For and on behalf of
Strata Homes Limited

PLANNING STATEMENT

Incorporating Affordable Housing Statement and Community Consultation Summary

Land at Bamford Close, Dodworth, Barnsley

Prepared by

DLP Planning Ltd
Sheffield

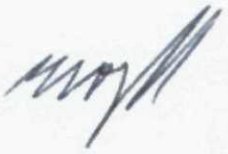
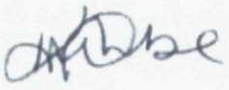
July 2012

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APPENDIX 1 – COMMUNITY CONSULTATION LEAFLET

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by DLP Planning Ltd on behalf of Strata Homes Ltd in support of a full planning application at land south of Bamford Close, Dodworth, Barnsley, for:

Residential Development of 44 dwellings

1.2 The application site totals 1.4 hectares and is located towards the western end of Dodworth, abutting existing residential development on three sides and Dodworth Cemetery to the south. Beyond the Cemetery is further existing development in the form of several large agricultural buildings.

1.3 This Planning Statement, which incorporates an Affordable Housing Statement and Summary of Community Consultation, is one of a suite of documents that have been prepared in support of the planning application in order to meet a variety of technical, regulatory, and planning policy requirements. The application submission has been informed by national validation requirements as well as Barnsley MBC's 'Local Validation Requirements' Table. Also submitted in support of the application are the following plans and documents:

- Application Forms and Ownership Certificates;
- Drawings Package;
- Design and Access Statement;
- Ecology Statement;
- Flood Risk Assessment;
- Drainage Statement
- Geoenvironmental Appraisal;
- Sustainability Statement;
- Carbon Reduction Report (Energy Statement)
- Tree Survey;
- Draft Section 106

1.4 A full description of the site, its context, and the proposed scheme are contained in the accompanying Design and Access Statement.

1.5 This document demonstrates how the proposed development complies with national planning guidance and policies, in particular, the National Planning Policy Framework (NPPF), as well as local planning policies contained within the development plan. It also considers issues which are regarded as materially relevant to the determination of the proposal and the deliverability of the site for housing. It concludes by justifying that the proposed development is acceptable and should be granted planning permission.

Pre-Application Discussions

1.6 Pre-application meetings were held on the 27th April 2012 and 15th May 2012, attended by Strata Homes Limited and DLP Planning Limited and a number of Barnsley MBC officers, including Andrew Burton (Planning Officer, Major Applications), Rob Ellis (Planning Policy), Nik King (Urban Design), Barbara Wilson (Highways Development Control), John Scott (Environmental Health and Contaminated Land) and Wayne Atkins (Highways and Drainage Engineer). During the meeting a number of subjects were discussed including the principle of development, the design of the proposed development, highway and access issues, community consultation requirements and other policy requirements including the provision of affordable housing and open space provision.

1.7 Following the meetings an advice letter was sent to Strata Homes (reference no. 2012/ENQ/01174) which provided a summary of the points discussed, as well as a list of local planning application validation requirements. The pre-application meetings have informed certain aspects of the application and the level of information submitted in support of the proposals.

1.8 A meeting was held on the 9th July 2012 at Barnsley Town Hall attended by Strata Homes Ltd, DLP Planning Ltd, two local residents and Councillors Carr and Birkinshaw. At the meeting a number of issues were discussed including site access, proposed house types, car parking, drainage and land levels, and community consultation.

1.9 Pre-application enquiries have been made relating to highways and drainage, these being two issues which were brought up at the meeting on the 9th July 2012. The supporting Drainage Statement makes reference to enquiries which were made with Yorkshire Water (their reference: N001382), explaining how this has informed the drainage strategy for the site.

1.10 Informal advice was received from officers within Barnsley MBC, namely Andrew Burton, Major Applications Planning Officer, and Barbara Wilson, Highways Officer, advising that the proposed access to the site was acceptable and that, given the number of dwellings proposed was less than 50, in line with Core Strategy policies, local planning application validation requirements and Department for Transport guidance, no Transport Assessment, Transport Statement or Travel Plan would be required as part of the application.

2.0 PLANNING POLICY CONTEXT

2.1 This section demonstrates how the proposed development complies with national planning guidance and policies, in particular the National Planning Policy Framework (NPPF), as well as having consideration of policies contained within the development plan.

National Planning Policy Framework

2.2 The NPPF was published on 27th March 2012 and replaces all existing PPGs and PPSs, containing all national planning policy within one document with the aim of providing a clear and simple planning framework which has, at its heart, a *"presumption in favour of sustainable development"*.

2.3 The introduction of the NPPF makes it clear at paragraph 2 that the document *"is a material consideration in planning decisions"*.

2.4 The NPPF has, at its heart, a *"presumption in favour of sustainable development"*. Paragraph 7 outlines the three dimensions to sustainable development: economic, social and environmental. It states that planning must play a role in each of these dimensions by contributing to a strong economy, supporting communities by providing the supply of housing required to meet the needs of the present and future generations and contributing to and enhancing the natural, built and historic environment.

2.5 To pursue sustainable development, paragraph 9 explains that a positive improvement in the quality of the built, natural and historic environment must be sought, which involves, amongst other things:

- Making it easier for jobs to be created in cities, towns and villages;
- Improving conditions in which people live, work, travel and take leisure; and
- Widening the choice of high quality homes.

2.6 Paragraph 10 states that local circumstances should be taken into account when determining planning applications, recognising that different opportunities are available to achieve sustainable development in different areas.

