Land at Mapplewell View, (Former North Gawber Colliery Site), Mapplewell

Planning Statement inc. Statement of Community Involvement

Prepared on Behalf of Ben Bailey Homes and Harworth Estates

July 2015

bartonwillmore.co.uk

BARTON WILLMORE
PLANNING / DESIGN / DELIVERY

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1.0 INTRODUCTION

1.1 Barton Willmore is instructed by Ben Bailey Homes and Harworth Estates (hereafter referred to as the 'Applicants') to apply to Barnsley Metropolitan Borough Council (hereafter referred to as the 'Council') for reserved matters approval for the following development (hereafter referred to as 'the Proposed Development'):

> **"Reserved matters planning application for the layout, scale, appearance, landscaping and internal access arrangements in connection with the erection of 174 dwellings, areas of open space and associated infrastructure and ancillary works pursuant to outline planning approval 2014/0452"**

1.2 The site to which this application relates is located between Carr Green Lane and Spark Lane within the village of Mapplewell ("the Site"). A full description of the Site and its surroundings is provided at Section 2 of this Planning Statement.

1.3 The planning application (hereafter referred to as the 'Application') has been submitted on behalf the Applicants and is pursuant to a hybrid planning permission granted by the Council on the Site on 23rd March 2015, referenced 2014/0452 ("the Extant Permission").

1.4 This Planning Statement provides details of the Site, an outline of the proposed development, a summary of the planning policies and provides an analysis of the planning considerations that are relevant in this case. This Planning Statement should be read in conjunction with the drawings and information accompanying the Application.

Pre-application Discussions

1.5 As part of an iterative design process, pre-application consultation has been undertaken with various representatives within the Council, local ward councillors and also members of the local community. A full breakdown of the consultation undertaken prior to the submission of the Application is provided at Section 3.0 but a brief summary is provided below:

- An initial meeting was held on 12th June 2015 with various officers within the Council including Barbara Wilson (Highways Development Control), Nik King (Senior Urban Design Officer), Sarah Cartwright (Housing Officer) and Derek Bell (Drainage Engineer). This meeting provided the opportunity for the Applicants to outline their proposals for the Site and also to agree the scope of the submission;

- A meeting was then held with the three ward Councillors on 16th June 2015; Councillor Miller, Councillor Spence and Councillor Duerden. Again, this meeting provided the opportunity for the Applicants to outline their proposals for the Site and also make Councillors aware of the wider public consultation exercise that was being planned; and

- Finally, a three hour drop-in public exhibition was held at Staincross and Mapplewell Village Hall. Attended by the Applicants design team, draft proposals for the Site were on display and feedback forms were made available to encourage attendees to input into the design process. The event was well attended and the feedback received has been fully analysed and, where possible, is reflected in the final proposals for the Site.

Planning Application Package

1.6 There are both national and local requirements for the level of information to be submitted in support of planning applications. Table 1.1 (below) provides a list of the drawings and documents submitted in support of this application. The planning application package that is submitted is therefore based on the national requirements (as set out in the General Development Procedure Order and the Development Policy Annex published by the Department for Communities and Local Government in March 2010). This list of documents has been prepared and agreed with Andrew Burton within the Council's Planning Department.

Table 1.1: Planning Application Package

Document	Notes
Statutory National Requirements	
Application Form	N/a
Ownership Certificate	N/a
Agricultural Land Declaration	N/a
Design and Access Statement	N/a
Site Location Plan	1512.02
Site Layout Plan	1512.02
Planning Fee	£33,309.00
Local Requirements for Reserved Matters Applications issued by the Council	
Planning Statement inc Statement of Community Involvement	Barton Willmore
Landscape and Visual Impact Assessment	N/a
Flood Risk Assessment including drainage scheme	N/a
Extended Phase 1 Habitat Survey	N/a
Biodiversity Management Plan	N/a
Agricultural Land Classification Report	N/a
Archaeological Heritage Assessment	N/a
Ground Investigation Report	N/a
Transport Statement	Development Planning Limited
Travel Plan	Development Planning Limited
Ecology Statement	Access Ecology
Landscaping Scheme	Rosetta Landscape

Structure of Planning Statement

1.7 The remainder of this Planning Statement is structured as follows:

- Section 2.0 provides description of the Site, its Surroundings and Notable Planning History;
- Section 3.0 sets out details of the consultation that has been undertaken;
- Section 4.0 provides a description of the proposed development;
- Section 5.0 sets out the relevant national and local planning policies and guidance relevant to the site and application proposals;
- Section 6.0 considers the main planning issues and provides an assessment of how the planning application complies with planning policy; and
- Section 7.0 summarises the Planning Statement and draws conclusions.

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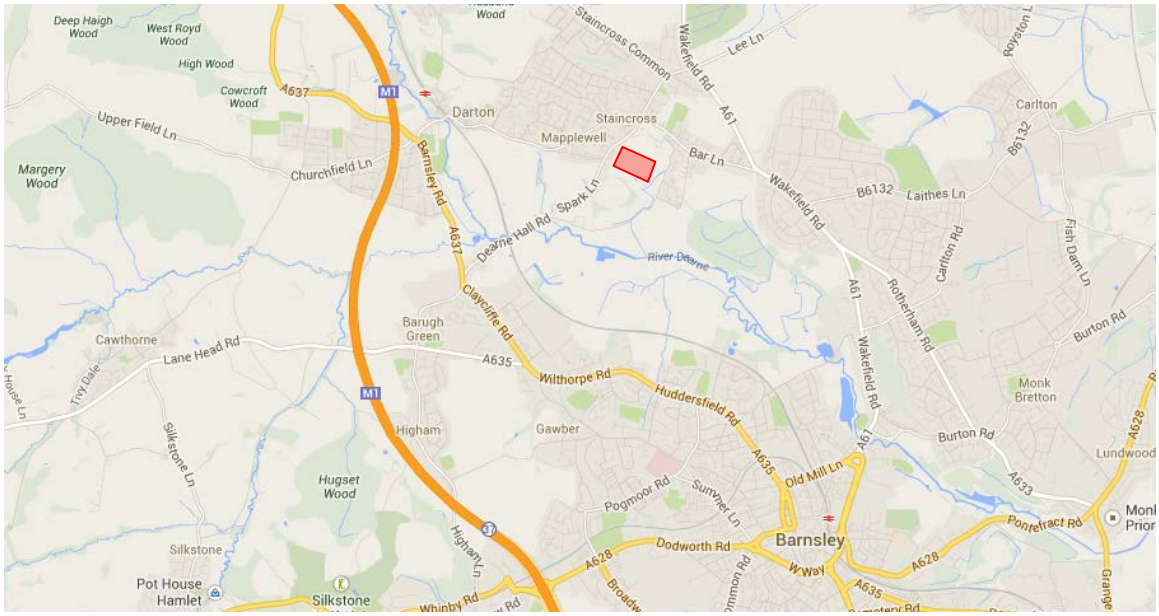
2.0 THE SITE, ITS SURROUNDINGS AND NOTABLE PLANNING HISTORY

