Nathaniel Lichfield & Partners
Planning. Design. Economics.

Cross Lane, Hoylandswaine, Barnsley
Planning Statement

Proposed Residential Development

Conroy Brook (Developments) Ltd

July 2015

50427/JG

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1.0 Introduction

1.1 This Planning Statement has been prepared by Nathaniel Lichfield & Partners (NLP) on behalf of Conroy Brook (Developments) Ltd to support a full planning application for the erection of 10 detached dwelling houses, associated access and landscaping on land at Cross Lane, Hoylandswaine.

1.2 Barnsley Metropolitan Borough Council ('BMBC') cannot currently demonstrate a deliverable 5 year supply of housing, making it more important than ever for sites that are located within the defined settlement boundaries and which are development ready to be released for housing now.

1.3 Cross Lane is a prime example of a site which can support much needed housing within a defined settlement boundary and there are many advantages to developing it for housing now, including:

- It will assist the Council in meeting its five year housing targets whilst protecting the Green Belt from further encroachment;
- It will accommodate housing at a location which will form a natural continuation of an existing built up area, which can readily connect to existing infrastructure, and which is within walking distance of established services and facilities;
- It will deliver several direct and indirect community and economic benefits to the residents of Hoylandswaine;

1.4 The proposed development has evolved through detailed discussions with Planning, Highways and Regulatory Service Officers at Barnsley Metropolitan Borough Council, where the principle, form and density of development has been agreed. In keeping with the character of the local area, this application proposes low density, high-quality detached dwellings, set within an attractive natural landscape setting.

1.5 The scheme is being delivered by Conroy Brook (Developments) Ltd, a local, award-winning family-owned business with extensive experience in delivering high-quality, executive-style homes across West and South Yorkshire.

Application Submission

1.6 The scope of this planning application has been discussed and agreed in pre-application discussions with Officers at Barnsley Metropolitan Borough Council and comprises the following:

1 Planning Application Fee £3,850

2 Completed Planning Application Form and ownership certificates/ notices;

3 Site Location Plan (Ref 15/156/P01);

4 Architectural Plans;

5 Drainage Plan (SH11568-002);

6 Planning Statement (9367143v1 - This Document);

7 Design & Access Statement (9316163v1);

8 Drainage Strategy (SR/SH11568/LET-002A)

9 Energy Statement, dated 26 June 2015;

10 Tree Survey (BS 5837 Tree Survey);

11 Ecological Survey (6147/Vo1);

12 Transport Statement (975/July 2015);

1.7 The above submission has been prepared having regard to the Barnsley Metropolitan Borough Council's (BMBC) local validation requirements, as set out in the 'Pre-application Enquiry Letter' from BMBC to NLP on 5 March 2015.

1.8 The purpose of this Planning Statement is to provide BMBC with all the necessary information to assess and determine this development proposal within the context of the national and local planning framework, as well as any other material considerations relevant to the development of this application site.

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

- Section 2 – Site Description and Context;
- Section 3 – Proposed Residential Development;
- Section 4 - Pre Application Advice;
- Section 5 – Planning Policy;
- Section 6 – Planning Considerations; and
- Section 7 – Conclusions.

2.0 # Context

The Applicant

2.1 Conroy Brook (Developments) Ltd ("Conroy Brook") is an award-wining local developer who specialises in providing high-quality, executive-style family homes, retirement complexes and commercial care homes across Yorkshire. It has developed a strong reputation for its use of natural materials and high-quality detailing.

2.2 The Conroy Brook Group is a member of the Home Builders Federation (HBF), the Federation of Master Builders (FMB) and the Construction Industry Training Board (CITB).

Site Location and Description

Site Location

2.3 The application site is located within Hoylandswaine village, 2.3 km north-east of Penistone town centre and 8.2 km west of Barnsley town centre.

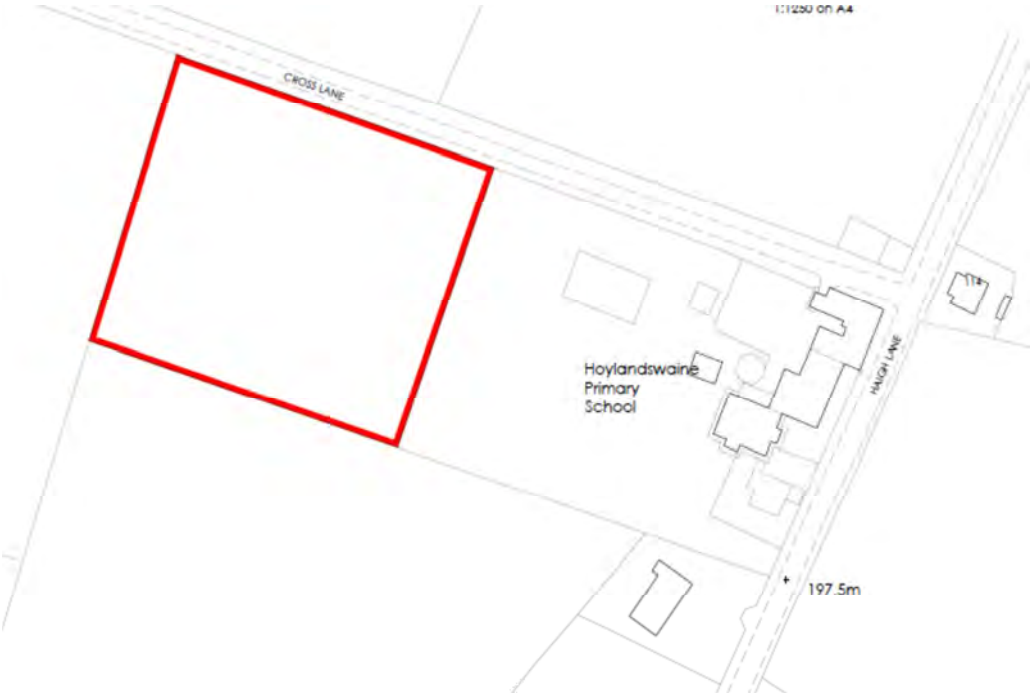
2.4 The site lies on the northern edge of the village, immediately west of Hoylandswaine Primary School and south of Cross Lane. The site is situated off Haigh Lane, which is home to the majority of the Village's community, recreational and educational facilities.