2.7 Paragraph 11 reaffirms Section 38 (6) of the Planning & Compulsory Purchase Act 2004 (The Act) which requires that the determination of planning applications and appeals are undertaken in accordance with the development plan, unless material considerations indicate otherwise

2.8 The importance of an up-to-date development plan is outlined in paragraphs 12 and 14. Paragraph 14 states that *"at the heart of the NPPF is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking."* The paragraph goes on to explain that, for decision-taking this means:

- *"where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
  - *any adverse impacts 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."*

2.9 The Barnsley MBC Development Plan comprises the Yorkshire and Humber Regional Plan (2008), Core Strategy (2011) and the Barnsley Unitary Development Plan (Saved Policies) (2000). The UDP was adopted in 2000, twelve years ago, and it was intended to cover the period 1986 to 2001. A number of policies have been saved through a direction issued by the Secretary of State and the UDP Proposals Maps are still part of the current development plan.

2.10 Paragraphs 214 and 215 within Appendix 1 'Implementation' of the NPPF state:

> *"For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004[39] even if there is a limited degree of conflict with this Framework."*
>
> (Paragraph 214)

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

2.11 Footnote 39 on page 48 advises that relevant policies adopted since 2004 refers to those policies set out within development plan documents in accordance with the Planning and Compulsory Purchase Act 2004, which came into force in July 2004. The Barnsley UDP and UDP Proposals Maps were adopted prior to this, in 2000 and as such, paragraph 215 above is relevant.

2.12 Although the Council's Executive have recently approved the draft Development Sites and Places DPD for consultation, it does not envisage that the DPD and appended Proposals Maps will be adopted until late 2014.

2.13 In light of the out-of-date UDP Proposals Maps it is essential that planning applications for housing development are considered against the policies within the recently adopted Core Strategy and the NPPF, and its presumption in favour of sustainable development. No adverse impacts associated with residential development at Bamford Close would outweigh the benefits, particularly considering the Council's failure to demonstrate a five-year housing land supply, and as such full planning permission for the development of 44 dwellings should be granted.

2.14 Paragraph 15 explains that Local Plan policies should follow the approach of the presumption in favour of sustainable development, in order to approve applications for sustainable development *"without delay"*.

2.15 The application site is located in a sustainable location, close to public transport links and a number of local services and facilities, a fact that is accepted by the Council through the allocation of the site for housing within the draft Development Sites and Places DPD. As such, there is a presumption in favour of the application at Bamford Close.

2.16 A number of *"core land-use planning principles should underpin both plan-making and decision taking"*. These are set out in paragraph 17 and include, amongst other things:

- *"Plans should be kept up-to-date, and based on joint-working and co-operation to address larger than local issues.*

- *Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places the country needs;*
- *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *Take account of the different roles and character of different areas...recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- *Support the transition to a low carbon future in a changing climate, taking full account of flood risk;*
- *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 meet local needs."*

2.17 Section 6 of the NPPF is concerned with the delivery of high quality homes. Paragraph 47 states that, in order for LPAs to boost *"significantly"* the supply of housing, the following should be undertaken:

- *"use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- *identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- *for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and*
- *set out their own approach to housing density to reflect local circumstances."*

2.18 Paragraph 49 states:

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

2.19 The Council's Housing Land Supply has recently come under scrutiny from an independent Planning Inspector, as well as the Secretary of State. The Gawber Colliery appeal (appeal no. 2138041) sought outline planning permission for residential development in Mapplewell, arguing that the Council's assessment of its deliverable sites was flawed, as calculations contained a number of UDP sites that had not come forward for development for a number of years, with no evidence to suggest that they were likely to come forward in the next 5 years.

2.20 Due to a change on the methodology and re-categorisation of sites, the latest SHLAA update had identified a number of sites as deliverable, although their original constraints had been neither ameliorated nor removed. As such, the appellant argued that these sites should be removed from the 5 year housing land supply. The Council's methodology and formula for predicting the number of homes to be delivered from sites with planning permission was found to be flawed and not derived from any guidance. In addition, no contact had been made with land owners and developers to establish likely delivery numbers in reality. There was also a reliance on the redevelopment of a number of redundant school sites, yet no evidence was presented, such as a development programme, to suggest that the delivery of housing might be expected.

2.21 The Inspector agreed with the appellant's assessment of the 5 year housing land supply, in that one could not be demonstrated, and upheld the appeal. The Inspector's decision was later recovered and scrutinised by the Secretary of State who, on the 18th January 2012, agreed with the Inspector's assessment of the housing land supply position.

2.22 The Inspector stated that the Council could not rely on the Core Strategy Inspector's view to support its case, who was *"proceeding on data which has shown to be flawed and inaccurate – especially in relation to the number of dwellings delivered from sites*

with the benefit of planning permission" and that the information he was supplied was *"defective"*.

2.23 The Appeal Inspector concluded at paragraph 101 of his report that:

"a 5 year supply of deliverable sites has not been demonstrated."

2.24 The requirement to significantly increase the supply of housing in the Country is made absolutely clear in the NPPF; following its publication the need for Local Planning Authorities to demonstrate annually a rolling five-year housing land supply of deliverable sites is more important than ever. Indeed, no longer is it adequate to simply demonstrate a five-year supply, but a 5% buffer must also be included to ensure market choice and competition in the market and where there is a persistent record of under-delivery, a 20% buffer should be included. In addition, as minimum, broad locations for growth should be indentified beyond this five year period.

2.25 A five-year housing land supply cannot be demonstrated and therefore in accordance with paragraph 49 of the NPPF, policies in relation to the supply of housing must be deemed out of date such as the designation of safeguard land. As such, available sites that the local planning authority have found to be suitable for residential development, such as land at Bamford Close, should be granted consent for housing development at the earliest opportunity. The Council's Proposals Maps are out-of-date and without a five-year housing land supply the NPPF states that Council's housing supply policies cannot be considered up-to-date in any case. No potential adverse impacts of the proposed residential development at Bamford Close *"significantly and demonstrably"* outweigh the benefits of supplying much needed new housing in the Borough when assessed against NPPF policies and as such planning permission for the development should be granted.

