PLANNING STATEMENT (INCLUDING DESIGN AND ACCESS STATEMENT) SUBMITTED IN SUPPORT OF RESIDENTIAL DEVELOPMENT AT HILL TOP FARM, REDBROOK ROAD, GAWBER, BARNSLEY

Trustees for Estate of Martin Edmund Birkinshaw
May 2007

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APPENDICES

APPENDIX 1- SITE LOCATION PLAN

1 Introduction

1.1 This report has been prepared for the Trustees of the estate of Malcolm Edmund Birkinshaw, deceased to support the outline planning application for residential development of land forming part of the former Hill Top Farm, Hill Top Lane, Gawber, Barnsley. A site location plan can be found at Appendix 1.

1.2 The subject site is open ground that extends to c0.76 ha. It is currently unused and without public access. The site is owned by the estate of Malcolm Edmund Birkinshaw, deceased.

1.3 Outline consent is sought for the development of family style houses complimentary to those surrounding the site. All Matters are to be reserved for future approval, however the indicative layout submitted with this application suggests the development of 25 detached, semi-detached and terraced properties grouped around a "village green".

1.4 The principal road access to the site is intended to be a continuation of Barden Drive. However the development also proposes the creation of a public pedestrian route connecting Barden Drive to Redbrook Road.

1.5 Section 2 of this report describes the site and its surroundings with Section 3 comprising the Design and Access statement including indicative details of the proposal. Section 4 of this report identifies and assesses the relevant national and local planning policy concerning the development of housing to provide justification for the proposed outline development. Section 5 seeks to justify the proposal with Section 6 summarising the report.

1.6 The following plans are submitted with the planning application:

- Location Plan (red line boundary). Drawing No. P1
- Indicative Site Layout. Drawing No: P1

2 Site Location and Surroundings

2.1 The proposed site is located to the north west of Barnsley approximately 2 kilometres from the town centre. Pedestrian access to the site is currently off Hill Top Lane, a minor cul-d-sac, north of Redbrook Road, the local distributor road, which serves the predominantly residential area of Gawber. Access can also be taken from Barden Drive. A site location plan can be found at Appendix 1.

2.2 The site is allocated for residential purposes in the adopted Barnsley UDP

2.3 The site comprises a broadly triangular plot of land amounting to 0.76 hectares (1.88 acres). The site is currently unused and is an area of un-managed grass and scrub land. There is no right of public access across the site. The site slopes steeply from Barden Drive up to Hill Top Lane. The lack of access and slope have resulted in the site being unusable for any agricultural or recreational uses, hence its current unused status.

2.4 The site is bounded on all sides by residential property. The south western and eastern boundaries are bounded by older, established properties of predominantly semi detached family sized properties. To the north west the properties are of more recent construction (c1980's) and comprise mainly detached family homes.

2.5 The surrounding area is predominantly residential and is well served by local shops and services (approximately 400metres to the east of the site on Redbrook Road) and enjoys good access to the town centre. The site is therefore considered to be in a sustainable location.

3 Design and Access Statement

3.1 Article 6 of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 now requires that planning applications be accompanied by a Design and Access Statement

3.2 This section sets out the general parameters of the proposed residential development.

Design

Context

3.3 The site is surrounded by existing residential development. The surrounding houses provide a mix of semi detached and detached family accommodation and all have generous private gardens.

3.4 The site is an isolated 0.76 hectare field immediately to the north of Hilltop Farm. The site previously formed a part of a far larger agricultural holding.

3.5 It is proposed that the land should be developed with new build housing in harmony with the predominant surrounding residential land use. Concept proposals submitted with the *Application illustrate* development surrounding a central "village green" providing an attractive setting for the houses together with a high level of amenity and privacy. Importantly the proposal will provide a generous proportion of accessible, useable and communal green space.