2.5 The site is also within convenient access of the A628, which offers excellent connections to the wider strategic road network (namely the A629 and the M1). The site is 3.7km from Penistone railway station which provides hourly services (Monday to Friday) to Sheffield, Barnsley and Huddersfield.

Site Description

2.6 The application site covers an area of 0.68 hectares and comprises greenfield land, which is currently used for agricultural grazing (Figure 2.1).

Figure 2.1 Site Location



2.7 The site is bounded to the east/ south-east by Hoylandswaine Primary School, two detached dwellings fronting Haigh Lane and St John's the Evangelist Church; to the immediate south by land upon which planning permission was recently secured for 67 dwellings (application number 201/0754); to the north by Cross Lane and to the west by the Green Belt.

2.8 Access is currently provided from a single, centrally located agricultural style entrance point on the site's northern boundary (via Cross Lane).

2.9 Existing landscaping is limited to the site's southern, eastern and northern boundaries in the form of mature hedgerows.

2.10 The site rises gently from the north-eastern corner (196 AD) to the south-western corner (203 AD).

2.11 The Barnsley UDP proposals map identifies the application site as part of an 'existing community facility' and within the Hoylandswaine village limits. Section 5 and 6 of this Statement sets out why the current allocation is an anomaly and is not required for such a use. It also sets out why this site is much more appropriate for residential development.

Planning History / Site Context

2.12 Full planning permission was recently secured for 67 dwellings (application number 201/0754) to the rear of Church Lane. The site, which measures 3.4ha in size, runs in an east-west direction between Haigh Head Road and the extends to the site's southern boundary.

2.13 The approved dwellings are a combination of two, three, four and five bed houses and measure between 2 to 2 ½ storeys in height. Vehicular access to this site is via the adjoining Church Lane/ Church Heights residential scheme.

2.14 The scheme also includes 11 surface car parking spaces for use by the adjoining Church and Primary School and a pedestrian walkway between the site and the Primary School.

2.15 Six of the dwellings share a common boundary with the application site. These dwellings are set back from the application site's southern boundary and screened from view by a combination of the existing hedgerow on the application site's southern boundary and new landscaping which is to be introduced in the rear gardens of these new properties.

2.16 Construction is currently underway on this site. Once complete, this scheme will extend the urban fabric of Hoylandswaine to the site's southern boundary.

3.0 Proposed Residential Development

3.1 This application seeks full planning permission for the development of 10 detached two storey dwellings and associated access and landscaping works.

Layout and Design

3.2 As illustrated on the submitted site layout plan *(Drawing No 15/156-P102B)*, the proposed dwellings will be laid out in an informal, low-density setting around a central access road. Each dwelling will be two storeys in height, detached, and constructed of coursed natural stone, natural stone head, cill and other feature detailing. Those dwellings fronting the site's northern boundary have been orientated towards Cross Lane, ensuring an active and attractive residential streetscene to this important interface.

3.3 Each dwelling will benefit from a generous rear garden, private driveway, double garage (either detached or attached) and secluded bin storage area. Each dwelling will be built to a high specification and will accommodate energy efficient materials, where possible.

3.4 The dwellings will range between 4 and 5 bed in size and will measure between 135 sqm (House Type C) to 229 sqm (House Type H).

3.5 Further information is provided in the Design and Access Statement submitted with the application, as well as on the application drawings.

Access and Car Parking

3.6 Vehicular and pedestrian access will be obtained from a single entrance point on the northern boundary via Cross Lane. The new entrance point will be a priority junction with kerbed radii on both sides, and a 2 metre wide footpath returning into the site on both sides. This access point will have visibility splays of 2.4m x 70 m on both sides. It has been designed in accordance with BMBC highway standards.

3.7 The internal road will take the form of a shared surface street, with a shared driveway for plots 8, 9 and 10 spanning the west side frontage of the site.

3.8 Car parking will be provided at a ratio of two parking spaces per dwelling, which is in accordance with BMBC Parking Standards.

3.9 The proposal also includes a number of off-site highway works in the form of an extension of the existing footpath and street lighting along Cross Lane; the relocation of the 30 mph speed limit west along Cross Lane, parallel with the north western corner of the application site; the widening of part of Cross Lane; and the hardening of the north side junction radius of the Cross Lane/ Haigh Lane junction. Full details of these off-site highway works can be found in Appendix D of the accompanying Transport Statement (Drawing 01, Rev B).

Landscaping

3.10 The existing hedgerows along the eastern and southern boundaries will be retained in situ. These boundaries will undergo some light pruning to bring them in line with residential boundary standards but will remain largely intact.

3.11 The existing dilapidated dry stone wall along the site's western boundary will be removed and replaced with a new post +3-rail fence to match the recently approved fence line to the south of the site. A new hedgerow, which will include a number of native trees, will be introduced inside this new fence line.

3.12 The hedgerow along the site's northern boundary will be removed and replaced with a new stone wall and a new low-lying native species hedgerow.

3.13 Landscaping will also be introduced internally within the site in the form of rear and front garden landscaping. Each property will benefit from a grassed lawn and new trees/ shrub planning within both its front and rear garden. The exact details of this landscaping will be agreed with the Council by way of condition.