2.26 Paragraphs 56 to 68 are concerned with good design. The NPPF is clear in stating that good design is a key concept of sustainable development and that it is indivisible from good planning. Paragraph 60 states that, in making planning decisions, it will be proper to seek to promote or reinforce local distinctiveness, without imposing particular architectural styles.

2.27 Paragraph 61 requires planning decisions to consider the connections between people and places and the integration of new development into the natural, built and historic environment.

2.28 Paragraph 64 states:

> *"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."*

2.29 Paragraph 70 is concerned with promoting healthy communities and the delivery of community facilities. It requires that when making planning decisions, LPAs should ensure an integrated approach to considering the location of housing and community services and facilities.

2.30 Paragraphs 93 to 108 are concerned with 'Meeting the challenge of climate change, flooding and coastal change'. The NPPF seeks to avoid inappropriate development in areas at risk of flooding, steering development to areas with the lowest risk of flooding.

2.31 Paragraphs 109 to 125 are concerned with conserving and enhancing the natural environment. In order to do this, paragraph 109 states that the planning system should be, amongst other things:

- *"protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible;*
- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability."*

2.32 In order to conserve and enhance biodiversity a number of principles should be applied when determining planning applications. These are set out in paragraph 118 and include the following:

- *"if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts),*

adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

- *opportunities to incorporate biodiversity in and around developments should be encouraged."*

2.33 The supporting Design and Access Statement identifies a number of opportunities in relation to the development and its relationship with the surrounding built form, with full explanations into the design principles and concepts which have been applied. It seeks to enhance local characteristics through the use of simple architectural styles and a mix of dwelling types and storey heights. The identification of design principles and the process of design analysis have established a masterplan which integrates and respects local character and form, and gives full consideration to movements through the site.

2.34 The application's accompanying Ecological Assessment includes recommendations for incorporating beneficial biodiversity measures within the development. The Assessment states that the site is currently of low ecological value. The supporting Flood Risk Assessment concludes that the site falls with Flood Zone 1 and that Sequential Test is satisfied.

The Development Plan

2.35 Section 38 (6) of the Planning & Compulsory Purchase Act 2004 (The Act) requires that the determination of planning applications and appeals is undertaken in accordance with the development plan, unless material considerations indicate otherwise. This well established and primary test is further reiterated within the National Planning Policy Framework (NPPF), the prevailing government guidance.

2.36 The adopted development plan for Barnsley MBC comprises the following:

Regional Spatial Strategy (2008)
Core Strategy (2011)
Saved Policies within the Unitary Development Plan (2000)

Regional Spatial Strategy

2.37 In May 2010, the Secretary of State announced his intention to abolish Regional Spatial Strategies. The planning and regeneration provisions of the Localism Act will abolish Regional Strategies. Following agreement by the House of Commons and House of Lords, the Localism Act received Royal Assent on 15 November 2011 and as such, is now an Act of Parliament (Law). There is little question therefore, that Regional Strategies will soon be abolished.

2.38 The Yorkshire and Humber Regional Plan (2008) identifies the scale and distribution of provision for new housing, as well as priorities for, amongst other things, infrastructure, transport and the environment.

- Policy YH4 identifies the Barnsley urban area as a 'sub-regional city/town' which it states, along with regional cities, *"should be the prime location for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region."*
- Policy SY1 seeks to transform the Sub-Regional Towns of Barnsley, Rotherham and Doncaster.
- Policy ENV1 states that the region will manage flood risk pro-actively and avoid development in high flood risk areas where possible.
- Policy E1 seeks to create a successful and competitive regional economy through investment in locations where it will have maximum benefit, recognising the role of the Sub-Regional Cities and Towns as key drivers of productivity.
- Policy H1 states that the region's housing stock should be improved and increased to provide accommodation for all households wanting homes.
- Policy H2 requires Local planning Authorities to identify and manage the release of land to maintain momentum of the urban transformation of the Regional and Sub-Regional Towns and Cities. This should be done through, amongst other things:
    - Identifying sites and contributions from planned areas of change to ensure a 15 year supply of land for housing, including a five year supply of specific, deliverable sites;
    - Where needed, identify broad locations in LDFs so that these can be included in the 11-15 year supply and be further tested before sites are identified;
    - Adopt a flexible approach to delivery by not treating housing figures/targets as ceilings whilst ensuring that development is focused on locations that deliver the Plan's Core Approach;

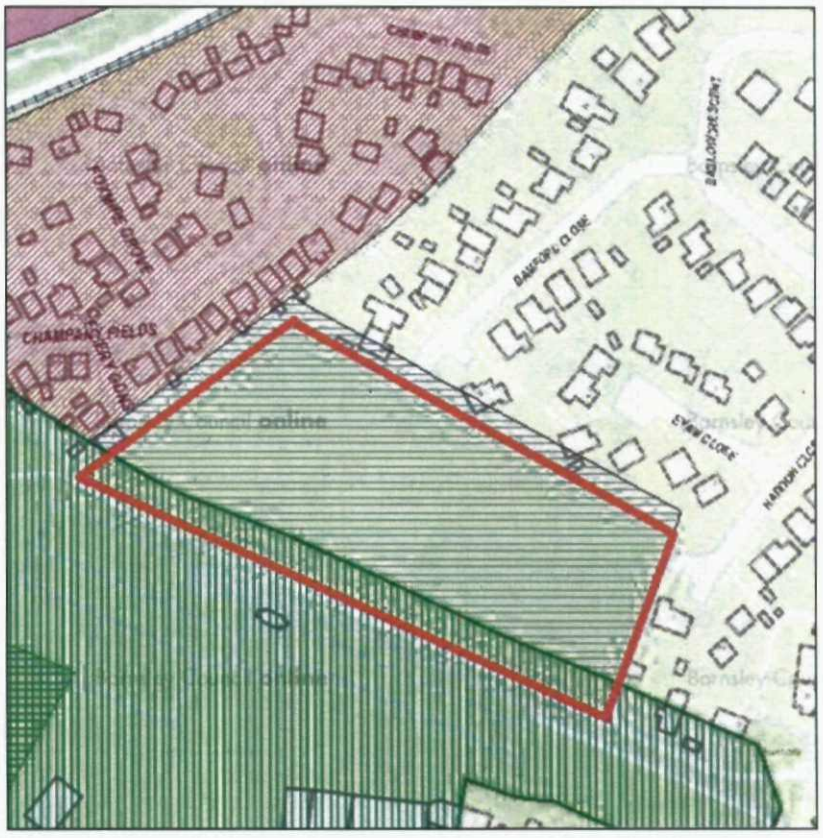
- Maintaining housing land trajectories and managing delivery where actual performance is outside of acceptable ranges.