Amount

3.6 The indicative site layout illustrates a mixed development of 25 detached, semi-detached and terraced properties. It is considered that the site should be developed with an overall density of at least thirty units per hectare to provide a mix of two, three and four bedroomed accommodation.

3.7 The site area is 0.76ha. This includes the 'village green' area which is approximately 375sq m in area. Thus the developable area is in the region of 0.72ha giving a development density of 35 dwellings per hectare (dph). This complies with the minimum density requirements of 30 dph as set out in PPS3.

3.8 The applicant would be willing to enter into negotiations to agree the level of affordable housing required and its location within the wider development at the detailed application stage.

Layout

3.9 The indicative site layout (Drawing No. P1) submitted with the application illustrates residential development surrounding a central "village green" and landscaped spine road. Such layout will provide a high level of amenity and privacy whilst retaining a generous proportion of communal green space. All new houses will have generous private gardens.

3.10 Existing houses follow the contours of the surrounding hillside and development of the Hilltop Farm site would continue that form.

3.11 At present there is no public access across the site resulting in a barrier to pedestrian flow to Redbrook Road from the existing housing estate to the west. The proposed layout addressed this issue by providing an attractive through route for pedestrians linking Barden Drive (existing residential development) and Redbrook Road to the south-east. This new link will improve accessibility to shops and services on Redbrook Road to the benefit of existing and future residents thus enhancing the sustainability of the area.

Scale

3.12 It is proposed that the residential properties will provide a mix of traditional two and three storey detached, semi detached and terraced buildings.

3.13 The indicative site layout proposes 9 detached dwellings with 4 pairs of semis and the remaining 8 units in two blocks of 4. This mix of family type housing will help address the recent drop in the amount of new build family housing in Barnsley.

3.14 The proposed dwellings will therefore compliment the existing housing stock.

Landscaping

3.15 The indicative site layout illustrates generous communal and private landscaping throughout the site. Each property within the site will have a substantial area of private amenity space landscaped within their housing plot. This is in addition to landscaped features throughout the site, such as the central focal point of the village green and roadside landscaping.

3.16 A detailed landscaping plan can be agreed with the developer and the local authority at a later date.

Appearance

3.17 It is anticipated that all houses will be constructed in good quality facing brick with dark grey tiled roofs. Roofs will be constructed to a traditional pitch of between 30° and 40° and all properties will have private garage and parking space.

Access

3.18 Vehicular and pedestrian access to the site will be taken from Barden Drive, an existing residential access roadway which abuts the north west boundary of the site. Access roads within the site are to follow a hierarchy of size and capacity reducing from a type 5A residential road to shared accessways and private drives, where appropriate.

3.19 The proposals incorporate advice from the Department of the Environment "Manual for Streets", which seeks to move away from Design Bulletin 32 and which will result in more pedestrian-friendly and a people rather than car dominated development

3.20 Development of the site will create an opportunity to provide a pedestrian link between existing house on Barden Drive and Redbrook Road and greatly enhance sustainability and amenity. This will benefit the existing residential development to the north west of the site, giving improved access to the local shops and services.

Consultation

3.21 Following withdrawal in January 2006 of the 2005 outline application, consultations were held with the Planning Officer and representatives of the Planning Policy and Highways Departments of Barnsley Metropolitan Borough Council to discuss the options for the site.

3.22 The key issue related to the guidance set out in BMBC SPG PAN 30 and the view that the site is Greenfield, identified on the Council's greenspace register and therefore unsuitable for residential development. These matters are also addressed in the main body of the Planning Statement

3.23 From a highways point of view, no objection was raised to vehicular access being taken from Barden Drive. It was pointed out that the owners of the site also own adjoining land at Hilltop Farm and that this created an opportunity to provide a future pedestrian link from the new site and extensive existing residential development to the North, to Redbrook Road and the local shops, hospital and public transport links.

3.24 Such suggestion has been incorporated into the indicative site layout proposed in this application, with increased public access arrangements linking existing and proposed residential properties to the local services.