Drainage

3.14 The drainage strategy submitted with the application has confirmed that there are three drainage options available to this site. These include the discharge of surface water to the watercourse approximately 50m east of Haigh Lane; the discharge of surface water to the watercourse 320m west of the site; or the discharge of surface water to the 225mm diameter combined public sewer on Haigh Lane.

3.15 Each option will include a SuDS-based attenuation system to reduce the site run-off to an agreed existing greenfield rate. This will be provided in the form of a 180m2 underground storage tank (refer to SH11568-002).

3.16 The drainage option that will be pursued by the applicant will be the subject of detailed discussions with Yorkshire Water and the Council.

4.0 Pre-Application Advice

4.1 A pre-application meeting was held with BMBC's planning and highways officers on 18th February 2015.

4.2 During this pre-application meeting, the principal of a low-density residential development was discussed and generally agreed. The proposed layout plan and brochure of potential house types were well received by Officers, with officers noting that the houses were of a high-quality and reflected the positive rudiments of local vernacular design.

4.3 The highways officer confirmed that he had no objection to the proposal from a highways grounds, provided that adequate off-site highway works, including road widening and junction improvements were introduced along Cross Lane. He also confirmed that he had little preference over whether car parking for the adjoining School was provided on the application site or elsewhere in Hoylandswaine. The Highways Officer recommended that the applicant speak to the school about how this could be achieved.

4.4 The planning officer recommended that the proposal be of low-density design and that landscaping be provided along the northern and western boundaries to protect views to and from the adjoining Green Belt. She also advised that the landscaping appear as a continuation of the approved planting scheme on the adjacent development to the south.

4.5 As part of pre-application discussions, planning officers also requested that justification be provided within the Planning Statement as to why the land was no longer needed as part of the existing community facility / alternative community facility purpose. This is discussed in detail in Section 6 of the report.

5.0 # Planning Policy

5.1 This section of the Statement provides a comprehensive review of relevant planning policy for the housing proposals.

The National Planning Policy Framework

5.2 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration for planning applications. Whilst much of its policy is applicable in this case, its most relevant policies relating to the principle of development at the site are set out below.

Presumption in Favour of Sustainable Development

5.3 The cornerstone of the NPPF is to proactively deliver sustainable development to support the Government's economic growth objectives and deliver the development which the country needs.

5.4 Paragraph 14 of the NPPF also states:

*"At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development,** which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **decision making** this means:*

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

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

*- any adverse impacts of doing so would **significantly** and **demonstrably** outweigh the benefits, when assessed against policies in this Framework taken as a whole; or*

- specific policies in this Framework indicate development should be restricted."

5.5 Paragraph 15 of the NPPF is clear:

*"**…development which is sustainable should be approved without delay**." (NLP emphasis)*

5.6 In this context, as referred to above, the Barnsley UDP was adopted 15 years ago in 2000, with the policies formulated during the 1990s. The plan-period of the UDP ended in 2001 and whilst some have been saved, its policies were only ever intended to control development within that timeframe. Indeed, both the Inspector and the Secretary of State concluded that the plan was prepared under different circumstances to the present day within the North Gawber Colliery appeal decision. It is therefore concluded that policies of the UDP are indeed out-of-date for purposes of considering this application.

Driving Sustainable Economic Growth

5.7 The NPPF makes clear that economic development is a core component of delivering sustainable development and growth. Paragraph 9 states that sustainable development involves:

"Positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, *including, inter alia:*

- *Making it* ***easier for jobs to be created;***
- ***Replacing poor design with better design;***
- ***Improving the conditions in which people live, work, travel and take leisure;***
- ***Widening the choice of high quality homes."***

5.8 A Core Planning Principle of the NPPF at Paragraph 17 is that the planning system should:

"Proactively drive and support sustainable economic development to deliver the homes, businesses, industrial units, infrastructure and thriving local places that the country needs."

5.9 Paragraph 19 states:

"The Government is committed to securing economic growth in order to create jobs and prosperity…"

5.10 Paragraph 19 goes on to state:

"The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth."

5.11 On 23 March 2011 the then Minister of State for Decentralisation Greg Clarke MP published a Ministerial Statement entitled 'Planning for Growth'. The Ministerial Statement is a material consideration in determining planning applications **now**[1]. The Government's policy objective is clear:

"that the answer to development and growth should wherever possible be 'yes'…" (NLP emphasis)

5.12 In deciding whether to grant planning permission, LPAs are required to:

"…support enterprise and ***facilitate housing, economic and other forms of sustainable development."*** (NLP emphasis)

Increasing the Supply of Housing

5.13 The overriding housing objective of the NPPF as stated at paragraph 47 is:

"To <u>boost significantly</u> the supply of housing."

[1] Paragraph 2.9, 'The Plan for Growth' HM Treasury, March 2011

5.14 In doing so, Local Authorities are required by to:

*"Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their requirements with an additional buffer of 5%...**Where there has been a record of persistent under delivery of housing, local authorities should increase the buffer to 20%."***

5.15 Paragraph 49 of the NPPF states:

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

5.16 The key housing objectives stated in the NPPF for significantly increasing the supply of housing are:

1 Increase the supply of housing

2 Deliver a wide choice of high quality homes that people want and need

3 Widening opportunities for home ownership

4 Creating sustainable, inclusive communities, including through the regeneration and renewal of area of poor housing.

Requiring Good Design

5.17 The NPPF places great emphasis on high quality and inclusive design and states that it is "*indivisible from good planning*" (Paragraph 56). Further, consideration is given to addressing the connections between people and places and the integration of new development into the natural, built and historic environment (Paragraph 61).

Development Plan

5.18 The adopted development plan currently comprises of the Barnsley Local Development Framework Core Strategy and the remaining saved policies of the Barnsley Unitary Development Plan (UDP).

Barnsley LDF Core Strategy

5.19 The Core Strategy was adopted in September 2011 and has replaced a number of policies from the Barnsley UDP. Core Strategy policies relevant to the determination of this application are listed below. Section 5.0 sets out how the proposal accords with their requirements.

