area as a whole. The removal of the trees was deemed acceptable in the previously approved outline residential application on site therefore it is considered that the principle of their removal from site has been established. The trees will be replaced with new trees as described in paragraph 7.29 and on the supporting landscape masterplan.

7.24 In terms of landscaping the proposal has presented the opportunity to provide new tree, hedge and shrub planting on site. Trees will be planted on site to mitigate for the loss of existing trees, along the Nanny Marr Road frontage extra heavy standard will be planted which will provide instant impact and a tree lined frontage to the site. Within the site selected standard trees will be planted within front gardens to create an attractive tree lined frontage. A mix of evergreen and deciduous shrubs will be planted in select front gardens to soften the development and provide habitat for birds and invertebrates. In order to create a well-defined green frontage to the site beech hedges will be planted to the frontages along Nanny Marr Road. Details of the exact trees, hedges and shrubs that are proposed to be planted on site area found on the Landscape Masterplan which accompanies this applications. It is anticipated that the incorporation of these landscaping measures within the site will both improve the street scene of the area and increase the biodiversity of the surrounding neighbourhood.

7.25 It is considered that the proposal has the ability to retain key trees within the site and has the potential to improve the habitats and maximise biodiversity by means such as the planting of native species on site. As such the proposal is compliant with CSP 36 – Biodiversity and Geodiversity of the Core Strategy.

### Flood risk and drainage

- 7.26 The application site is contained within Flood Zone 1 and is 0.94ha in size, A Drainage Strategy prepared by Shaun Tonge Engineering has been submitted with this application.
- 7.27 The Drainage Strategy indicates that on the basis of the anticipated site ground conditions, the use of sustainable urban drainage systems (SuDS) in the form of infiltration techniques is considered to be a potential surface water drainage strategy. As such, the outline proposal not only complies with policy CSP 3 –Sustainable Drainage System of the Core Strategy, which seeks to ensure that developments include SuDS but, it is also compliant with CSP 4 as noted above, as when used in conjunction with good management of the site, SuDS can help prevent flood and pollution.
- 7.28 Yorkshire Water have confirmed that foul water from the site can be discharged into the public combined sewer crossing the site.
- 7.29 In light of the above, and as explored within greater detail within the accompanying FRA, it is considered that the development is wholly compliant with local policy concerning flood risk and drainage and the ethos of paragraph 103 of the NPPF which seeks to give priority to the use of SuDS.

### Planning obligations

- 7.30 The proposed development is for a 100% Affordable Housing scheme which clearly exceeds the requirements of Policy CSP15. The applicants are happy for a planning condition to be attached to any permission which requires the submission of a detailed scheme which outlines how the scheme will be assured as Affordable in respect of tenure, letting arrangements, eligibility etc. Alternatively this could take the form of a Unilateral Undertaking.
- 7.31 As set out in Section 6 ,Supplementary Planning Document: Open Space Provision on New Housing Development identifies that for all new housing developments of 20 or more dwellings, a minimum of 15% of the gross site area must be open space unless the Council deem it appropriate for off-site open space facilities to be provided. In this case both Policies CSP14 and emerging Local Plan policy H7 have a minimum density requirement of 40 dwellings per hectare, which this proposal complies with. Achieving 15% public open space

on this site is therefore very difficult to achieve in terms of meeting other requirements and, as per the Outline scheme, it is likely that the Council would require an off-site contribution instead.

7.32 However, this proposal is for a 100% affordable housing scheme which represents a material change in circumstances from the situation at Outline stage when private market housing was the proposed. The accompanying Viability Appraisal and explanatory letter attached at **Appendix 2**, demonstrate that the 'scheme income' in the shape of the HCA grant funding of £1,200,200, plus the capitalised rental income of £3,534,000, which is at affordable rent levels and based on a maximum of 80% of market rent and is therefore fixed, (and which includes a fixed and Board approved element of cash subsidy from Together Housing Group) equals the scheme costs of £4,733,738. These costs do not include any provision for a POS financial contribution; as such the scheme would be rendered unviable by any sort of off-site contribution.