Location

2.1 The Site, shown on Figure 2.1 below, comprises an area of vacant land which previously formed part of the North Gawber Colliery. Located between Spark Lane to the west and Carr Green Lane to the east, the Site extends to approximately 6.62 hectares and is situated immediately to the south of the centre of Mapplewell and 5.8 kilometres to the north-west of Barnsley Town Centre.

2.2 The centre of Mapplewell Village is located to the north of the Site and is clearly defined by the meeting of Spark Lane, Blacker Road, Greenside, and Towngate. The Village is well served by a range of shops including a post office, hair dressers, florists and a range of food outlets. In addition to these outlets, the Village benefits from an existing health centre, library and Mapplewell primary school which lies to the north of Blacker Road.

Figure 2.1 Site Location



Site Description

2.3 The Site itself is bound by the northern half of the wider development site also subject to the Extant Permission, by residential development fronting onto Spark Lane to the west, Carr Green to the east and to the south by open land formed from another area of colliery spoil which is designated as Green Belt.

2.4 The Site has been largely disused since mining activities ceased in 1988 with the closure of the colliery. This level of inactivity meant parts of the Site had become overgrown by self-seeded vegetation. This vegetation has recently been cleared to pave the way for the first tranche of works necessary to bring the Site back into beneficial use, including its full remediation and restoration.

Notable Planning History

2.5 The Site comprises approximately 50% of a larger site ('the Wider Site') which amounts to circa 17 hectares in size. The Wider Site has an extensive planning history which includes a succession of planning applications and a Public Inquiry held in both May and October 2011. In this instance the planning inspector appointed to preside over the appeal found the proposals were in conformity with the development plan and recommended the appeal be allowed. A decision later ratified by the Secretary of State (SoS) in January 2012.

2.6 Since this decision, the Wider Site was subject to a new hybrid planning application in April 2014, referred above as the Extant Permission.

2.7 Submitted by the landowners, Harworth Estates, in April 2014, planning permission was granted on 23rd March 2015 for the remediation and restoration of the Wider Site (full permission) followed by the erection of up to 325 dwellings, areas of open space and associated infrastructure (outline permission).

2.8 Since the approval in March 2015, a subsequent application has been submitted to seek approval of matters reserved by condition in relation to the full element of the approval. Although the Council have acknowledged receipt of this application, little feedback has been received on the content of the submission. However, discussions with the planning officer and the relevant consultees are continuing.

2.9 In late June 2015, the remediation works and restoration works got underway across the whole of the Wider Site. It is envisaged that these works will take place throughout the summer and autumn of this year and will be completed in approximately November / December 2015.

2.10 Alongside the remediation works, further design work has been undertaken on behalf of the landowners including revisiting the proposed phasing of the wider development proposals. The relevant phases of development now proposed are shown on **Figure 2.2** below. The Site comprises the southern half of the Wider Site and will developed first, following the completion of the restoration works.

Figure 2.2 Proposed Development Phasing



2.11 Separate application reserved matters and discharge of condition applications are currently being prepared on behalf of the landowners in respect of the proposed electricity substation, the gateway entrance feature and spine road into the Wider Site and the associated drainage infrastructure. Once constructed, these associated works will serve the whole of the Wider Site.

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3.0 STATEMENT OF COMMUNITY INVOLVEMENT

3.1 The Applicants have undertaken a comprehensive programme of consultation with representatives from the Council, local ward Councillors and the local community. This section of the statement provides an overview of the consultation undertaken and details how the feedback received has influenced the proposal submitted for consideration.

Introduction and Relevant Guidance

3.2 The Planning and Compulsory Purchase Act 2004 introduced the requirement for Local Planning Authorities to produce a Statement of Community Involvement ("SCI") as part of the local plan making process. The SCI is intended to formally set out the commitment of the authority to involve the community in the planning system and the way that this will be carried out.

3.3 The Council formally adopted its SCI in September 2006. The SCI sets out a number of overarching guiding principles for involving the community in the planning process and highlights the use of pre-application discussions as a positive and proactive phase of the planning process. As such, the Council welcomes and encourages early discussions with future applicants.

3.4 The Applicants have sought to comply with the requirements of the SCI and has therefore undertaken extensive pre-application consultation with representatives of the Council and the local community. The consultation has sought to inform the local community about the proposed development as well as seeking comments in return. The consultation has generated useful feedback which has been taken into consideration.

Pre-application Discussions

3.5 A formal pre-application meeting was held with officers at the Council on the 12th June 2015. It was the purposes of this initial meeting to present draft proposals for the Site, drawing on the main principles and parameters established through the Extant Permission.

3.6 The meeting was attended by the Applicants, specialists from their appointed design team, the planning officer (Andrew Burton) and the following representatives from the Council:

- Barbara Wilson, Highways Development Control;
- Nik King, Senior Urban Design Officer;
- Sarah Cartwright – Housing Officer; and
- Derek Bell (Drainage Engineer)

3.7 A follow up note was provided by the planning officer via email on Monday 13th July. The recommendations expressed at this meeting and the subsequent email were noted and formed the basis for the more detailed design work.