- CSP 1 Climate Change;
- CSP 2 Sustainable Construction;
- CSP 3 Sustainable Drainage Systems;
- CSP 4 Flood Risk;
- CSP 5 Including Renewable Energy in Developments;

- CSP 14 Housing Mix and Efficient Use of Land;
- CSP 15 Affordable Housing;
- CSP 26 New Development and Highway Improvement;
- CSP 29 Design;
- CSP 30 Historic Environment;
- CSP 33 Green Infrastructure;
- CSP 34 Green Belt;
- CSP 35 Green Space;
- CSP 36 Biodiversity & Geodiversity ;
- CSP 40 Pollution Control & Protection;
- CSP 42 Infrastructure & Planning Obligations;
- CSP 43 Education and Community Facilities.

Barnsley UDP

5.20 The Barnsley UDP was adopted in 2000 and was only intended to cover the period 1986 – 2001. Notwithstanding this, a number of policies were saved in 2007 and until further progress is made with the LDF, remain part of the development plan.

5.21 The application site is identified on the UDP Proposals Map as an 'Existing Community Facility' along with the adjoining school. In 2012, as part of its Green Belt Review ('Green Belt – Minor Changes to the Green Belt Boundary' (July 2012)), the Council acknowledged that the application site was allocated as an 'existing community facility' use in error. This error and how the proposals address it are discussed later in this Statement. In any event, given the date off UDP and the conclusions of the Inspector in the North Gawber Colliery decision, the policy can be given limited weight in the decision making process.

Supplementary Planning Documents

Designing New Housing Developments

5.22 Adopted by the Council in March 2012, this Supplementary Planning Document (SPD) builds upon policy CSP 29 of the LDF Core Strategy and sets out the principles that apply to the consideration of planning applications for new housing development within Barnsley.

5.23 The SPD provides guidance on the relationship of new developments to existing dwellings with the aim of reducing overlooking and overshadowing. External spacing standards for new housing developments are also identified within this SPD, with the SPD requiring setbacks of a minimum of 21 metres between opposing habitable room windows.

5.24 The document provides guidance on how new residential development should respect local context and states that the design of new developments must be based on an appraisal of existing landscape and settlement character.

Parking

5.25 This SPD builds upon CSP 24 (New Development and Sustainable Travel) and sets out the car parking standards that the Council must apply to new development / applications for changes of use.

5.26 Under the requirements of this SPD, a maximum of 1 car parking space per 1 to 2 bedroom house and 2 car parking spaces per 2 to 3 bedroom house should be provided.

Emerging Policy

Barnsley Local Plan, Consultation Draft

5.27 BMBC is currently in the process of producing a new Local Plan. Once adopted, this document, together with the Joint Waste Plan adopted in March 2012, will form the statutory development plan for Barnsley and will guide development in the Borough until 2033. A consultation draft of the Local Plan was consulted upon between November 2014 and January 2015.

5.28 As part of the Consultation Draft, the application site is proposed to be removed from the defined settlement boundary of Hoylandswaine and identified as Green Belt as part of a wider review of boundaries. As part of the consultation process for the draft local plan, the applicant objected to proposed allocation on the grounds that exceptional circumstances had not been demonstrated and the allocation was therefore inconsistent with paragraph 83 of the NPPF. Conroy Brook's objection also identified that the site's location relative to existing/ recently approved housing within Hoylandswaine, its proximity to local services and amenities in the Village, its lack of technical constraints make it a much more suitable site for housing.

5.29 Conroy Brook also argued that the size and location of site relative to the wider Green Belt meant that removing this site from the existing settlement boundary would add little, if anything, in terms of contribution to the openness and character of the Green Belt. As yet, the Council has yet to formally respond to this objection.

5.30 Paragraph 216 of the NPPF states that from the date of publication, decision takers may give weight to relevant policies in emerging plans, although the weight to be given to such policies should be dependent upon:

- 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).

5.31 Taking account of this advice, it is concluded that very little, if any, weight can be applied to the proposed allocation of this site as Green Belt, given the limited progress of the plan and the unresolved objections. This is discussed later in the statement.

Figure 5.1 Draft Green Belt Allocation



Source: Barnsley Local Plan, Consultation Draft

Other Documents

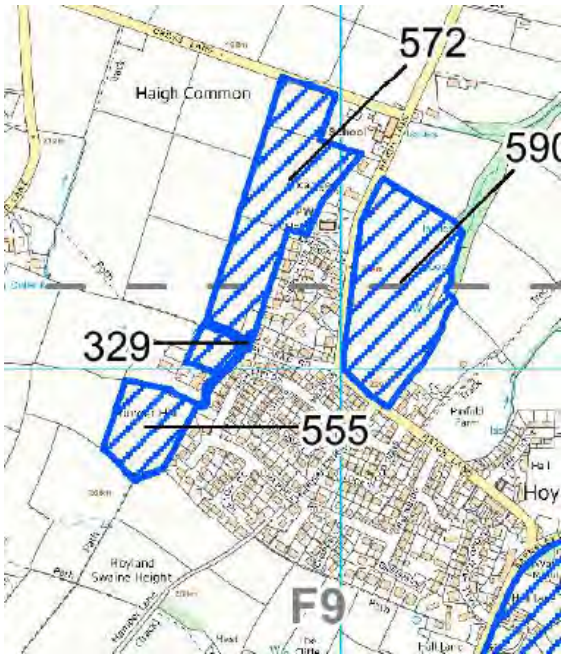
Barnsley SHLAA, April 2012

5.32 Produced in 2012, the Barnsley Strategic Housing Land Availability Assessment (SHLAA) provides information on the land available to meet housing requirements within Barnsley.

5.33 There are a number of important things to note from this document which are of importance to this planning application.