7.33 The letter provided by the 'Together Housing Group' further clarifies that the 'minus 1%' effect of the Summer 2015 Budget whereby rental income has to be decreased by 1% for the first 4 years, rather than being increased by 1%, as had been expected and previously accounted for, rendered the scheme unviable at that point. Only the approval of the further cash subsidy from the Together Board and a cost reduction exercise which did not affect the quality of the housing, made the scheme viable again and there is no further 'room for manoeuvre'.

7.34 In planning terms it is not considered that any perceived harm from the lack of POS provision either on or off-site in this case, outweighs the benefits from a 100% Affordable scheme on a sustainably located brownfield site, in an area without a 5 year housing land supply. The proposed housing mix has arisen out of the Council's Housing Department's stated requirements with the inclusion of bungalows being particularly relevant. In addition the 15% POS requirement is contained within an SPD and does not form part of the Statutory Development Plan and should be viewed in that context.

#### **Presumption in favour of sustainable economic development**

7.35 The above assessment has demonstrated that the development plan in relation to proposals for housing development is out of date and that where weight can be afforded to extant development plan policies, the proposal is compliant. It has been demonstrated that there

are no adverse impacts that would significantly and demonstrably outweigh the benefits of bringing a vacant, brownfield site that is surplus to the requirements under which it was originally allocated within the UDP, into use through redeveloping this central site within the heart of Darfield. As such, in accordance with paragraph 14 of the NPPF and its presumption in favour of sustainable development, planning permission should be granted without delay.

- 7.36 In order to support this presumption further, the benefits to be created in relation to the three elements that collectively result in sustainable development: economic benefits; social benefits; and environmental benefits. Each is heavily interrelated and therefore this report simply lists a number of the key economic, social and environmental considerations. The proposed development will result in the following:

#### New Housing

- 7.37 As both country and as an Authority, an insufficient quantity of housing has been built over the years. The proposed development will provide much needed additional housing on a site which is within walking distance of Darfield's Local Centre and the provision and services that can be found there, including Darfield Health Centre and the Post Office. The development will bring new housing to an area identified as being the focus for development and will help BMBC work towards achieving a five year housing land supply as required by the NPPF. This benefit clearly coincides with the national aim (as set out within paragraph 7 of the NPPF) of providing a supply of housing which is required to meet the needs of future and present generations. The construction of new housing will therefore have significant social and economic benefits. The housing will be 100% Affordable and this will be secured by condition/Agreement, and proposes a mix of housing types most needed in the area including 2 bed bungalows which it is envisaged will provide affordable accommodation for more elderly residents.

#### In-direct and direct financial benefits

- 7.38 The proposed development will bring with it a variety of in-direct and direct financial benefits to the local community of Darfield.
- 7.39 In the short term the proposed development will generate construction jobs, which will bring increased spending into the local area which will benefit the shops and facilities already found in Darfield. Local traders are also likely to benefit due to the purchasing of local supplies and materials.

7.40 In the longer term and following construction, the development will provide 40 new households within the area, it is anticipated that all of whom will use the local services within Darfield and the surrounding area. This again will significantly benefit local shops, services and facilities.

7.41 In light of the above it is clear that the proposed development will bring a raft of direct and in-direct economic benefit. The proposed development would therefore result in substantial economic benefit.

#### Environmental

7.42 The environmental benefits that this redevelopment will bring are clear; it will result in the occupation of a redundant brownfield site that sits at the heart of the settlement of Darfield. Bringing the land back into active use will result in a huge visual improvement to the site and surrounding area and also create a more welcoming and safer environment for residents.