3.8 A meeting was then held with the local Ward Councillors; Councillor Roy Miller, Councillor Harry Spence and Councillor Lesley Duerden on 16th June 2015. Again, this meeting provided the opportunity for the Applicants to outline their initial proposals for the Site, provide an overview of the discussions with officers and the scope of the wider consultation proposals. Although no formal minutes of the meeting were taken, Councillors welcomed the opportunity to review the initial proposals which were well received. It was agreed that the dialogue between the Applicants consultant team and the Councillors would continue throughout the design process in the first instance and then throughout the determination of the Application.

Community Consultation

3.9 A drop-in public exhibition was held at Mapplewell and Staincross Village Hall, between the hours of 4pm to 7pm, on Wednesday 24th June 2015. Several representatives from the Applicants design team were present including, the project architect and Barton Willmore. A representative from the landowner, Harworth Estates, was also in attendance to answer any questions about their short-term intentions for the Wider Site, including the necessary remediation and restoration works.

3.10 The exhibition was focused around a number of display banners which provided background information on the Site, its planning history and details of this application itself. A copy of the material on display is provided at **Appendix 1.**

3.11 Attendees were invited to read the presentation material available, ask questions of the project team and then complete a feedback form. A copy of the Questionnaire is attached at **Appendix 2**. People not able to complete the questionnaires at the event itself were encouraged to take them away but ensure they were returned via the email address provided by 1st July 2015 to allow sufficient time for comments to be considered ahead of submission.

3.12 In order to record the level of attendance at the event, a sign in sheet was placed near the entrance to the room. It is however acknowledged that not everybody attending the event completed the form. A rough head count of people attending the event was therefore taken and it is estimated that approximately 75 local residents, and those from interested parties, were in attendance.

3.13 Of the 150 questionnaires made available, 21 were returned completed on the day. A further response was also received shortly after the event itself via the post. All responses received prior to the submission of this application were considered by the Applicants and their design team. Copies of the completed questionnaires are attached at **Appendix 3.**

3.14 A full detailed analysis of the feedback received at the public exhibition is appended to this statement at **Appendix 4**.

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4.0 THE PROPOSED DEVELOPMENT

4.1 This Application follows the Council's decision to grant outline planning permission for the following development:

> **"Remediation and restoration of site (Full permission) and erection of up to 325 dwellings, associated infrastructure and open space (Outline with all Matters Reserved Except Access)"**

4.2 This planning application comprises reserved matters submitted in pursuant to this outline scheme. As details of access were provided as part of the outline planning application this planning application considers details of layout, scale, appearance and landscaping.

4.3 The scheme proposes the erection of 174 dwellings and Table 4.1 below outlines the proposed overall housing mix:

Table 4.1 – Proposed Overall Housing Mix

Housing Type	Size (sq ft)	Number of Bedrooms	Number Proposed
Crandford Plus	722	2	14
Kempton	997	3	3
Coleford	691	2	10
Hamilton	931	3	22
Kilmington	997	3	26
Morton	1021	3	8
Ashbury	1220	4	23
Thirston	1223	3	26
Hanbury	1218	4	12
Norbury	1368	4	17
Rosebury	1430	4	13
			174

4.4 The scheme will provide 17 affordable dwellings. This represents 10% affordable housing provision in accordance with the agreed Section 106 Agreement attached to planning permission Ref: 2014/0452. The details for these are provided in Table 4.2 below:

Table 4.2 – Proposed Affordable Dwellings

Housing Type	Size (sq ft)	Number of Bedrooms	Number Included in Development
Crandford Plus	722	2	14
Kempton	997	3	3
			17

4.5 The proposed layout has been based on the indicative layout that accompanied the outline planning application and is replicated in **Figure 4.3** below:

Figure 4.3 Proposed Site Layout



4.6 The proposals illustrate that many of the key features that were provided in the indicative layout plan have been retained including:

- The single access point from Carr Green Lane;
- Provision of a high quality entrance feature onto Carr Green Lane;
- The two spurs of the proposed access road to serve both the northern and southern phases of the residential development;
- Inclusion of a sustainable urban drainage system to ensure adequate provision is made on Site to accommodate surface water drainage;
- Provision of a formal area of open space at a central point within the Site to serve both future and existing residents; and
- Creation of high quality landscaping around the Site.

4.7 Further details concerning the appearance, layout, scale and landscaping are provided in the accompanying Design and Access Statement and analysed in Section 6.0 of this Planning Statement.

5.0 PLANNING POLICY BACKGROUND

5.1 The Extant Permission has already established the principle of development on the Site and so a full policy analysis of the proposals is not required in this instance. Nevertheless a summary of the relevant planning policies is provided in this chapter.

5.2 As referred to above, the Site lies within the administrative boundary of Barnsley Metropolitan Borough Council and therefore this assessment has considered the appropriateness of the proposals in relation to policies contained within the adopted and emerging Local Development Plan. In addition, the Proposed Development is assessed in relation to relevant national policy and guidance. The following documents are considered the most relevant in this instance:

- The National Planning Policy Framework ("the Framework");
- National Planning Practice Guidance ("the NPPG");
- Barnsley Core Strategy; and
- Barnsley Unitary Development Plan.

5.3 Consideration has also been given to the following emerging planning policy documents:

- The Emerging Barnsley Development Sites and Places DPD; and
- The Emerging Barnsley Local Plan.

The National Planning Policy Framework ("Framework")

5.4 The Framework was published by the Government on the 27th March 2012 and sets out Government's planning policies for England and how these are expected to be applied.

Ministerial Foreword

5.5 The Ministerial Foreword to the Framework states that *"development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision"*. Paragraphs 2 and 11 of the Framework confirm that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. However, paragraph 12 expands this point by making a clear distinction in terms of the proposed development being in accordance with an *"up-to-date Local Plan"* and that local authorities should have an up-to-date plan in place.