5.34 Firstly, the Barnsley SHLAA considered the application site and the land immediately south of the site upon which planning permission has recently been secured for new housing (Site Ref 572) (Figure 4.2).

Figure 5.2 Site Ref 572



Source: SHLAA 2008

5.35 Whilst all land immediately south of the application site has since been supported for new housing, the application site itself has not. It can only be assumed that the reason for removing the application is attributed to the anomaly in the UDP maps, which incorrectly identifies this site as part of an 'existing community facility' despite having no association with the adjoining School.

5.36 Secondly, the SHLAA notes that there is a need to increase the supply of low-density, high-value or 'executive housing' within the borough.

Summary of Key Policy Themes

5.37 In summary a review of the relevant national and local policy has demonstrated that:

1 The NPPF requires that housing applications should be considered in the context of the presumption in favour of sustainable development. As the Council does not have a 5 year supply of deliverable sites, policies which restrict housing supply should be considered out of date and sustainable proposals for housing should be approved without delay.

2 The UDP was adopted in 2000 and therefore the NPPF directs that weight should only be afforded to its policies where they are consistent with the NPPF.

3 Whilst the UDP identifies this site as an 'existing community facility', the site is not part of the adjoining School land, nor has it ever formed part of any existing community facility.

4 The Draft Local Plan identifies the site as a part of the Green Belt. Limited weight can be given to this emerging policy due to the limited progress with the plan and the unresolved objection to this proposed allocation.

5 Significant weight should be placed on the need to support sustainable economic growth, including planning proactively to meet the development needs of businesses.

5.38 Having considered the proposals against the backdrop of both national and local planning policy, it is clear that the most important considerations from a planning perspective are:

- Principle of Development;
- Sustainable Development;
- Impact on the Green Belt;
- Design; and
- Other environmental matters and material considerations

6.0 Planning Assessment

6.1 This section of the Statement assesses the proposals against the relevant policy issues listed in paragraph 4.32 above.

Principle of Development

6.2 The NPPF is unequivocal that housing applications should be considered in the context of the presumption in favour of sustainable development and relevant development plan policies cannot be considered up-to-date if a local planning authority cannot demonstrate a 5 year supply of deliverable housing sites.

6.3 Core Strategy (CS) Policy 9 states that at least 21,500 net additional new homes will be completed during the period 2008 – 2026 and that a minimum five year supply of deliverable sites will be maintained. However, it has been acknowledged through both the 2013 Consultation Strategic Housing Land Availability Assessment (SHLAA) and through the consideration of a number of planning applications in the Borough, that a 5 year supply of deliverable housing sites cannot be demonstrated. In its consideration of the adjoining scheme at Church Lane, Hoylandswaine (2014/0754), the Council concluded that *"… the Council cannot currently demonstrate a deliverable 5 year supply of housing. Where this is the case, relevant policies for the supply of housing should not be considered up to date".*

6.4 CS Policy 10 states that 1,000 of the Borough's housing requirement will be delivered in 'Other Settlements' (i.e. the villages with populations of less than 3,000). Hoylandswaine falls within this category and therefore the development of this site is consistent with that objective.

6.5 In the absence of a 5 year supply and for each of the reasons set out below, it is considered that the application site represents an appropriate location to help boost housing supply within the Borough without negatively impacting on the character of the area.

6.6 Turning to the existing allocation on the site. It has been acknowledged by the Council that this was made in error and as such it should not be necessary to consider the proposals against CSP 43 of the Core Strategy, which seeks to protect such uses. Notwithstanding this, in order to provide a robust assessment the proposals have been considered in the context of this policy.

6.7 CSP 43 states that community facilities should be protected from development unless it can be demonstrated that a) the existing sites and premises are no longer necessary or b) it can be demonstrated that an alternative community use is not required.

6.8 Firstly, other than being adjacent to the Primary School, this site has no direct connection (either legally or physically) with this facility. It is physically separated from the School by a mature hedgerow and boundary fence and can

only be accessed from an independent access point on its northern boundary. As indicated above, the Council also recently acknowledged in the 2012 'Green Belt-Minor Changes to the Green Belt Boundary' review that this allocation was an anomaly in the UPD Proposals Map **(Appendix 02).**

6.9 The application site has also been removed from the 'existing community facility' allocation under the Consultation Draft of the Local Plan implying the Council does not need this land to support community facility uses in the long-term.

6.10 Looking next at whether this site is necessary to support an alternative community facility use in the long term. During discussions with the local community as part of the public consultation event, none of the local residents identified the need for a new community facility or land for a new community facility. A number of residents did, however, identify the need for funding to support the expansion of existing community facilities such as the Church Hall.

Sustainable Development

6.11 In assessing whether the proposal represents sustainable development, an assessment has firstly been made against Planning Advice Note 30: Sustainable Location of Housing Sites (PAN 30) (adopted July 2011). PAN 30 is a material consideration in the determination of planning applications for new housing in Barnsley. The purpose of PAN 30 is to promote the development of housing in sustainable locations which are close to local services and have good public transport connectivity. This is assessed through the use of a checklist which scores potential housing sites according to their location, land use, transport and service provisions. As demonstrated in **Appendix 03,** attributed primarily to the site's location relative to the main urban area of Barnsley, it fails to achieve a score deemed to meet the requirements of PAN 30.