3.25 In terms of PAN30 guidance, we have briefly assessed the 7 sites in Urban Barnsley identified as sequentially preferable for residential development (PAN 30 update march 2007). Whilst the 7 sites all have outline consent it is clear that development has not yet started on any of the sites and it is therefore debatable

whether these sites are actually 'available'. The guidance given in PAN30 indicates development commencing within a year is a reasonable assessment of a site being 'available'. It is noted that of the 7 sites granted outline consent none have been commenced on site even though they were all determined between 2003 and 2006. An inability to provide available sites is contrary to advice given in PPS3 and the need to maintain an adequate supply of deliverable housing sites

3.26 In addition it is noted that the 2005/2006 Annual Monitoring report acknowledges that there has been a significant shift in the type of property being built in Barnsley with a reduction in the number of detached dwellings constructed between 2003/2004 (645 units) and 2005/2006 (250 units). The proposal will help address this reduction. In addition, whilst the indicative layout proposes an element of semi-detached and terraced dwelling, this mix can reasonably to revised at reserved matters stage to further address this reduction in detached units.

3.27 Finally, the issue of the site being identified, as greenspace seems poorly thought out. The site is in private ownership and has no viable use for agriculture or recreation (whether formal or informal) due to topography and a lack of access. It is noted that the definition in UDP policy GS34 includes areas of amenity value and land acting as a link between areas but the role of this field does not appear to easily fit these criteria. The site has no amenity value and there is no public access across the site and therefore its role as a link is limited. The proposal will however formalise a link and provide an amenity area ('village green') thus resulting in the site actually falling into the definitions set out in GS34. In the absence of a well thought out residential development it is likely that the site will continue to have no public access and in the absence of any viable use fall into an unkempt, unattractive area of land within a residential area.

4 Planning Policy Review

National policy

PPS1 Delivering Sustainable Development (2005)

4.1 PPS1 (ODPM, 2005) sets out the Government's vision and the key policies and principles which should underpin the planning system and provides advice on policy content.

4.2 It identifies that good planning is a positive and proactive process, operating in the public interest through a system of plan preparation and control over the development and use of land and that sustainable development is the core principle underpinning planning. Planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality. Local Authorities should take account of the range of effects (both negative and positive) on the environment, as well as the positive effects of development in terms of economic benefits and social well-being.

4.3 PPS1 states that sustainable development is the core principle underpinning planning which seeks to ensure a better quality of life for everyone both now and in the future. PPS1 advises that planning should facilitate and promote sustainable development by balancing social, environmental and economic objectives. This requires protection of the environment but also ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services.

4.4 Paragraphs 33-39 of the guidance relates specifically to design and states that good design is a key element in achieving sustainable development acknowledging that good design is indivisible from good planning (para 33).

4.5 Paragraph 34 states that good design should contribute positively to making places better for people and paragraph 35 goes on to state that this involves ensuring a place will function well and add to the overall character and quality of the area, not just for the short term but over the lifetime of the development. This requires carefully planned, high quality buildings and spaces that support the efficient use of sustainable resources.

4.6 The proposal reflects this policy in so far as it is in a sustainable location and compliments existing residential development. It also provides an area of green space with public access and improves the accessibility of local services to existing properties as a result of the development.

PPS3 Housing (2006)

4.7 Planning Policy Statement 3 (PPS 3) was published in November 2006 and replaces Planning Policy Guidance 3 (PPG3, 2000). It sets out the national planning policy framework for delivering the Government's housing objectives, and has been developed in response to recommendations set out in the Barker Review of Housing Supply in March 2004.

4.8 One of the key objectives set out in PPS3 is to achieve a wide choice of high quality homes to address the requirements of urban and rural communities. Housing should be of high quality design, which is appropriate in its context, and be developed in sustainable locations with good access to jobs, key services and infrastructure.