7.43 The design of the proposed development has paid due consideration to the surrounding residents, land uses and street scene. As a result of this and as discussed earlier within the assessment of the proposal, it is considered that the proposal is appropriate in terms of the impact it will have on the levels of visual amenity currently experienced within the locality and the impact that it will have on the designated heritage asset of Darfield Conservation Area which abuts the site. As such it is evident that there are significant environmental benefits to be had through permitting the redevelopment of the site for both retail and residential use.

## 8.0 Summary and Conclusions

8.1 This planning statement is submitted in support of a planning application made by Partner Constructions Ltd which seeks full planning permission for the construction 40 affordable dwellings.

8.2 This statement demonstrates that:

- The UDP and Core Strategy constitute the development plan for the determination of the proposed development, however in terms of assessing the residential element of the proposal in line with the extant housing allocations policies, the plan is considerably dated.
- The site has already had an outline planning permission for 35 dwellings approved on it therefore the principle of housing development has already been established on this site.
- BMBC does not have a five year housing land supply as required by the NPPF.
- The housing will be constructed in a manner which compliments the existing surrounding residential dwellings.
- There is no policy or other material consideration which would suggest that the proposed development would cause any harm, and therefore no reason why planning permission should not be granted, In particular we have shown that:
  - The development will not have an adverse impact on Darfield, indeed it will improve the level of visual amenity currently experienced in the area.
  - The redevelopment will result in a redundant site, surplus to the educational requirements of the borough and in the heart of the settlement, being brought back into use, enhancing its vibrancy.
  - It will provide new housing stock within an area where there is a

requirement identified within the Core Strategy.

- The proposal will not adversely impact upon the existing highway network and the site can be safely accessed.

8.3 Given the above it has been shown that there are no adverse impacts associated with the proposed development and there are no policies within the NPPF or development plan for Barnsley which would indicate that the development of this site for residential use should not be permitted.

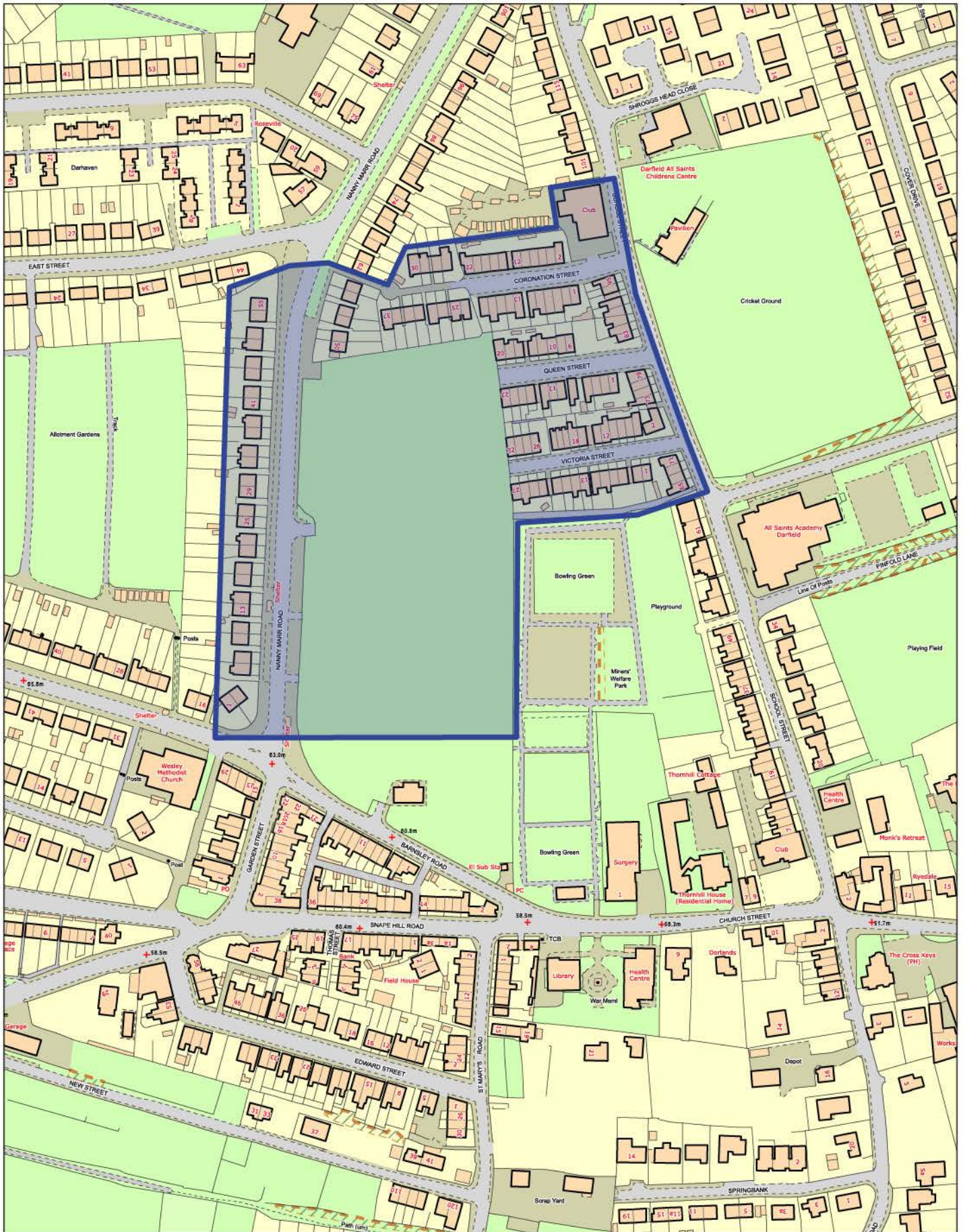
8.4 In conclusion, there is a presumption in favour of sustainable development and planning permission should be granted for such development without delay.