6.12 Notwithstanding, it is considered that the weight that that can be applied to the results of the PAN 30 assessment are limited following the publication of the NPPF. This view was shared by officers in considering an application for residential development at Dearne Hall Road, Barnsley (2013/0280) where the committee report stated *"the extent upon which it can be relied is now limited following the publication of the NPPF and as it is not part of the statutory development plan for the Borough"* and at the adjoining site at Church Lane, Hoylandswaine (2014/0754) where officers concluded that the PAN 30 assessment *"…references the now superseded Planning Policy Statement 1 and 3 and the Regional Spatial Strategy. In addition SYPTE now use a Land Use and Transport Integration (LUTI) methodology when providing comments on planning applications, which is not referred to in PAN 30. Accordingly, the overriding consideration is the NPPF, which states that there are three dimensions of sustainable development: economic, social and environmental".*

6.13 Each of these criteria is considered in detail hereunder.

Economic

6.14 Paragraphs 18 – 22 of the NPPF sets out the Government's commitments in relation to economic growth. It states that the planning system should encourage sustainable growth rather than hinder it and that it should help to build a strong and competitive economy.

6.15 Consistent with this objective, the proposals at Cross Lane will deliver additional economic benefits in the form of job creation increased local spending power.

6.16 The development will have an economic impact in terms of a New Homes Bonus receipt for Barnsley Council and an-ongoing increase in Council Tax receipts.

6.17 This development will also result in the creation of a new apprenticeship role between Conroy Brook (Developments) Ltd and Barnsley College **(Appendix 04).**

6.18 For these reasons, the site is deemed to be economically sustainable.

Social

6.19 One of the biggest challenges facing Councils today is their ability to achieve an appropriate balance between proactively driving and supporting sustainable economic growth and creating healthy and inclusive communities.

6.20 Whilst the Council has acknowledged that the 'existing community facility' allocation was added to the UDP Maps in error, as a Company with direct local connections to Hoylandswaine Village and local builders to the South Yorkshire area, Conroy Brook (Developments) Ltd has nonetheless taken this opportunity to deliver a number of important community benefits to the local area. These community benefits include:

- The provision of a new fence along the School's western boundary: During a meeting with Hoylandswaine Primary School, the School identified a number of projects which require funding. One of these projects was that of the boundary fence along the School's western and southern boundary. As part of this scheme, the applicant is proposing to erect a new fence on the School's western boundary akin to that already in place on the School's northern boundary;
- Funding for a new Community Room at the School: As part of this scheme, the applicant is proposing to offer a fixed fee of £1,500 towards a new Community Room at the Hoylandswaine Primary School;
- Funding for the local Church Hall: As part of this scheme, the applicant is proposing to offer a fixed fee of £1,500 towards future improvement works at the nearby Church Hall;

- Enrolment to the Barnsley College Apprenticeship Scheme: As noted above, Conroy Brook (Developments) Ltd is committed to hiring an apprentice from the Barnsley College apprenticeship programme. In doing so, the Company will train a member of the community with the necessary skills, qualifications and experience he/she needs to build a successful career, whilst providing members of the local Hoylandswaine community with a scheme that delivers important social and economic benefits; and
- Off-site Highway Improvements: The proposals will deliver several important off-site highway improvements to the Cross Lane and the adjoining Haigh Lane junction, which will benefit children/ parents of the adjoining primary school and all other local residents using this roadway.
- Addressing a need for larger homes: This scheme will help address an acknowledged need for high-quality detached housing within the Borough.

6.21 For the reasons set out above, the site is considered to be socially sustainable.

Environmental

6.22 The site is not at high risk of flooding and the proposals include designs for a bespoke Sustainable Urban Drainage System (SUDS), in line with Core Strategy Policies CSP 1 and CSP 3.

6.23 CSP 2 requires that all new development demonstrate how it minimises resource and energy consumption and how the development is located and designed to withstand the longer term impacts of climate change. The attached Energy Statement confirms that, where possible, energy efficient design techniques will be utilised. As a minimum each dwelling will have a primary heating and hot water system which is provided via gas-fired condensing boilers (minimum efficiency 89%). Each dwelling will also be equipped with PV panels.

6.24 CSP 5 stipulates that all developments of 10 or more dwellings should include 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. An energy calculation report has been prepared for Plot 7, the least suitable roof for PV panels. It concludes that the inclusion of 1.8 kWp of PV on plot 7 will result in a 9.24% reduction in energy usage and a 21.47% reduction in C02 emissions.

6.25 CSP 36 requires that developments conserve and enhance the Borough's existing biodiversity. Consistent with this objective, the proposals retain the existing hedgerows on the eastern and southern boundaries and propose new boundary vegetation along the site's western and northern boundaries. Additional landscaping will also be introduced throughout the front and rear gardens of each of the properties.

6.26 In addition to being a more efficient use of serviced land, the proposal is also within walking distance of a number of important community facilities, ensuring that housing is accommodated within a sustainable location and that the development contributes to low carbon emissions.

6.27 The proposals have net social, economic and environmental benefits and therefore represent sustainable development. Therefore, in the context of paragraphs 14 and 15 of the NPPF, the proposals are sustainable and should be approved without delay.

Impact on the Green Belt

6.28 One of the principal planning considerations for this application is whether the development as proposed will impact on the character and integrity of the adjoining Green Belt.

6.29 As noted above, as part of the Consultation Draft, the application site is proposed to be removed from the defined settlement boundary of Hoylandswaine and identified as Green Belt as part of a wider review of boundaries. As part of the consultation process for the draft local plan, the applicant objected to proposed allocation on the grounds that exceptional circumstances had not been demonstrated and the allocation was therefore inconsistent with paragraph 83 of the NPPF. It also argued that the configuration of the wider Green Belt boundary immediately south and east of the application site means that brining the application site back into the Green Belt would add little, if anything, in terms of openness and character to the Green Belt or each of the other purposes of the Green Belt. The Council has yet to respond to this objection.

6.30 Looking firstly at the potential impact of the proposed development on the existing Green Belt adjacent to Hoylandswaine. A small portion of the development, specifically the off-site highways works, will take place within the adjoining Green Belt. These works are limited to a very small section of the road, namely the section of the road from the proposed site entrance point east to the Haigh Lane junction, and are being proposed in direct response to the BMBC's Highways Engineer's pre-application advice and the applicant's desire to contribute to the design and safety of this roadway for the adjoining primary school and future residents of the scheme.