The Presumption in Favour of Sustainable Development

5.6 Paragraph 7 of the Framework refers to the three dimensions to sustainable development: economic, social and environmental. These dimensions are said to give rise to the need for the planning system to perform a number of roles:

- **"An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth;**
- **A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and**
- **An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently …*etc*."**

5.8 It contains a presumption in favour of sustainable development at paragraph 14. Specifically in relation to decision-taking, this is taken to mean:

- **"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 permission unless:**
  - **any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or**
  - **specific policies in this Framework indicate development should be restricted."**

5.9 Paragraph 14 again confirms the need for up-to-date Local Plans noting that for decision-making this means granting planning permission where the development plan is absent, silent or relevant policies are out of date, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework.

Core Planning Principles

5.10 Paragraph 17 of the Framework sets out 12 core planning principles to underpin plan-making and decision-taking. Importantly, in relation to this application, core planning principles 3, 4 and 11 state that planning should:

- **"… proactively drive and support sustainable economic development to deliver the homes… that the country needs. Every effort should be**

made objectively to identify and then meet the housing… needs of an area, and respond positively to wider opportunities for growth…;

- **Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of the land and buildings;**
- **Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and**
- **Take account of and support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meeting local needs."**

Promoting Sustainable Transport

5.11 In relation to sustainable transport, it is noted that paragraph 32 requires all developments that generate significant amounts of movement to be supported by a Transport Assessment or Statement. In determining applications, the paragraph notes that *"development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe"*.

5.12 Paragraph 34 also notes that developments that generate significant movement should be located where the *"need to travel will be minimised and the use of sustainable transport modes can be maximised"*.

Delivering a Wide Choice of High Quality Homes

5.13 Delivering a wide choice of high quality homes is the sixth theme under the heading of delivering sustainable development. Paragraph 47 of the Framework requires that the supply of housing is significantly boosted. Paragraph 49 relates to planning applications for housing development and states that:

> **"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."**

5.14 Paragraph 50 stipulates that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

5.15 Paragraph 52 further notes that the *"supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns…".*

Requiring Good Design

5.16 Good design is given great importance in the Framework as a key part of sustainable development. Paragraph 58 includes a series of six criteria to be considered as part of the decision-taking process. These state that developments:

- **"will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- **establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;**
- **optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other 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 and materials, while not preventing or discouraging appropriate innovation;**
- **create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and**
- **are visually attractive as a result of good architecture and appropriate landscaping."**

5.17 It is noted that paragraph 60 states that policies and decisions *"should not attempt to impose architectural styles or particular tastes and they should not stifle innovation"*.

Decision-Taking

5.18 In relation to the decision-taking section of the Framework, paragraph 187 notes that local planning authorities should *"look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible"*. This includes working proactively with applicants to *"secure developments that improve the economic, social and environmental conditions of the area"*.

5.19 In determining applications, paragraph 196 requires that *"applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise"* in line with the established plan-led planning system. Paragraph 197 confirms that in assessing and determining development proposals, *"local planning authorities should apply the presumption in favour of sustainable development"*.

Annex 1: Implementation

5.20 Paragraph 214 of the Framework states that *"for 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004, even if there is a limited degree of conflict with this Framework"*. Footnote 39 to this

paragraph notes that this only applies to policies adopted in development plan documents in accordance with the Planning and Compulsory Purchase Act 2004.

5.21 Paragraph 215 continues to note that *"in other cases… due weight should be given to relevant policies in existing plans according to their degree of consistency with this Framework"*.

The Planning Practice Guidance (PPG)

5.22 In March 2014, the Government published online Planning Practice Guidance. This web-based resource was accompanied by a Written Ministerial Statement which included a list of the previous planning practice documents now cancelled. The PPG contains various guidance of relevance to the registration, processing and consideration of planning applications for proposed development. One of the key components of the practice guidance is the issue of design, acknowledging that *"good quality design is an integral part of sustainable development"*. It establishes that:

> **"Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term."**

5.23 The PPG also offers further practical advice in the following areas, of relevance to the Proposed Development:

- Conserving and enhancing the historic environment;
- Environmental Impact Assessment;
- Flood Risk and Coastal Change;
- Health and wellbeing;
- Housing and economic development needs assessments;
- Housing and economic land availability assessment;
- Natural Environment;
- Noise;
- Open space, sports and recreation facilities, public rights of way and local green spaces;
- Strategic environmental assessment and sustainability appraisal;
- Travel plans, transport assessments and statements in decision-taking;
- Viability; and
- Water supply, waste water and water quality.

5.24 The PPG provides a definition of housing needs as follows:

> **"The scale and mix of housing and the range of tenures likely to be needed in the housing market area over the plan period."**

5.25 In terms of the approach that should be taken to assessing need, the guidance establishes that household projections produced by the Department for Communities and Local Government (DCLG) should provide the starting point to estimate for overall housing need, adjusted if justified on the basis of established sources of robust evidence. The guidance refers to adjustments to migration levels and demographic structure if it can be shown that they have been influenced by significant past events, such as an urban extension having been built out.

5.26 The guidance states that plan period growth in job numbers should be assessed and that the supply of economically active working age population (labour force supply) is less than projected job creation, plan makers should consider increasing their housing requirements.

5.27 In relation to scheme viability, the PPG states:

> **"i) Policies for seeking obligations should be set out in a development plan document to enable and open testing of the policy at examinations. Supplementary planning documents should not be used to add unnecessarily to the financial burdens on development and should not be used to set rates or charges which have not been established through development plan policy. Obligations should only be sought where they are necessary to make the development acceptable in planning terms. Where they provide essential site specific items to mitigate the impact of the development, such as a necessary road improvement, there may only be limited opportunity to negotiate. However, where local planning authorities are requiring affordable obligations or tariff style contributions to infrastructure, they should be flexible in their requirement. Their policy should be clear that such obligations or tariff style contributions to infrastructure, they should be flexible in their requirements. Their policy should be clear that such obligations will take into account specific site circumstances.**
>
> **ii) In all cases, including where tariff style charges are sought, the local planning authority must ensure that the obligation meets the relevant tests for planning obligations. They will need to be able to justify the contributions sought in relation to any particular scheme."**

5.28 The PPG is clear that obligations must be fully justified and evidenced. Where affordable housing contributions or tariff site contributions are being sought, obligations should not prevent development going forward.