4.9 PPS3 advises that developers should bring forward proposals for market housing which reflect demand and the profile of households requiring market housing in order to sustain mixed communities. one of the Governments key objectives is to provide a variety of high quality market housing

4.10 PPS3 also reiterates the need to identify locations that are sustainable and give access to local transport and services. Guidance is also given as to the density of development with 30 dwellings per hectare being stated as an indicative minimum but allowing local authorities latitude to vary development densities to achieve wider planning goals.

4.11 In line with the principles of sustainability, the guidance identifies a preference for using previously developed land with a general national target for the securing of 60% of new housing on such sites. However it should be noted that PPS3 acknowledges that not all development will be on brownfield land. This proposal provides an opportunity for high quality development of a design appropriate to the local context and in a sustainable location within an area of existing residential development.

4.12 PPS3 also advises that Local Planning Authorities (LPAs) should identify sufficient specific deliverable sites to deliver housing in the first five years. To be deliverable sites should be available, suitable and achievable. Where LPAs cannot demonstrate an up to date five year supply of deliverable sites they should consider favourable, planning applications for housing having regard to achieving high quality housing that achieve a good mix to meet accommodation requirements of specific groups including families

Regional Policy

Regional Spatial Strategy for Yorkshire and the Humber to 2016

4.13 The RSS for Yorkshire and the Humber was published in December 2004 and is based on a selective review of the draft revised RPG 12. The RSS has been subject to consultation. Currently the Examination in Public Panel report is being reviewed by the Secretary of State with revisions expected to be published later this year, and the final form of the RSS expected late in 2007. The RSS has statutory status under the Planning and Compulsory Purchase Act 2004 and therefore forms part of the statutory development plan for the purposes of determining planning applications.

4.14 **Policy H1** outlines the needs of the region with regard to the development of additional housing units. It states the need for Local Authorities to work closely with partners to include in local development frameworks the appropriate policies so as to achieve the net additions set out in the RSS.

In the case of Barnsley the need was identified for 840 residential units per annum to be provided between 2004 and 2016, increasing to 950 per annum between 2016 and 2021. The Examination in Public Panel Report reviewed these target figures, and now proposes 840 units per annum between 2004 and 2011, and 1015 per annum between 2011 and 2021. This shift in requirements within the RSS with an increase in units per annum within 4 years (2011) will require additional sites to be granted planning consent for residential development if the authority is to meet its RSS targets. It is therefore clear that there will be increasing pressure to identify sites on which to meet these objectives.

4.15 **Policy H3** addresses the need for the provision of affordable housing. Barnsley is understood to be an area of low need. No revisions to this policy are proposed by the Examination in Public Panel report.

The current plan is intended to be indicative only. The applicant would be content to enter into negotiations to agree the level of affordable housing required and its location within the wider development at the detailed application stage.

4.16 **Policy H4** states there is a need for a mix of housing types and broadly identifies the subject area as one where a change in the current housing mix would be of benefit. However, the RSS acknowledges that the mechanism necessary to inform the housing providers of the required balance is not developed so detailed information as to the desired mix is not currently available.

Local Policy

Barnsley MBC Unitary Development Plan

4.17 The Unitary Development Plan (UDP) was adopted in December 2000. Whilst the preparation of the Local Development Plan (LDF) is underway the UDP remains a significant material consideration.

4.18 Under the UDP the subject site is wholly allocated for potential residential development. The current proposal is in line with this policy. The site is allocated as BA1/7.

4.19 **Policy H4** of the adopted UDP refers to development of allocated sites and seeks to see such sites developed for residential use.

4.20 Notwithstanding the UDP allocation, it is noted that the site is on the Council's Greenspaces register and as such **Policy GS35** is relevant. Policy GS35 seeks to retain or promote the use of land within the urban area which is considered to perform a greenspace function.