2.39 The site is a logical and sustainable location for a development within a Sub-Regional Town which the RSS identifies as the prime location for housing and other forms of development. The proposed development is a deliverable scheme abutting existing development on three sides and within easy reach of services and facilities including local supermarket, school, place of worship, health centre, take-aways, post office and restaurants. The scheme would deliver a meaningful number of dwellings for Barnsley MBC, where a five year supply of deliverable sites cannot be demonstrated, as shown in the recent Gawber Colliery appeal decision (appeal no. 2138041), which is discussed at greater length earlier in this Statement.

Unitary Development Plan Proposals Map (2000)

2.40 Paragraphs 214 and 215 of the NPPF make it clear that, where development plan policies predate 2004, decision-takers should give due weight to these policies according to their degree of consistency with the NPPF. This is of relevance when assessing the proposals against saved policies within the Barnsley Unitary Development Plan (UDP), which was adopted in 2000. An assessment of the proposals against policies within the NPPF is included earlier within this Section.

2.41 The Council's UDP Proposals Maps (online) identify the site as being predominantly 'safeguard land', with a thin strip of green belt extending into the site along its south western boundary. To the north and east is a 'housing policy area' and a 'housing proposal' is identified to the north west. This area to the north west has now been developed and comprises a number of 2 and 2.5 storey dwellings. Beyond this new development and over the railway line is the Dodworth Business Park, allocated as an 'employment policy area'. An 'area of Borough landscape value' is present beyond Dodworth Cemetery to the south west of the site, extending out into the surrounding countryside.



Extract from online UDP Proposals Map (application site outlined red)

2.42 The site is identified on the UDP Proposals Map as predominantly 'safeguard land' where saved Policy GS10 states that:

> *"....existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of the existing uses. Otherwise planning permission for the permanent development of such land will only be granted following a review of the UDP which proposes that development on the land in question."*

2.43 The Policy's supporting text within the UDP at paragraph 3.55 advises that areas of safeguarded land will be considered for development during a review of the plan *"if consideration of development needs at that time indicate that additional land is needed in the area."*

2.44 The UDP was adopted in 2000 and its 'Scope and Coverage' section advises that it *"covers the period 1986 – 2001"*. Although many policies are now replaced by the adopted Core Strategy, a number remain saved. The Council are currently preparing

their 'Development Sites and Places' DPD, although the current timetable for production does not envisage adoption of the document until November 2014. As such, many of the UDP policies which remain saved relate to specific site allocations and designations, as reflected on the UDP Maps, which are now extremely dated. One example of this is to the north west of the application site, which is allocated in the UDP Proposals Map as 'housing proposal', but has now been built out for housing for some time.

2.45 We are no longer within the intended plan period of the UDP and a review of the status of safeguarded land is well overdue. This is now being undertaken through work on the Development Sites and Places DPD; however, there is a clear requirement for safeguard land to be brought forward for development before its timetabled adoption in November 2014.

2.46 The recent Gawber Colliery appeal (appeal no. 2138041), which sought outline planning permission for residential development in Mapplewell, confirms that the Council is unable to demonstrate a five year housing land supply, as required by the NPPF. The appeal decision (upheld) was recovered for the Secretary of State's determination who, on the 18th January 2012, agreed with the Inspector's assessment of the housing land supply position.

2.47 The Inspector stated that the Council could not rely on the Core Strategy Inspector's view to support its case, who was *"proceeding on data which has shown to be flawed and inaccurate – especially in relation to the number of dwellings delivered from sites with the benefit of planning permission"* and that the information he was supplied was *"defective"*.

2.48 The Appeal Inspector concluded at paragraph 101 of his report that:

"a 5 year supply of deliverable sites has not been demonstrated."

2.49 The safeguard of land within the UDP is recognition that the site in question could be suitable for development at a later date, following the end of the plan period (1986 – 2001). The period that the UDP was intended to cover has now passed and,

considering the Council's lack of a 5 year housing land supply, it is clear that this site, which is available and suitable for development, should be approved planning permission for residential development. Further discussion on how the lack of a 5 year housing land supply relates to the proposals and the status of saved UDP policies is given elsewhere within this Statement, specifically under consideration of the National Planning Policy Framework and the emerging Development Sites and Places DPD.

2.50 Part of the site is located within the green belt; UDP Policy GS7 'Development within the Green Belt' has now been superseded by Core Strategy Policy CSP 34 'Protection of the Green Belt' and is dealt with later within this Statement.

2.51 The site is surrounded to the north, north west and east by existing residential development. Policy H8 is concerned with existing residential areas and states:

> *"Areas defined on the proposals map as housing policy areas will remain predominantly in residential use. Other uses will only be permitted where they are compatible with a residential area and other policies of the plan"*

2.52 The site is surrounded on three sides by existing residential development: whilst the application site itself is not an existing residential policy area, use of the site for residential development is clearly compatible with surrounding uses. The accompanying Design and Access Statement provides details on the proposed layout of the development and its relationship with surrounding properties, as well as providing details on access, which is to be taken off Bamford Close and Haddon Close to the north east and east respectively.