Partner Construction Ltd  
Nanny Marr Road, Darfield

## **Appendix 1 - Public Consultation Information**

# Consultation Area Map

Nanny Marr Road, Darfield



1804le/l001jb

4 December 2015

Dear Occupier

**PROPOSED AFFORDABLE HOUSING DEVELOPMENT ON PART OF THE SITE OF THE FORMER TOMMY FOULSTONE SCHOOL, NANNY MARR ROAD, DARFIELD**

We are writing on behalf of our client, Partner Construction, who wish to submit a planning application which will seek to construct a 100% affordable housing scheme on the site of the former Tommy Foulstone School, Nanny Marr Road, Darfield.

The site was part of a larger scheme for which an outline planning application was granted in February 2015 for the demolition of the existing built development and construction of retail units and erection of residential development of up to 35 units. When we consulted on this scheme in late 2014 the community was extremely supportive of the plans.

Partner Construction now wish to construct a housing scheme on the part of the site which was identified as being suitable for residential development. This proposal will seek to construct 40 new dwellings on the site as opposed to the 35 permitted in the original application. As shown on the accompanying plan the scheme will be accessed from Nanny Marr Road and will branch in a 'T' to serve the entire development. It is proposed that these units would comprise of 3 different house types as detailed below:

- 20 x 2 bedroom 3 person bungalows
- 12 x 2 bedroom 4 person houses
- 8 x 3 bedroom 5 person houses

The proposal will bring a derelict site back into use which will aesthetically improve the area to the benefit of all local residents. The proposal will provide new housing stock in the local area which would be available for affordable rent. The development of the housing scheme at this location will assist with the regeneration of Darfield and would provide new jobs within the local area during the construction of the properties. It is hoped that the retail element of the scheme will also come forward shortly.

We are aiming to submit a planning application soon. If you have any comments on what we are proposing please send them via post or e-mail using the details below by the 18<sup>th</sup> December. We look forward to hearing your thoughts.