The Barnsley Unitary Development Plan ("the BUDP"), 2000

5.29 The Barnsley Unitary Development Plan was adopted in 2000. The policies within the UDP are set to be replaced by the councils emerging Local Development Framework (LDF). We do

however note that until all the LDF policies are in place, some parts of the UDP policies have been saved and will remain in force.

5.30 Having reviewed those policies that have been saved, we consider that the most relevant policies have now been replaced by the now adopted Core Strategy (full details below). The remaining policies are site specific and not applicable to this Application.

The Barnsley Core Strategy ("the CS"), 2011

5.31 The CS was formally adopted in September 2011 and forms the overarching element of Barnsley's Local Development Framework (LDF) providing the spatial vision for Barnsley and strategic objectives aimed at achieving the vision.

5.32 Given the strategic nature of the CS, not all the policies contained within it will be relevant to this application. The relevant policies are outlined in Table 5.1 below:

Table 5.1: Policies from the Adopted Barnsley Core Strategy

Policies	Description
Policy CSP 14	**Housing Mix and Efficient Use of Land** Housing proposals 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 and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs. Priority will be given to the development of previously developed land and we will seek to achieve between 55% and 60% of homes to be built on previously developed land. A minimum density of 40 dwellings per hectare will be expected, rising to 45 dwellings per hectare within good public transport corridors, and to 55 dwellings per hectare in Barnsley Town Centre. Lower densities will only be supported where it can be demonstrated that they are necessary for need, viability or sustainable design reasons.
Policy CSP 15	**Affordable Housing** In line with national policy, CSP 15 sets out the requirements for affordable housing provision to be included within new residential schemes of 15 or more dwellings. The total provision will be dependent upon the development location but in the case of Darton, 25% affordable housing will be expected. The policy however accepts that this percentage is subject to ensuring the scheme remains viable.

Policy CSP 25	**New Development and Sustainable Travel** A key theme adopted in the Core Strategy, to fulfil the aim of promoting sustainable development, is ensuring all new development is focused to areas of the Borough that already benefit from a good range of essential services and facilities and be accessible to public transport links. Policy CSP 25 in particular requires all new development to: • be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists; • provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people, and should not provide more than the maximum number of car parking spaces set out in a Supplementary Planning Document; • provide a transport statement or assessment in line with the thresholds and guidance set out in Department for Transport 'Guidance on Transport Assessments' as published March 2007 (or any subsequent version); • provide a travel plan statement or a travel plan in accordance with the thresholds and guidance set out in Department for Transport 'Good Practice Guidelines: Delivering Travel Plans through the Planning Process' as published April 2009 (or any subsequent version). Travel plans will be secured through a planning obligation or a planning condition.
Policy CSP 26	**New Development and Highway Improvement** New development will be expected to be designed and built to provide safe, secure and convenient access for all road users. If a development is not suitably served by the existing highway, or would create or add to highway safety problems or the efficiency of the highway for all road users, we will expect developers to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition.
Policy CSP 27	**Parking Strategy** We will develop a parking strategy that will help to influence people's travel choices in line with the challenges set out in 'Delivering a Sustainable Transport System' (Department for Transport, November 2008). The strategy will include: • A review of the number and location of short and long term car parking spaces, taking account of development proposals in Barnsley town centre • An action plan to improve the management of new and existing car parks • Maximum car parking standards • Variable car parking charges dependant on location

	• Parking permits including residential parking schemes • A programme for monitoring car park usage And will consider: • The potential contribution of park and ride, particularly at railway stations • The potential for shared management of car parks between the council and the private sector • The potential for dedicated car sharing spaces and other schemes to encourage change • In travel behaviour developing parking strategies to cover the Principal Towns.

Policy CSP 29	**Design**
	
	Design Principles:
	High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including:
	
	• Topography, Green Infrastructure assets, important habitats, woodlands and other natural features
	• Views and vistas to key buildings, landmarks, skylines and gateways
	• Heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:
	
	  • Barnsley Town Centre
	  • Penistone and the rural villages in the west of the borough
	  • within and adjacent to Conservation Areas
	
	Development should:
	
	• Contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment
	• Help to transform the character of physical environments that have become run down and are lacking in distinctiveness
	• Enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people
	• Contribute towards creating attractive, sustainable and successful neighbourhoods
	• Achieve a Building for Life assessment rating of 'good' or equivalent as a minimum, in developments of 10 or more dwellings.

Policy CSP 35	**Green Space** We will work with partners to improve existing green space to meet the standards in our Green Space Strategy. Green space refers to any land within or close to towns and village that has or could have demonstrable value for recreation or wildlife. We will only allow development proposals that result in the loss of green space where:

	An assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough; or an appropriate replacement green space of at least an equivalent community benefit, accessibility and value is provided in the area which it serves; or the development is for small scale facilities needed to support or improve the proper function of the green space We will assess the need for green space against the standards in our Green Space Strategy.

Emerging Planning Policy

Development Sites and Places DPD ("SDPD")

5.33 In addition to the Core Strategy, the Council also commenced work on the SDPD in 2012. Once adopted, the SDPD was originally designed to provide the finer grain of detail relating to individual sites but building on the approach established by the Core Strategy. It was also the intention of the Council include more general site specific policies which would have been used to determine planning applications. The two documents were originally due to sit together and form part of the Council's Local Development Framework (LDF).

5.34 Following adoption of the Core Strategy, the Council recognized that there had been a number of notable changes to planning policy including the abolition of the Yorkshire and Humber Regional Spatial Strategy and the publication of the Framework. In light of these changes, the Council decided to halt work on its LDF in favor of pursuing a Local Plan. However, work undertaken in respect of the previous set of documents, including the comments received during the various stages of consultation, do form the evidence base for the new Local Plan.