Saved Policies within the Unitary Development Plan (2000)

2.53 Policy H7 'Access to undeveloped land' states that:

> *"New residential development should safeguard access and service opportunities for adjacent land which is allocated for housing or protected under policy GS10 or GS11."*

2.54 Access to the site will be taken through safeguarded accesses off Bamford Close and Haddon Close.



Safeguarded access off Haddon Close



Safeguarded access off Bamford Close

Core Strategy (2011)

2.55 The Core Strategy was adopted in September 2011 and sets out the Borough's planning framework and spatial strategy for future development up to 2026. The Core Strategy Key Diagram identifies Dodworth and the application site as being part of 'Urban Barnsley', with paragraph 6.9 explaining that:

> *"Urban Barnsley is where most development should take place in order to enhance Barnsley's role as a sub-regional town within the Sheffield and Leeds City Regions...and as such, is where new housing should be concentrated."*

2.56 Urban Barnsley sits at the top of the settlement hierarchy, illustrated at paragraph 7.4 of the DPD, with paragraph 7.9 explaining that *"it is within Urban Barnsley as a whole that most development should take place."* Paragraph 7.13 states that opportunities for further housing development in Dodworth will be explored, taking advantage of local employment opportunities and access to the railway station, which is located approximately 200 metres north of the site.

2.57 Paragraph 7.14 advises that a significant proportion of the 130 – 155 ha of employment land to be allocated in the plan period will be directed towards Dodworth.

2.58 Policy CSP1 'Climate Change' expects new development to reduce and mitigate the impact of growth on the environment and carbon emissions, take opportunities to increase the efficient use of resources through sustainable construction techniques and the use of renewable energy. The Policy makes clear the Council's intentions to promote the use of sustainable drainage systems and locating and designing development to reduce flood risk.

2.59 Policy CSP2 'Sustainable Construction' states:

> *"Development will be expected to demonstrate how it minimises resource and energy consumption, compared to the minimum target under current Building Regulations legislation, and how it is located and designed to withstand the longer term impacts of climate change."*

2.60 The accompanying Design and Access Statement, Sustainability Statement and Flood Risk Assessment have given appropriate consideration to the potential for renewable

energy technology on site, flood risk issues and the use of sustainable construction techniques.

2.61 Policy CSP3 'Sustainable Drainage Systems' requires all new development to make use of SuDS, unless it can be demonstrated that this would be impractical. Policy CSP4 'Flood Risk' states that the extent of flooding will be reduced by, amongst other things:

> *"Not permitting new development where it would be at an unacceptable risk of flooding or would give rise to flooding elsewhere;*
>
> *Requiring site-specific FRAs for proposals over 1 hectare in Flood Zone 1;*
>
> *Expecting proposals over 1000m² floor space or 0.4 ha in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or managing flood risk."*

2.62 The site is located with Flood Zone 1 (less than 1 in 1000 annual probability of river or sea flooding). The application is, however, accompanied by a Flood Risk Assessment and Drainage Statement which provides full consideration of flood risk and flood risk management, including the potential for SuDS and the use of alternative measures.

2.63 Policy CSP5 'Including Renewable Energy in Developments' requires all development of 10 or more dwellings to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15% for applications submitted up to 2015. The Sustainability and Energy Statements outline the ways in which the development has achieved this reduction in emissions.

2.64 Policy CSP7 'City Regions' seeks to maximise Barnsley's favourable location in relation to the City Regions of Sheffield, Leeds and Manchester through the provision of new homes and improving existing infrastructure.

2.65 Policy CSP8 'The Location of Growth' makes it clear that 'Urban Barnsley' will be given the highest priority for the location of new development, reflecting the Core Strategy's Settlement Hierarchy. The site is located within the Urban Barnsley area and as such,

the proposals for housing development at the site fully comply with the recently adopted Core Strategy's spatial strategy and policies on locations for new development.

2.66 Policy CSP9 'The Number of New Homes to be Built' states that the Council will seek to achieve the completion of *"at least"* 21,500 net additional homes during the period 2008 to 2026 and that:

"a minimum 5 year supply of deliverable sites will be maintained."

2.67 The Council cannot currently demonstrate a 5 year supply of deliverable sites, as is required by the RSS, NPPF and Core Strategy Policy CSP9. As such, it is important that suitable, available and achievable sites, such as the site at Bamford Close, are brought forward for housing development as soon as possible.

2.68 Policy CSP10 'The Distribution of New Homes' seeks to distribute 9,800 homes (46% of the overall requirement) to Urban Barnsley.

2.69 Policy CSP13 'The Release of Allocated Housing Land' states that allocated housing sites will be identified within the Development Sites and Places DPD and that the release of these sites will deliver the spatial strategy and prioritise new housing development within Urban Barnsley. The site is allocated as a housing development site within the draft Development Sites and Places DPD, as discussed in greater detail within Section 3 of this Statement.

2.70 Policy CSP14 'Housing Mix and the Efficient Use of Land' expects housing proposals to include a broad mix of house types and tenures in order to help create balanced and mixed communities. The policy expects a minimum density of 40 dwellings per hectare on sites such as Dodworth. It goes on to state, however, that lower densities will be supported *"where it can be demonstrated that they are necessary for need, viability or sustainable design reasons."*

2.71 The application proposes 44 dwellings on a site of approximately 1.4ha, at a density of 32 dwellings per hectare. The site is located on the western edge of Dodworth,

abutting the green belt to the south west and surrounded by low to medium density housing appropriate for the edge of settlement locale. The accompanying Design and Access Statement includes an assessment of the existing residential densities in the area.