Supplementary Planning Guidance PAN 30

4.21 Following the adoption of the Councils UDP a Supplementary Planning Guidance (SPG) document was adopted by the Council in January 2004 and titled PAN30. This document sets out the Council's approach to determining applications for residential development and in particular states that a sequential approach should be adopted for such developments in accordance with PPG3 (now PPS3).

4.22 The document sets out the different approaches that should be followed depending on the type of site and its location. Category 3 states that for Greenfield land of over 0.4 hectares a sequential approach shall be applied. Such approach requires the identification of alternative, 'sequentially preferable' sites (of greater than 0.4ha) within Urban Barnsley, that are available for development. The term available is defined as capable of development for residential development commencing on site within one year. Section 5 of this report details the brownfield sites within Urban Barnsley relevant to this criteria and comments upon their impact on the authority's need to provide both mix and numbers of dwellings.

4.23 The Council have advised that they do not feel that the development of this greenfield site can be justified, given the alternative sites available and the scale of development that can be accommodated on such sites. However this advice was given in advance of the RSS EIP report which seeks a greater number of housing completions in Barnsley from 2011.

Local Development Framework – 2005/2006 Annual Monitoring report Dec 2006

4.24 In addition to PAN 30 Barnsely MBC are responsible for the development of detailled planning policy to be contained within the Local Development Framework (LDF).

4.25 In December 2006 the Authority published their Local Development Framework Monitoring Report for 2005/2006 outlining how much residential development is taking place in Barnsley, the impact of such development and also how it is performing against targets.

4.26 While development is reported as having occurred on sites designated for housing and that housing completions are running ahead of existing adjusted targets it is noted that there is a significant shift in the types of property being developed, with significant increases in smaller houses and appartments being built.

4.27 Through the LDF Monitoring Report the council have noted a trend towards smaller households. There has been a particular reduction in the number of detached dwellings with only 250 built in 2005/06 compared to 645 in 2003/04. The proposed outline scheme would help address this decline by including an element of detached dwellings.

4.28 The Monitoring report also acknowledges that the Council is meeting its target of 49% of development on previously developed land. Indeed its current figure for 2005/06 is 63% which also exceeds guidance given in PPS3. It is therefore considered that the need to develop on such brownfield sites, whilst preferable, is not essential to meet national or regional targets.

4.29 A PAN30 update in March 2007 identified 7 sites in Urban Barnsley for which outline consent had been given and that development of such sites would be regarded as sequentially preferable. The planning applications span a period between 2003 and 2005 and suggest that up to 608 dwellings could be built if the permissions were to be implemented. Such provision would be split between 344 houses and 264 appartments. Inspection of the seven listed sites did not reveal construction underway as at May 2007. In addition it is noted that the sites were granted outline consent between September 2003 and March 2006 - therefore all these sites have had consent for more than a year. In light of the definition of 'available sites' as set out in PAN30 (page 5) it is considered that as these are all undeveloped (and indeed there seems to be little imminent sign of these being developed) and with only one site (at Burton Road) subject to a reserved matters application it is considered that six of the sites have exceeded the 1 year guideline and cannot therefore be realistically considered as being available, in accordance with the definition stated in PAN30. This, together with revised requirements of

the RSS, are strong material considerations in the determination of this allocated site.

4.30 While the stated totals would make a major contribution to the annual housing requirement in the area, the absence of construction taking place on these sites raises questions as to the deliverability of the developments within the 12 month period required by PAN 30.

Relevant Case Law

West Wiltshire District Council (11/04/2007) – DCS ref OT100-048-273

4.31 Following a call-in the Secretary of State (SoS) decided that major housing schemes on the edge of two towns should proceed because they would assist in ensuring a deliverable supply of housing. The first site comprised 2.3ha of arable grassland while the second involved 6.8ha of agricultural land and residential gardens. The SoS agreed that both schemes would be sustainable and were compatible with the role and function of their respective settlements, noting that the emerging draft regional guidance also supported further housing development in the period to 2016 and beyond.