6.31 Paragraph 87 of the NPPF states that inappropriate development in the Green Belt should be avoided except in very special circumstances. Inappropriate development is deemed to be development that would adversely affect the openness and character of the Green Belt. The works that will take place in the Green Belt as a result of this proposal are limited to the southern section of the road/ eastern side of the entrance point, ensuring encroachment beyond the existing highway boundaries north and west is minimised.

6.32 In summary, the works that have been proposed within the adjoining Green Belt have been limited to essential road widening, footpath and lighting works and will benefit the community as a whole and most importantly improve

pedestrian safety conditions around the local Primary School. The development of this land in its current form is therefore consistent with national and local Green Belt policies.

Design

6.33 These proposals have been designed to reflect the design standards set out in CSP 29 and the 'Designing New Residential Development', March 2012 SPD and in many instances surpass the minimum design standards identified.

6.34 Whilst full details of the design techniques utilised as part of this scheme and their consistency with national and local planning policies can be found in the attached Design and Access Statement, they can be briefly summarised as follows:

- The application proposes a low density housing development that reflects the character of the adjoining area and which minimises the impact of the development on the adjoining Green Belt, in line with CSP 14, CSP 29 and Paragraph 47 of the NPPF.
- The proposals include a range of house dwellings in line with CSP 14 and Paragraph 50 of the NPPF. The size of these units also surpass the minimum internal floor space set out within the abovementioned SPD;
- The proposals utilise high-quality materials and finishes, including natural stone and slate. They also reflect the rudiments of local vernacular design, which combined will create an attractive and sustainable living environment for future residents in line with CSP 29 and Paragraph 63 of the NPPF;
- The proposals distinguish between public and private spaces through the use of block paving and attractive soft landscaping, encouraging reduced speeds and creating legible, safe and attractive outdoor spaces in line with CSP 14 and Paragraph 69 of the NPPF;
- Where possible, the proposals retain existing boundary landscaping and propose additional natural landscaping along the site's principal boundaries, maximising the proposals biodiversity contribution and minimising the views of the proposals from the adjoining Green Belt in line with CSP 34 and CSP 36;
- Where possible, the properties within the northern section of the site have been orientated towards the site's northern boundary to create an active and attractive residential streetscene to Cross Lane in line with CSP 29 and Paragraph 58 and 69 of the NPPF;
- The layout includes generous separation distances between proposed dwellings on the site, the recently approved dwellings on the adjoining site and the adjoining School, ensuring the amenity of future residents/ the School is protected in line with paragraph 58 of the NPPF;

- The development proposal has also been assessed against specified criteria in the Building for Life 12 (2012) design guide and is largely compliant with the standards set in this document. The full Building for Life Assessment is contained within the Design and Access Statement.

6.35 In summary, the proposals put forward in this application by a local builder show a detailed understanding of the local context with regards to setting, building styles and materials and will consequently contribute to Hoylandswaine's sense of place.

Other Environmental and Technical Considerations

6.36 Paragraph 14 of the NPPF states that planning authorities should approve proposals which accord with the development plan without delay, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. A number of technical assessments have been carried out in relation to the proposed development to assess the potential impacts of the development. These are summarised below.

Transport

6.37 CSP 25 states that, where possible, new development should be located to reduce the need to travel, should meet minimum standards for car parking and cycling, and should be supported by a transport statement which clarifies, amongst other things, measures to promote sustainable transport solutions and to reduce negative impacts on the local highways network. CSP 26 states that new development will be expected to be designed to provide safe, secure and convenient access to all road users.

6.38 Consistent with each of these objectives, the current proposal includes a number of off-site highways improvements aimed at adding to existing highway safety in the area and promoting sustainable transport for future residents.

6.39 The existing 30mph speed limit will be relocated west on Cross Lane, parallel with the site's western boundary. At present the 30mph speed limit sits halfway along the School's side boundary meaning that cars do not slow from the National Speed limit to 30mph until they are almost at the side gate of the School. As part of this proposal, the applicant is proposing to relocate the speed limit to the western boundary of the application site encouraging motorists to reduce their speeds well in advance of the School boundary.

6.40 Acknowledging the current pressures on Cross Lane during School drop off and pick up times, Conroy Brook (Developments) Ltd is proposing to widen the width of Cross Lane to a minimum 5.5m metres between the site access point and the Cross Lane/ Haigh Lane junction. It is also proposing to harden the western side of the Cross Lane/Haigh Lane Junction to improve sight lines at this point. (See 'Cross Lane, Hoylandswaine Spot Levels', Job 975, Drawing 01). These improvements will improve conditions not only for future residents of the scheme but for current residents and parents with children at the adjoining School.

6.41 The applicant is also proposing two important pedestrian improvements to Cross Lane, including the extension of the existing public footpath west as far as the new vehicular entrance point to the site, and the introduction of new public lighting along the same area.

6.42 These improvements will not only benefit future residents of the scheme but also students of the local school.

6.43 This attached Transport Statement confirms that:

- Safe and convenient vehicular and pedestrian access can be achieved between Cross Lane and the application site;
- Existing traffic volumes along Cross Lane are relatively low and the number of additional trips expected to be generated as a result of the proposed development will e low;
- The proposal will result in important vehicular and pedestrian improvements;
- The proposal incorporates appropriate car parking and cycle facilities;
- The site benefits from good public transport access and is within convenient walking distance of a number of existing community, recreational and educational facilities.

6.44 In summary, this application will have a positive impact on the existing road network for the village; provides adequate cycling and car parking facilities for its residents; and is consistent with the design standards set out in CSP 25 and CSP 26.