2.72 Champany Fields abuts the site to the north west, is in an edge of settlement location and abuts the green belt. It is the most recent housing development in the immediate area and includes a mix of 2 and 2.5 storey dwellings at a density of 26 dwellings per hectare. Residential densities begin to increase as one moves north east towards the centre of Dodworth and the majority of its services. Dwellings along Haddon and Hayfield Close equate to 27 dwellings per hectare, with dwellings to the north along Baslow Crescent equating to 33 dwellings per hectare. The highest residential density locally is along Station Road with terraced housing at 80 dwellings per hectare, some distance north east from the site towards the centre of Dodworth.

2.73 The application proposes a residential development of higher density than the immediate surrounding, existing residential areas, but one that is still appropriate for the site's location. The accompanying Design and Access Statement provides further details on housing types and sizes, as well as amount, scale and layout of the development and its relationship with the surrounding area. In this instance, a density of less than 40 dwellings per hectare is considered appropriate.

2.74 Policy CSP15 'Affordable Housing' requires 25% affordable housing on housing development of 15 or more dwellings in Dodworth. 11 of the 44 proposed dwellings are to be affordable (25%), in line with Policy CSP15. Further information on affordable housing provision is given within this Statement within the 'Affordable Housing Statement' section.

2.75 Policy CSP25 'New Development and Sustainable Transport' expects 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 Assessments' as published March 2007 (or any subsequent version).*
- *Provide a Travel Plan...secured through a planning obligation or a planning condition.*

Where levels of accessibility through public transport, cycling and walking are unacceptable, we will expect developers to take action or make financial contributions in accordance with Policy CSP42.

If it is not appropriate for the minimum amount of parking for cycles, motorbikes, scooters and mopeds to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel."

2.76 Several bus stops are located along Dodworth Green Road, Station Road and Mitchelson Avenue, all within 200 metres of the site with services running into Barnsley town centre as frequently as every 15 minutes during the daytime Monday – Saturday, with less frequent services available in the evenings and Sundays. Services also travel directly to Gilroyd, Silkstone, Oxspring, Penistone and Cubley.

2.77 Parking for cars and motorbikes etc. will be available with the scheme proposing driveways and garages to a significant proportion of houses, as shown on the layout plan, and with allocated spaces for the remainder of dwellings, in line with Table 1 'Maximum number of spaces allowed' of the council's recently adopted Parking SPD (2012). The SPD states that cycle parking requirements for housing developments will be assessed individually; secure cycle parking will be available within garages, private amenity space and within dwellings.

2.78 The council's local validation checklist requires Transport Statements for developments of 80 plus dwellings and is therefore not required for this application. Similarly, the checklist does not require Travel Plans for residential development.

2.79 Policy CSP26 'New Development and Highway Improvement' expects new development to be designed and built to provide safe, secure and convenient access for all road users. The site will be accessed off two safeguarded access points on Bamford Close and Haddon Close. Both roads are suitable and have capacity for

accommodating the modest increase in vehicle movements which will arise as a result of the development. Each new access will provide access to part of the site only, with no vehicular access within the site between the two. This will spread the number of new vehicle movements between both points.

2.80 Policy CSP29 'Design' sets out the Core Strategy's requirements in terms of design of new developments. It requires development to be of a high quality and to respect the distinctive features of Barnsley. It states that development should, amongst other things:

- *"Contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment;*
- *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."*

2.81 Full consideration of the points highlighted above are given within the Design and Access Statement.

2.82 Policy CSP30 'The Historic Environment' is concerned with development which affects Barnsley's heritage assets. An online search of English Heritage's 'National Heritage List' has been undertaken which identifies the nearest listed building as being the Grade II listed Church of St. John, approximately 100 metres to the south east. The Church is screened from the site by existing development and established vegetation and will not be affected by the proposals. No other heritage assets have been identified which may be affected by the proposed development.

2.83 Policy CSP34 'Protecting the Green Belt' states that the detailed extent of the green belt will be shown on the Development Sites and Places DPD. The draft DPD which has been approved for consultation shows the site as lying completely outside of the green belt.

2.84 CSP35 'Green Space' is concerned with any area of land close to towns or villages that could have demonstrable value for recreation or wildlife. The site was previously used for agriculture and is currently unimproved grassland. The site is not used for recreational purposes and an Ecological Appraisal of the site, submitted in support of the application, concludes that it is of low ecological value: the site cannot be classed as 'Green Space' for the purposes of this Policy.

2.85 Policy CSP36 'Biodiversity and Geodiversity' expects development to conserve and enhance geological and biodiversity features. The supporting Ecological Appraisal makes several recommendations in terms of conserving and enhancing the site's ecological value. These include retention of hedgerows where possible and creation of new boundaries using native planting in order to provide long term habitat for nesting and foraging. The majority of existing hedgerow will be retained, with only small areas removed for access. New planting is proposed throughout the site, particularly along the site boundary, providing enhanced ecological benefits as well as a modest area of open space and additional screening/ increased separation to existing dwellings.

2.86 Policy CSP37 'Landscape Character' requires development to retain and enhance the character and distinctiveness of the individual character area. The site is well contained by existing development and is a logical site for development in terms of Dodworth's existing built form. The site is partially screened from the south by existing agricultural buildings and mature vegetation to the south of Dodworth Cemetery. The development will not have a detrimental impact on the landscape character of the area.

2.87 Policy CSP42 'Infrastructure and Planning Obligations' requires development to be supported by appropriate infrastructure and advises that contributions may be sought for the provision of supporting infrastructure where this is not provided on site. A draft S106 Agreement has been prepared as part of the application in order to inform discussions with the Council on this matter.