4.32 Although release of the sites would lead to an oversupply of housing land they would assist in maintaining a continuous and deliverable supply of land in accordance with national policy objectives, she concluded. Thus the risk of oversupply would not result in any adverse impact upon the future planning of the towns in accordance with emerging strategic guidance.

4.33 The view of the inspector demonstrates the view that it is important to maintain supply, even if this entails exceeding targets for a given period.

4.34 The PAN 30 update identifies potential developments providing 608 dwellings, a significant contribution to the overall targets for new dwellings required in the Barnsley district. While it may be suggested current targets are likely to be met from existing consents and other identified sites, the above case would appear to suggest that this should not preclude the granting of consent for additional sites as this serves to maintain the supply of sites to the market for future requirements. This is particularly relevant given potential revisions to the RSS.

5 Material Considerations

5.1 This section identifies and assesses the main material considerations in light of the national, regional and local policies set out in the previous section.

5.2 The key issues relates to the principle of the development, the sequential test (PAN30), housing mix, development density and the loss of greenspace.

Principle of Development of Greenfield Land

5.3 The site is allocated as a housing site in the adopted UDP. PPS3 sets out Government guidance on housing and seeks to encourage development of previously developed sites. PPS3 sets a national target of 60% on brownfield land, a target that Barnsley itself is currently exceeding with the 2006 Monitoring report identifying that 63% of residential development takes place on previously developed land. Whilst it is acknowledged that there is a preference to develop brownfield sites, PPS 3 does not preclude development of Greenfield sites. In this case the development of a Greenfield, allocated site is not considered harmful to aspirations of developing brownfield first as this is clearly already being achieved in Barnsley.

5.4 PPS3, following guidance set out in PPS1, also seeks to ensure that new residential development is in sustainable locations with good access to shops, *services, jobs and infrastructure.* The site is considered to be in a sustainable location with excellent access to local services and frequent public transport services into the city centre. As such the development of this site would comply with guidance set out in PPS1 and 3.

5.5 In addition the proposal would improve links from the existing residential development to the west by creating an attractive footpath route across the site to Redbrook Road. Currently there is no public access across the site leaving existing residents with limited access to facilities on Redbrook Road. The proposal will address this matter by improving access to services for existing residents as well as those living in the proposed dwellings.

PPS3 also seeks to ensure that LPAs maintain a deliverable supply of housing. The figures to which Barnsley currently works are set out in the RSS (840 units per annum until 2016), and indeed the 2006 Monitoring Report acknowledges that the stated targets are being met. However the recent RSS EIP Panel report seeks to shorten the timeframe for this figure from 2016 to 2011 so that an increased figure can be pursued at an earlier date to meet housing demand. As such Barnsley are likely to require a completion figure of 1015 from 2011 to 2021 (a total of 10150 units as opposed to the current RSS figure of 8950 [5 x 840 + 5 x 950], and

therefore there is going to be a need to grant additional consents to meet the revised targets. Given that the revised targets come into play in less than 5 years and the requirement of LPAs to provide a 5 year supply of deliverable sites it is considered that planning permission should be granted for this allocated site at Hill Top Farm.

5.6 The importance of maintaining a continuous and deliverable supply of housing in accordance with national policy is re-iterated by the recent appeal decision highlighted in Section 4 above. The aforementioned appeal is relevant to the current proposal in that it related to a sustainable Greenfield site where emerging regional planning guidance was seeking to increase housing supply in the future. The appeal decision is therefore considered to be material consideration as it sets out clearly current thinking on the importance of maintaining housing supply and that Greenfield sites play a role in achieving this.

The Sequential Test, PAN 30

5.7 The PAN30 update (March 2007) identifies seven category 3 sites in Urban Barnsley which are considered to be sequentially preferable to the proposed Greenfield site.

5.8 The seven sites all have outline planning consents granted between September 2003 and March 2006 and have the potential to provide up to 608 units. However recent inspections revealed no development currently taking place on any of the identified sites raising doubts as to the deliverability of the housing units required within the timescales required by PAN 30.