Barnsley Metropolitan Borough Council Local Plan: Consultation Draft 2014

5.35 As noted above, work on the Councils new Local Plan is underway. The Council published the first version of the plan, the Consultation Draft, for a period of consultation in November 2014. Given the status of the new Local Plan, it is considered that little weight can be applied to its policies during the determination of the application.

6.0 PLANNING CONSIDERATIONS

6.1 The outline planning permission on which this reserved matters planning application is based establishes the principle of the development on the Site. This application therefore considers the details of layout, design, appearance, scale and landscaping. The outline planning permission also requests, through the imposition of Planning Conditions, that further information is provided regarding:

- Housing Mix and Affordable Housing;
- Transportation and Travel Plan;
- Surface Water and Foul Drainage;
- Ground Conditions; and
- Ecology and Trees.

6.2 These are all considered below.

Layout, Design and Appearance

6.3 The Framework advocates good design as a key part of sustainable development. It does however go onto state that policies and decisions *"should not attempt to impose architectural styles or particular tastes and they should not stifle innovation".*

6.4 This clear stance on upholding good standards of design is transposed in the Council's Core Strategy. Policy CSP29 in particular makes it very clear that *"high quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley".* The policy then goes on to set out a number of factors which should be considered and reflected within final development proposals. These include, inter alia:

- **"Topography;**
- **Green Infrastructure assets, Important habitats, woodlands and other natural features;**
- **Views and vistas to key buildings, landmarks, skylines and gateways;**
- **Heritage, townscape and landscape character".**

6.5 The Extant Permission was accompanied by an indicative layout for the Site. This layout demonstrated that the Site could accommodate up to 325 dwellings, areas of open space and associated infrastructure including internal roads and drainage provision. Although indicative, this layout has been used as a starting point on which to basis the more detailed proposals for the Site.

6.6 Drawing on the principles established at the Outline stage, further design work has been undertaken. The ethos behind this design process has been to ensure the more detailed proposals of the Site are appropriate and uphold the overall aims and aspirations for the Site

which is to create an inclusive and attractive new development facilitating a strong sense of community cohesion, resulting from:

- The delivery of both executive market and affordable homes alongside each other;
- An appropriate density to ensure adequate provision of open space and landscaping;
- Allowance for a housing mix and range of house types to create variation and distinction;
- The high level of accessibility and improved pedestrian routes; and
- The extensive landscaping.

6.7 Full design justification behind the proposed layout for the Site and the scale and design of dwellings proposed is contained within the accompanying Design and Access Statement prepared by STEN Architecture. The main points are however detailed below.

6.8 The proposed layout for the Site is demonstrated on the drawing titled Planning Layout, referenced 1512.01. As noted previously, the first phase of development proposes the erection of 174 dwellings. These dwellings will consist of a variety of styles and sizes including 2, 3 and 4 bedroom properties which will be constructed in detached, semi detached and terraced styles.

6.9 Each property will be accessed via a private driveway and will benefit from individual footpaths providing access to their rear gardens which, amongst other things, will aid with the storage of waste and recycling bins.

6.10 Careful consideration has been given to ensuring that good standards of residential amenity are upheld both in respect of existing properties that surround the Site and the relationship between the proposed dwellings themselves.

6.11 In particular, the proposed dwellings are generally positioned parallel to one another or at 90 degrees to their neighbours. Drawing reference from the Barnsley Residential Design SPD, adequate separation distances have also been incorporated between the proposed dwellings and existing properties, including those along Spark Lane to the west.

6.12 The single vehicular access point into the Site from Carr Green Lane has already been established through the Extant Permission. More detailed proposals relating to its construction will be subject to a separate application but in short, the road will be 5.5 metres wide with a 2 metre pedestrian footpath to either site.

6.13 Once on the Site, the access road will then spur off southwards to serve the Applicants Site and northwards to serve the second phase of development. Vehicles entering the Site will

then travel along a central loop road before branching off into individual secondary roads and then cul-de-sac areas.

6.14 The drawing titled 'Layout Principles Movement Framework' within the Design and Access Statement provides further detail on the proposed internal road hierarchy. Once the roads are constructed they will be transferred to the Council for adoption and future maintenance.

Green Space Provision

6.15 The provision of publicly accessible open space was debated at length during the determination of the Extant Permission. An agreement was reached on the general principles of the open space to be provided across the final development and this lead to condition 11 being appended to the final decision which states:

> **"Plans accompanying the relevant application for the approval of reserved matters shall include provision of public open space in accordance with masterplan drawing ref 13:4764:SK04 Rev A".**

6.16 In accordance with Condition 11, and to reflect the discussions that have taken place with officers previously, the proposed scheme now includes the provision of 3.52 hectares of new publicly accessible open space.

6.17 The layout for the proposed open space follows that agreed at the outline stage. A large area of open space is to be provided centrally within the Site which will be formally laid out for the benefit of future residents of phase 1 and those of phase 2. This area will be grassed to provide a suitable area for recreation and will include facilities for younger children. The exact specification for this area of recreation will be discussed with relevant officers during the determination of the application.

6.18 In addition to the central area, additional areas of open space will also be provided along the sites eastern boundary. Again, this area will be formally seeded and planted with a variety of species all in accordance with the Barnsley Residential Design Guide.

6.19 Finally, an integral part of the Extant Permission was the diversion of an existing footpath that crosses the Site. This footpath has recently been temporarily stopped-up while the necessary remediation works take place but it is proposed to divert the alignment of the footpath to follow the Sites southern boundary. This proposed alignment was considered and approved by the Council late last year. Once these works have been completed, areas surrounding the footpath will also provide areas for recreation.

6.20 It can therefore be considered that the overall design of the development has been brought forward in accordance with the Framework and Core Strategy Policy CSP29.

Scale

6.21 The scale and massing of the proposed development responds to the following factors:

- The surrounding residential areas and buildings which are characterised by two storey dwellings;
- Market demand for family housing; and
- Relationship with the nearest existing dwellings.

6.22 As noted above, the scheme proposes a mix of 2, 3 and 4 bedroom properties. These properties will vary in size and scale and will consist of mews, semi-detached and detached dwellings.