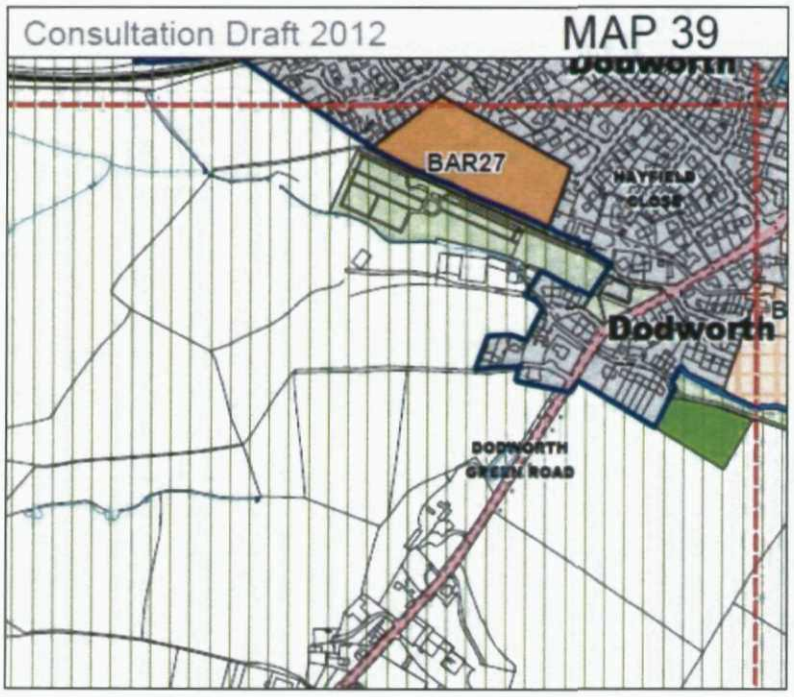
3.0 OTHER MATERIAL CONSIDERATIONS

Emerging Development Sites and Places DPD

3.1 Paragraph 216 of the NPPF states that:

> *"From the day of publication* [of the NPPF], *decision-takers may also give weight to relevant policies in emerging plans according to:*
>
> - *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
> - *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
> - *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."*

3.2 The Council's Executive approved at their meeting of the 4th July 2012 the publication of the draft Development Sites and Places DPD for consultation. The draft DPD's accompanying Proposals Maps identify the application site as a housing allocation (reference 'BAR27'), as shown below:



Extract from the Emerging Development Sites and Places DPD

3.3 The Council have found the site to be suitable and deliverable for housing within the plan period. The draft DPD has been informed by a significant amount of work undertaken by the Council on the LDF evidence base and, although it has yet to go out for public consultation, it provides a clear indication of the emerging allocations and designations in the Borough. Considering this and the Council's lack of a 5 year housing land supply, planning permission for housing development at the site should be granted.

4.0 AFFORDABLE HOUSING STATEMENT

4.1 The Council's local validation requirements document states that an affordable housing statement should be submitted as part of any application for residential development of more than 25 dwellings. The document states:

> *"Where the scheme exceeds the thresholds set out for provision of affordable housing, the number of affordable homes provided should be between 15 and 40% of the total development, depending on need and location."*

4.2 Core Strategy Policy CSP15 'Affordable Housing' requires 25% affordable housing on housing development of 15 or more dwellings in Dodworth. 11 of the 44 proposed dwellings are to be affordable (25%), in line with Policy CSP15.

4.3 The local validation requirements document goes on to state:

> *"The statement should identify the units that would be affordable and their tenure."*

4.4 The proposed tenure of affordable dwellings is set out in full within the submitted draft Section 106 Agreement. The proposals include the following affordable housing provision:

- 5x 2 bed affordable rented dwellings;
- 3x 2 bed shared ownership;
- 2x 3 bed affordable rented;
- 1x 3 bed shared ownership.

4.5 Affordable units will be located towards the northernmost corner of the site (units 32 – 42 inclusive on the accompanying Layout Plan), within three blocks of three houses and one block of two (semi-detached). Each will benefit from amenity space which exceeds the minimum required by Barnsley MBC SPDs.

4.6 The arrangement of affordable housing proposed has been guided and informed by both the relevant Barnsley MBC policy documents and by the applicant's own vast and successful experience in delivering similar sized residential developments in the area

over many years. The proposed tenure split is subject to further discussions and negotiation with the Local Planning Authority.

5.0 COMMUNITY CONSULTATION SUMMARY

5.1 The Council's local validation requirements document states that, for any major application:

> *"A Planning Statement should also include a summary of any Community Consultation that was carried out prior to submission of the application."*

5.2 Prior to the submission of the application between 160 – 200 leaflets were distributed to houses within the immediate area. This was undertaken during the end of June with the following streets included in the leaflet drop:

- Bamford Close
- Haddon Close
- Eyam Close
- Edale Rise
- Champany Fields
- Foxmire Grove
- Baslow Crescent
- Briery Gardens
- Hawks Cliff View

5.3 The leaflet, a copy of which is appended to this document (Appendix A), advised local residents of the applicant's intentions to submit a planning application for 44 dwellings at the site, with further information on access arrangements and house types. The leaflet provided contact details for both Strata Homes and DLP Planning and invited recipients to respond with any queries or comments. In addition, the proposed site layout was also provided on the leaflet.

5.4 Prior to the submission of the application on the 19th July 2012, a total of 24 responses had been received, which could be categorised as follows:

- 3 outright objections
- 5 objections with comments/ request for further information
- 16 expressing some concern and/or seeking further information

5.5 The most common concerns and queries put forward by residents included proposed drainage arrangements and the likelihood of flooding, proposed housing types and

design and the site access arrangements. Responses were sent to each local resident who had responded to the leaflet.

5.6 Local residents who responded to the leaflet were advised:

Flood Risk and Drainage

5.7 A Flood Risk Assessment and Drainage Statement have been completed for the site and the proposed development, which conclude that the site is within Flood Zone 1 'low probability' of flooding (less than 1 in 1000 annual probability of flooding).