5.9 In addition it is known that only one of the 7 sites is actually subject to a reserved matters application (the site at Burton Road for 323 units). It is therefore considered that the remaining sites are not readily available and in the absence of a current reserved matters or full planning application, are unlikely to come forward in the foreseeable future.

5.10 These remaining sites (accounting for a potential 285 units) are not therefore considered to be available in terms of the definition set out in PAN30. In order to meet the existing (and proposed) housing figures it is considered that the allocated site at Hill Top Farm should be granted planning permission. The Hill Top Farm site is in a sustainable location close to existing shops and services, providing a number of benefits for future and existing residents, and therefore is considered a suitable site for residential development. The proposal would comply with PPS3 which seeks to deliver housing developments in suitable locations.

Housing Mix

5.11 PPS3 seeks to ensure that a mix of housing is provided to meet identified needs. The proposed outline development seeks to incorporate a mix of detached, semi-detached and terraced dwellings and these are set out on the accompanying indicative layout. The final layout and design would obviously be agreed via reserved matters applications. This proposed mix is in accordance with advice given in PPS3.

5.12 Barnsley MBC 2006 Monitoring report sets out figures on housing mix within the district. The report acknowledges that there has been a noticeable shift in recent years with an increase in smaller units (apartments / townhouses) as developers seek to increase development densities on brownfield sites. The knock on effect has been a significant drop in the number of detached dwellings being built from 645 in 2003/04 to only 250 in 2005/06.

5.13 Furthermore, whilst the seven sites set out as sequentially preferable in PAN30 have the potential to account for 344 dwellings, it is considered that only one of the sites is actually 'available' with the remaining sites unlikely to come forward in the short term. The site at Burton Road that is likely to come forward will provide 231 houses although the mix is not known at this stage. However, even if all 231 houses are detached this is still unlikely to address local need in the Urban area.

5.14 This reduction in detached family type housing is becoming a common occurrence across the country with an acknowledgement that more family housing is required with gardens.

5.15 The proposal at the allocated Hill Top Farm site would contribute to this need. Indeed the subject site would be developed in a form complimentary to the surrounding properties that are generally larger family type properties

Density of Development

5.16 PPS 3 proposes a minimum density of 30 dwellings per hectare. The site has an area of 0.76ha. However the proposal would include a managed area of greenspace identified as a 'village green'. This area of greenspace would be 375 sq m. The total developable area of the site would therefore be .72ha giving a development density of approximately 35 dwellings per hectare.

5.17 At 35 units per hectare the proposed density exceeds the requirements of PPS3 and is considered to be wholly appropriate given its residential surroundings.

5.18 The 2006 monitoring report identifies a target in Barnsley of 40 dwellings per hectare (dph) based on then government guidance of 30-50. This guidance has been reviewed in PPS3 with a minimum of 30 dph suggested as a national

minimum with a requirement for LPAs to set their own standards. Should Barnsley maintain its target of 40 dph then it is considered that the combination of development at Burton Road (323 units on 7.3ha) and Hill Top Farm (25 units on 0.72ha) would give an average development density of 43dph in the Barnsley urban area. Whilst it is acknowledged that this is a crude calculation it does indicate that the combination of the proposed site and that of a sequentially preferable site (as identified by PAN30) would meet PPS3 guidance.

Retention of Green Space

5.19 It is acknowledged that the site is on the Council's greenspaces register with a view to allocating it as greenspace in the LDF. In light of the case set out above in terms of meeting future housing need on sustainable sites it is considered that such an approach is unreasonable and unnecessary.

5.20 UDP Policy GS35 seeks to protect land within urban areas that are deemed to serve a greenspace purpose (as defined by UDP policy GS34). The site at the moment is not considered to have any identified purpose being unsuitable for agricultural use or recreation (formal or informal). The site is in private ownership with no public access thus is does not form a link between adjacent areas. The site is currently unkempt grass and is of little amenity of nature conservation value.