6.23 The majority of the dwellings proposed will be 2 stories in height but a selective number of 3 storey units have also been incorporated at key locations to provide an element of visual interest to the scheme.

6.24 To assist with understanding the scale of the development proposed, a series of street scene drawings have been prepared by STEN Architecture and accompany this application both as a separate drawing referenced 1512.04 and within the Design and Access Statement on page 26.

6.25 These street scene drawings clearly show the topography of the Site, the relationship between the proposed dwellings and also an understanding of the final appearance of the dwellings.

6.26 Overall it is considered that the scale of the development will be compatible with the surrounding area.

Density

6.27 Paragraph 50 of the Framework encourages local authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community in order to deliver a wide choice of high quality homes , widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

6.28 At a local level, this is transposed into Core Strategy Policy CSP 14 which aims to ensure sufficient housing mix and the efficient use of land. It states clearly that housing will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. With regards to the density of development, the policy continues that a minimum density of 40 dwellings per hectare will be expected. Lower densities will only be

supported where it can be demonstrated that they are necessary for need, viability or sustainable design reasons.

6.29 Notwithstanding the above requirements, during pre-application discussions with officers in respect of the Extant Permission, reference was made to the Council's Economic Strategy, which was agreed by the Council in June 2012. This strategy fundamentally changed the focus for housing delivery in the Borough to one that now encourages the construction of high quality large family sized dwellings constructed at lower densities. A clear desire has been expressed by officers and Councillors for this type of development to be delivered on the Site.

6.30 Given the aims of this strategy, it was agreed with officers at the time that the scheme would be developed at a lower density than required Policy CSP 14.

6.31 The Applicants however recognise the importance of trying to maximise the potential for the Site but also ensuing the final proposals uphold good levels of amenity through appropriate areas of private amenity space and ensuing adequate levels of separation between properties.

6.32 The Site covers an area of 6.62 hectares. As the development proposes the erection of 174 dwellings, this provides a development density of 32 dwellings per hectare. It is considered that the density proposed in this instance is appropriate for the Site and will allow for the provision of adequate levels of private and publicly accessible areas of open space whilst ensuring that the scheme maximises efficient development of the Site.

6.33 Taking these factors into account the scale of the development can be seen as entirely appropriate in relation to neighbouring properties and the wider settlement and accords with paragraph 58 of the NPPF and Core Strategy Policy CSP 14.

Landscaping

6.34 Landscaping has formed an integral part of the design process. Much of the existing landscaping on the Site, which largely consisted of self-seeded vegetation, has recently been removed to facilitate the remediation and restoration works. The development proposals therefore present a suitable opportunity to incorporate additional landscaping for the benefit of future residents but also improve the visual amenity of the area.

6.35 Rosetta Landscape, specialist landscape architects, were appointed by the Applicants to prepare a detailed landscape scheme for the Site. The overarching proposals for the Site are detailed on the series of plans referenced 2573/1, 2573/2, 2573/3 and 2573/4.

6.36 The landscape scheme proposes a comprehensive planning scheme which, following advice from the Councils landscape officer, includes species contained on the South Yorkshire Residential Design Guide.

6.37 In addition to the publically accessible areas across the Site, additional planting is proposed to the private gardens to further improve the appearance of the final development.

6.38 It is considered that the proposed landscaping scheme will help to create an attractive place for the future residents to live in and will help improve the visual amenity of the existing residents of Mapplewell.

Housing Mix and Affordable Housing

6.39 The overall housing mixed proposed by this development is provided in Table 2.1 of this document and is replicated below:

Table 6.1: House Types

Housing Type	Size (sq ft)	Number of Bedrooms	Number Proposed
Crandford Plus	722	2	14
Kempton	997	3	3
Coleford	691	2	10
Hamilton	931	3	22
Kilmington	997	3	26
Morton	1021	3	8
Ashbury	1220	4	23
Thirston	1223	3	26
Hanbury	1218	4	12
Norbury	1368	4	17
Rosebury	1430	4	13
			174

6.40 Condition 24 of the outline planning permission requires that full details of affordable housing are submitted with the reserved matters planning application. Table 2.2 of this document provides details of the affordable housing to be developed on the Site and for ease of reference this is replicated below:

Table 6.2: Affordable House Types

Housing Type	Size (sq ft)	Number of Bedrooms	Number Included in Development
Crandford Plus	722	2	14
Kempton	997	3	3
			17

6.41 The accompanying Site Layout Plan provides the location of these dwellings and shows them to be well integrated into the wider development.

6.42 The affordable dwellings will be constructed alongside the rest of the development. It is intended that units will be transferred over to a Registered Provider after completion and as

part of this an agreement will be in place to ensure the dwellings remain affordable in perpetuity.

6.43 Given their local knowledge on housing requirements it will be the appointed registered provider who will determine the criteria used to identify occupiers.

6.44 During the pre-application discussions, the housing officer expressed a preference for the scheme to include a number of bungalows. As noted above, one of the key factors behind the final design of the scheme is being able to deliver much needed housing for families either already on or looking to step onto the first run of the property ladder for which there is an identified shortage within the Borough. In order to maximise the efficient use of the Site and deliver this much needed family accommodation, no bungalows are proposed as a part of the scheme. This was explained at length with the local ward councillors at the meeting prior to submission who expressed support for this stance.

6.45 While the Applicants recognise the importance of providing bungalow accommodation, on this scheme it would go against what is trying to be achieved and would not therefore be appropriate in this instance.

Transport and Travel Plan

6.46 As well as establishing the principle of residential development on the Site, the Extant Permission also secured approval for the proposed vehicular access off Carr Green Lane. A comprehensive Transport Assessment was carried out which assessed the likely trip generation from the development and also the overall suitably of the proposed access to ensure that vehicles can access and egress the Site without comprising highways safety. This assessment has been reviewed by the Councils highways officers who supported the proposals.

6.47 As the access point into the Site has been approved previously, there is no formal requirements for the Applicants to submit any additional details at this stage. However, to ensure the new proposals reflect the agreed principles, Development Planning Limited were instructed to prepare a Transport Statement to again re-look at the development proposals and ensure the necessary standards are achieved.