Yours faithfully

Jon Brier  
Planner  
DPP  
D: 0113 2095617  
[jon.brier@dppukltd.com](mailto:jon.brier@dppukltd.com)

## **Appendix 2 – Viability Assessment**

Dear Sirs

The Together Housing Group operates throughout Yorkshire and, as part of its bid to the Homes and Communities Agency in May 2014 for grant assistance to develop affordable housing within Barnsley, included a site for the development of 60 houses for which a grant allocation was approved.

Earlier this year it became apparent that the land for the development could not be acquired at a value which would allow the scheme to progress. An alternative scheme was sought in order to commit the HCA funding and the current site was brought to our attention. This is for a reduced number of units and the locality has different housing needs. In our consultation with the Council's Strategic Housing section and our own Housing Management team, it was decided to include 20 bungalows to meet the demand from senior citizens in and around Darfield.

These changes had an impact on the viability of the project plus the organisation were then confronted with the 'minus one percent' rent reduction announced by the Government which made the scheme financially unviable. A cost reduction exercise, not fundamentally affecting the quality of the scheme, was achieved in our negotiations with the developer and the Association's additional funding input. Finally, this housing project was approved by the Association's Board in September 2015 and the cost break down attached to this note represents the viability assessment upon which the project could proceed without further recourse to the HCA or the Together Board, neither of which would be likely to bring results in the current financial climate.

Mohammad Badiee

Project Manager

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**Nanny Marr , Darfield**  
**VIABILITY ASSESSMENT**

**Together Housing**

11TH DECEMBER 2015

**SCHEME MIX**

TYPE	BEDS	FLOORS	No UNITS	SIZE SQM	SIZE SQFT	SPEC	HQI	SPEC.		TOTAL SQM	TOTAL SQFT
2B-3P	2	1	20	68	731.95	THG	YES	THG		1360	14639.04
2B-4P	2	2	12	75	807.30	THG	YES	THG		900	9687.60
3B-5P	3	2	8	85	914.94	THG	YES	THG		680	7319.52
<b>TOTAL</b>			<b>40</b>							<b>2940</b>	<b>31646.16</b>

**SCHEME COSTS SCHEDULE**

SCHEME COSTS	TOTAL	PER PLOT	PER SQM	PER SQFT	% OF TOTAL
BASE BUILD COSTS	£3,866,108	£96,652.70	£1,315.00	£122.17	81.67%
ABNORMALS	£181,866	£4,546.65	£61.86	£5.75	3.84%
<b>SUBTOTAL</b>	<b>£4,047,974</b>	<b>£101,199.35</b>	<b>£1,376.86</b>	<b>£127.91</b>	<b>85.51%</b>
CONTRACT FEES	£162,644.00	£4,066.10	£55.32	£5.14	3.44%
LAND	£200,000	£5,000.00	£68.03	£6.32	4.22%
HA FEES	£226,192	£5,654.80	£76.94	£7.15	4.78%
Capitilised Interest	£96,973.00				
<b>TOTAL</b>	<b>£4,733,783</b>	<b>£118,344.58</b>	<b>£1,610.13</b>	<b>£149.58</b>	<b>97.95%</b>

**LAND COSTS SUMMARY**

TOTAL	£200,000

ABNORMALS COST	
Site Preparation	
Substructure	
Retaining Works	
Service Abnormals	
Off Site Works	
<b>TOTAL</b>	<b>£181,866.00</b>

**SCHEME INCOME SCHEDULE**

SCHEME INCOME	TOTAL	PER PLOT	PER SQM	PER SQFT	% OF TOTAL
HCA GRANT FUNDING	£1,200,000	£30,000.00	£408.16	£37.92	25.35%
RENT CAPITALISATION	£3,533,783	£88,344.58	£1,201.97	£111.67	74.65%
<b>TOTAL INCOME</b>	<b>£4,733,783</b>	<b>£118,344.58</b>	<b>£1,610.13</b>	<b>£149.58</b>	<b>100.00%</b>