5.21 Whilst the site does not currently perform a useful purpose the proposed residential development will. The proposed scheme incorporates a village green area for communal use together with landscaped links through the site to link Barden Drive and Redbrook Road. The development of the site would then result in it meeting two of the purposes of greenspace as set out in GS34.

5.22 This positive, well thought out proposal will therefore bring significant benefits to existing and future residents. The impact of not developing the site is far more detrimental with the likelihood that the site will become fenced off and left unmanaged to the detriment of the outlook for existing residents and ultimately not fulfilling any of the purposes of greenspace as set out in UDP policy GS34.

6 Summary

6.1 This report has been prepared for the trustees of the estate of Malcolm Edmund Birkinshaw, deceased to support an outline planning application for the development of land at Hill Top Farm for residential purposes.

6.2 The site comprises and area of un-managed grass and scrub land covering an area of 0.76 hectares. Hill Top Farm is no longer an operational agricultural unit.

6.3 Whilst the site is Greenfield it is allocated for residential purposes within the adopted UDP. The proposed development density of 35 dph is in accordance with guidance given in PPS3.

6.4 The site is in a sustainable location close to existing shops, jobs and services and therefore its development for residential purposes would comply with guidance given in PPS1 and PPS3. The development of the site would create an attractive pedestrian link between Barden Drive and Redbrook Road to the benefit of existing residents to the west.

6.5 The development of the site would help ensure that Barnsley continue to provide a deliverable supply of housing in accordance with PPS3. The EIP Panel Report for the RSS seeks to increase the number of annual completions required in Barnsley from 2011. This increase is in the region of 1200 units to 2021. The granting of outline consent at Hill Top Farm will assist the Council in meeting this revised figure.

6.6 The importance of maintaining a suitable supply of housing land is highlighted by the *identified recent* appeal decision from the south of England where the Inspector granted planning permission on a sustainable, Greenfield site even though this would result in an oversupply of housing land as she concluded that it would assist in maintaining continuous and deliverable supply in accordance with PPS3 and given emerging regional guidance supporting further housing development.

6.7 The Council have identified 7 more sequentially preferable brownfield sites in Urban Barnsley. Whilst all seven have outline planning consent (granted between September 2003 and March 2006) only one is subject to a reserved matters application. In addition site visits to the sites identified that there is no development activity currently taking place. It is therefore considered that 6 of these sites are not available as defined in PAN30 and therefore it is entirely reasonable that alternative sites are now considered.

6.8 The proposal would assist Barnsley in maintaining a suitable housing mix, especially in terms of providing detached family dwellings. The Council's 2006 Monitoring report acknowledges that numbers of such dwellings has reduced since 2003/04.

6.9 The Council consider the site to have a greenspace purpose and have identified the site on their greenspaces register. However the site is steeply sloping with no public access making it unusable for agriculture or recreation. The site is un managed and has no nature conservation value. It does not therefore fulfil any of the purposes of greenspace as set out in UDP policy GS34. However the proposed residential development would introduce an area of open space in the form of a 'village green' and also a dedicated link between Barden Drive and Redbrook Road. The proposed scheme would therefore result in development which introduces two features desired by the Council in their greenspaces. Without the benefit of planning permission the site is likely to become fenced off and left.

6.10 Overall it is considered that the site should be developed in accordance with its UDP allocation. Whilst PAN30 has superseded the UDP it is based on dated guidance set out in the now superseded PPG3 and whilst it has been successful in encouraging development on brownfield sites it is clear that additional sites will be required to meet likely RSS housing requirements. It is considered that the proposal complies with current relevant National, Regional and Local planning policies and therefore Outline planning consent should be granted for the proposed residential development.

APPENDIX 1

SITE LOCATION PLAN



SITE LOCATION PLAN 1:1250

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