6.48 A copy of their report, dated July 2015, accompanies this Application. The report simply concludes by stating:

> **"The traffic generation associated with the proposed development has been reviewed and is in line with the approved outline planning permission. The overall highway mitigation package is being delivered as part of this first phase of residential development and, as such, the impact of development generated traffic will be mitigated".**

6.49 The Proposed Development is therefore considered to be in accordance with the Framework and Core Strategy policy CSP 26.

Travel Plan

6.50 Policy CSP 25 of the Councils Core Strategy highlights that a key theme in ensuring that new developments are sustainable will be to place the emphasis on creating developments in areas of the Borough that already benefit from a good range of essential services and facilities and be accessible to public transport links.

6.51 In order for this to be achieved, policy CSP 25 goes onto place a requirement on all new development proposals to be accompanied by a travel plan.

6.52 In addition to the Transport Assessment, the Extant Permission was also accompanied by a detailed Travel Plan. Again, this was reviewed and approved by officers within the Council. To ensure the measures outlined in the Travel Plan were carried out, condition 30 was appended to the final decision.

6.53 Working on the agreed principles and measures set out in the Travel Plan accompanying the Extant Permission, Development Planning Limited have also been appointed to carry out a site specific Travel Plan which focuses specifically at the future occupants of the Site. A copy of this new Travel Plan also accompanies this application for approval.

6.54 The Travel Plan sets out a number of measures and principles which are aimed at promoting sustainable travel for occupants on the development. This includes:

- The appoint of a Travel Plan Coordinator who will carry out measures outlined the Travel Plan;
- Set up a residents committee to assist with the implementation of the measures;
- Develop and distribute a Sustainable Travel Information Pack for future residents;
- Set up a travel website to promote sustainable transport methods;
- Undertake and review a baseline Travel Survey; and
- Actively promote the Local Authority's Car Share Scheme

6.55 These measures should assist in reducing the reliance on the private car for undertaking journeys to nearby areas.

Drainage

6.56 The outline planning application was accompanied by a Flood Risk Assessment and conditions 19 of the Extant Permission requests that additional details concerning surface and foul drainage are provided with each subsequent phase of development. These details

are currently being prepared and will be submitted for approval via a separate discharge of conditions application.

Ground Conditions

6.57 Given the Site's former use, it is accepted that significant remediation and restoration works are required before the residential development can take place. Permission for these works were secured through the full element of the Extant Permission and have recently got underway by a specialist contractor appointed by the landowners, Harworth Estates. These works are due to be completed by November / December 2015 at which point the Site will be transferred to Ben Baileys to start construction.

6.58 Condition 31 of the outline planning permission however requires the submission of a Phase II Ground Investigation report. The necessary report has been completed and will also accompany the separate discharge of conditions application. It concludes by confirming that subject to the full implantation of remediation measures, the Site will not pose any contamination constraints that would otherwise prevent development on Site from being undertaken.

Ecology

6.59 The Site has been subject to a succession of ecological surveys to establish the presence and extent of any protected species. This included an extended walkover survey followed by a series of more detailed and intrusive surveys focusing on specific target species.

6.60 Overall, these surveys have demonstrated that the ecological impact of the development is minimal. A stance accepted by the Councils Biodiversity Officer, Trevor Mayne, during the determination of the Extant Permission.

6.61 Despite the lack of any protected species, the walkover surveys did however identify areas of acid heathland amounting to 0.54 hectares which Mr Mayne felt was worthy of retention. Unfortunately, due to the nature of the works proposed, including remediation and restoration, it was acknowledged that this was not possible in this instance. However, working at length with Mr Mayne, the landowner agreed that these areas of the Site would be stripped, the soils retained and then translocated in accordance with a scheme to be agreed by the Council. This scheme has since been submitted via a separate discharge of conditions application.

6.62 Notwithstanding the above, the Applicants are committed to increasing biodiversity on Site. The application is therefore accompanied by a report prepared by Access Ecology which sets out a series of ecological mitigation and enhancement measures to satisfy condition 25 of

the Extant Permission. These include the provision of bat boxes and measures to ensure the long term protection of the aforementioned translocated areas.

7.0 CONCLUSIONS

7.1 This Planning Statement has been prepared on behalf of Ben Bailey Homes to support a reserved matters planning application for the development of 174no. dwellings on land at Mapplewell View (Former North Gawber Colliery Site), Mapplewell. The application has been made pursuant to an outline planning permission granted on the site in March 2015 under the reference 2014/0452.

7.2 The outline scheme includes details of access so this reserved matters application considers details of appearance, layout, scale, landscaping and internal access roads.

7.3 The proposals have been subject to pre-application discussions with the Council, local Ward Councillors and the local community through a drop-in exhibition. Feedback received to date has been fully considered and where necessary is reflected within the final proposals for the Site.

7.4 The proposals have been carefully considered by the Applicants with a sympathetic layout and design which aims to complement the existing surrounding built form and offer high quality homes and public open space. The measures proposed will create additional landscaping which will enhance biodiversity and create opportunities for new ecological habitats.

7.5 The application is accompanied by a suite of technical information and reports which supplement the information provided as part of the approved outline planning application. These further demonstrate that there are no constraints to development of the Site and through appropriate mitigation any impacts identified can be addressed.

7.6 In accordance with the outline planning application the development also proposes 17 affordable dwellings. The Applicants have liaised with the Council to offer a mix and types of dwellings that are required within the local area and these comprise 2 and 3 bedroom properties.

7.7 The application retains many of the aspects of the outline planning permission and ensures that the proposals on the Site are deliverable and represent development that is sustainable and will actively contribute to the housing supply within the local area of Mapplewell but also Barnsley.

7.8 The proposed development is clearly sustainable development that has the full support of the Framework and is compliant with all other relevant planning policies, as demonstrated in this Statement.

7.9 On the basis of the evidence and justification set out in this Planning Statement and other supporting documentation, and in accordance with the Framework, it is respectfully requested that this application is approved without delay.