5.8 The sub-strata of the site does not allow for sustainable drainage systems and infiltration drainage, and Yorkshire Water will not allow sustainable drainage systems on the site due to the possibility of land drainage entering the public sewer system. Consideration was given to discharge into the gully to the south, but this was considered unacceptable. A 450mm diameter culverted watercourse is located to the north of Baslow Crescent which is currently the preferred discharge point and levels are such that it would be possible to connect to the surface water manhole at the junction of Eyam Close and Haddon Close.

5.9 Surface water discharge design for the scheme incorporates box culvert storage at the proposed open space near the site entrance off Haddon Close. Calculations for the discharge rate from the attenuation, including a 30% allowance for climate change, would allow for the proposed connection, as confirmed by Yorkshire Water guidance.

5.10 Advice has also been taken from Yorkshire Water for foul water discharge. It is advised that foul water is permitted to discharge to the public sewer located at Haddon Close, approximately 100 metres from the site.

Site Access

5.11 The site access is to be taken using two safeguarded access points off Bamford Close and Haddon Close, with no access between the two roads through the site, effectively spreading traffic between the two.

5.12 Consideration was given to using safeguarded access off Briery Gardens, through Champany Fields, however, it was felt that this road was not as suitable, as a number of dwellings are set back little more than 3 metres from the road in places and visibility for drivers' around several corners along Champany Fields is poor.

5.13 An informal pre-application enquiry was made to Council Planning and Highways Officers regarding access to the site and we were advised that there was capacity on existing estate roads and junctions to accommodate the relatively modest increase in vehicle movements likely to arise following development of the site. It should be noted that the Council only require in depth analysis of highway capacity in the form of Transport Statements for developments of 80 plus dwellings and Department for Transport guidance states that neither a Transport Assessment nor Transport Statement are required for developments of less than 50 dwellings.

Housing Types

5.14 Barnsley Core Strategy Policy CSP14 'Housing Mix and the Efficient Use of Land' expects housing proposals to include a broad mix of house types and tenures in order to help create balanced and mixed communities. The design approach taken seeks to reflect best practice guidance from the Design Council CABE and through use of the Building for Life Assessment Tool.

5.15 The Council's Supplementary Planning Documents have been used in order to ensure the proposals comply with a number of requirements, for example, for parking, separation distances between houses and the provision of amenity space. Increased separation distances and suitable building orientation has been introduced to reduce the impact of development on neighbouring properties, with no proposed 2.5 storey dwellings overlooking neighbouring properties.

5.16 Bespoke housing types are proposed for the site, produced following an assessment of the local area. The use of both 2 and 2.5 storey buildings, currently in place along Champany Fields, would create an active street scene and roof-scape. A palette of materials is proposed including the use of brick, with stone to selected properties. Elevational detailing will be representative of Georgian style architecture with stone

heads and cills, architectural ironmongery, along with cream Georgian style windows. Roof detailing will reflect the slate roof dwellings within the town, as well as using double pan, bold roll tile to add further variety to house types.

6.0 SUMMARY AND CONCLUSIONS

6.1 This Planning Statement demonstrates how the proposed development of 44 dwellings at land to the south of Bamford Close, Dodworth, complies with both local and national planning policy and guidance.

6.2 The proposals seek residential development of a site of 1.4 hectares abutting existing residential development on three sides and Dodworth Cemetery to the south. Beyond the Cemetery is further existing development in the form of several large agricultural buildings. The site is well contained by existing development and is a logical site for development in terms of Dodworth's existing built form.

6.3 The site is located within the Urban Barnsley area and as such, the proposals for housing development at the site fully comply with the recently adopted Core Strategy's spatial strategy and policies on locations for new development, which direct new housing to Urban Barnsley as a priority. This is recognised within the emerging Development Sites and Places DPD, where the site is allocated for housing development within the draft consultation document, clearly demonstrating the Local Planning Authority's belief that the site is suitable for the type of development proposed.

6.4 A five-year housing land supply cannot be demonstrated by the Council; as such, suitable, available sites such as land at Bamford Close, should be granted consent for housing development at the earliest opportunity. The Council's UDP Proposals Maps are out-of-date and without a five-year housing land supply the NPPF states that Council's housing supply policies cannot be considered up-to-date in any case. This provides justification for the site to come forward in advance of the adoption of the Development Sites and Places DPD.

6.5 No potential adverse impacts of the proposed residential development at Bamford Close significantly and demonstrably outweigh the benefits of supplying much needed new housing in the Borough when assessed against NPPF policies and as such planning permission for the development should be granted.

6.6 The proposed scheme accords with the adopted development plan policy framework as expressed through the Regional Strategy and the Core Strategy.

6.7 In full recognition of the plan led system and in the light of the above material planning considerations, it is considered that planning permission for residential development of land at Bamford Close, Dodworth, should be granted.

dlp planning

APPENDIX 1

COMMUNITY CONSULTATION LEAFLET

Proposed New Housing Scheme in Dodworth

We are writing to you to let you know that we are currently preparing designs for a new housing development to the land at the end of Bamford Close and Haddon Close in Dodworth with the intention of submitting a planning application in July 2012.
Our scheme will provide a high quality residential environment of approximately 44 family dwellings and will consist of 2, 3 & 4 bedroomed dwellings. These dwellings will be brick built with tiled roofs in keeping with the local area. They are predominantly two storeys, with a few 'room in the roof' house types dotted through the site.



Location Plan





Some examples of our other schemes are shown here and a possible layout, indicating heights of buildings is shown overleaf.
This development will be accessed of Bamford Close and Haddon Close and by utilising two separate, unconnected access points any increase in traffic is minimised. Sensitive landscaping will also help reduce the impact of the development on the surrounding environment.

We would be pleased to receive any comments and suggestions you may have so should you have any queries please contact Ian Corner, Senior Architect at Strata on 01302 308508 or Roland Bolton, Senior Director at DLP Planning Ltd on 0114 228 9190 or via our dedicated email address: communityconsultation@strata.co.uk



Proposed Layout

dynamic development solutions™

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