Flood Risk/Drainage

6.45 CSP 3 and CSP 4 set out the Councils commitments in relation to drainage and flood risk.

6.46 Consistent with CSP 4, this application proposes development within an area which is not identified as being at high risk of flooding. The attached drainage strategy (SR/SH11568/LET-002A) confirms that there are three drainage options available to this development and in accordance with the requirements of CSP 3, each drainage option will accommodate an on-site SuDS-based attenuation system to reduce the site run-off to an agreed existing Greenfield rate discharge. This will be accommodated in the form of a 180m2 underground storage tank (SH11568-002). The drainage option that is pursued will be the subject of detailed discussions with Yorkshire Water and the Council.

6.47 In summary, it is considered that the proposed development for 10 dwellings is appropriate in drainage and flood risk terms and accords with the objectives of CSP 3 and 4.

Historic Environment

6.48 The closest listed building is that of the St John the Evangelist Church, which is located approximately 50 metres south-east of the application site. Natural ground levels changes and mature boundary vegetation means that this building is naturally screened from view from the proposed development. This building will be further screened from the site once the adjoining development is complete. As a result of existing/ future conditions on the adjoining site, this development will have no impact on the historic environment of Hoylandswaine and is therefore consistent with the objectives of CSP 36.

Noise

6.49 To ensure that the noise generated by the construction of this development is kept to a minimum and does not impact on the amenity of the adjoining School, the applicant has agreed to erect a temporary acoustic fence along the eastern boundary, just inside the existing hedge line, during construction. Full details of this fence will be agreed with the Council as part of the Construction and Environmental Management Plan.

6.50 Noise levels during occupation will be consistent with those found on any typical residential scheme and for this reason no further mitigation measures have been identified for this period.

Ecology

6.51 An Ecological Report has been undertaken and submitted as part of this application. This report confirms that site is of low ecological value and that the proposed development will not give rise to any negative biodiversity effects.

6.52 The report recorded a small neglected pond to the east of the site, within the adjoining School site. This pond was recorded as having a Habitat Index Rating of ‘average’ and suboptimal conditions for Great Crested Newts. A follow-up eDNA sample undertaken in May 2015 also recorded a negative reading for the presence of Great Crested Newts. As a result the ecological report concludes that no further Great Crested Newt survey work is necessary.

6.53 The report confirms that a single statutorily designated site of nature conservation importance lies within 2km of the site (namely Pye Flatt Meadows Site, SSSI) but that this SSSI site is sufficiently removed from the application site not to be impacted.

6.54 The size of the site together with the abundance of similar habitats in the surrounding area means that the site is considered to be of importance to nesting and foraging birds within the zone of immediate influence only and of up to local importance for brown hare.

6.55 Roosting bats are not considered to be a receptor to the development and as such, no further survey work is recommended.

6.56 This report identifies a number of mitigation measures for the scheme, including:

- All deep excavations to be covered overnight unless completely fenced off and any unfenced/ uncovered shallow excavations to have a scaffold board or equivalent placed in them to act as a ramp to allow badgers to exit should they fall in;
- Pre-commencement checks for the presence of nesting birds to be undertaken for any vegetation clearance during the nesting season;
- For any site clearance which is carried out between March and September, consideration shall be given to the phased vegetation clearance of the site to allow reptiles to move away;
- Where possible, site vegetation clearance should be undertaken outwith the main breeding season for brown hares (i.e February through to September). If clearance does take place during this time, then a walkover should be undertaken by a qualified ecologist immediately prior to site clearance to flush out any hares;
- Incorporation of long term bat roosting opportunities on site as part of the development could be considered.

6.57 Overall, the report concludes that the development will have no adverse impact on Barnsley's natural environment or protected species, and will support and enhance the Borough's landscape and incorporate new, high quality landscaping and planting in accordance with CSP 36.

7.0 # Conclusion

7.1 In conclusion, the key issues relating to the planning assessment of this application can be summarised as follows:

1 Barnsley Council cannot demonstrate a deliverable five year housing land supply. According to paragraph 49 of the NPPF, the development plan policies pertaining to housing land in Borough are out of date and the application should therefore be considered in the context of the presumption in favour of sustainable development;

2 The development site is a deliverable housing site and when considered in the context of paragraph 47 of the NPPF, is available, suitable and achievable for the provision of housing now;

3 The Government has made increasing housing supply a key objective. This application will deliver new houses to meet a defined need in the villages to the west of Barnsley;

4 Whilst currently allocated as part of an 'existing community facility', the Council has since acknowledged that this allocation was made in error. It has also removed this allocation in the Consultation Draft of the Local Plan confirming that the Council accepts it does not form part of an existing allocation and that this land is not needed to support community facility land uses in the long-term;

5 In accordance with paragraph 216 of the NPPF, the emerging allocation to the site as Green Belt can be given limited, if any, weight. The plan is at a very early stage in its preparation an there is an unresolved objection on this matter.

6 The proposals are considered to represent sustainable development having regard to the three dimensions of sustainable development in the NPPF. The scheme will deliver a number of important economic benefits in the form of job creation, a new apprenticeship role and increased expenditure in the local area. The scheme will deliver several social benefits in the form of a new fence for the adjoining School, funding towards a community room at the school and funding towards improvement works at the Church Hall as well as highway improvements to the Cross Lane roadway. The scheme will also deliver a number of environmental benefits in the form of new landscaping and additional screening between the site and the adjoining Green Belt;

7 The Council acknowledges the 'existing community facility' allocation was added to the site in error and is not currently looking to take this allocation forward under the new Local Plan. Policy CSP 43 which seeks to protect community uses is therefore not a relevant consideration. In any event, it has been demonstrated how this policy has nonetheless been satisfied.

8 Whilst the proposals include works to the Green Belt, these works are minor and limited to essential road and pedestrian improvements to

Cross Lane, each of which will have a net community benefit and can be supported without impacting on the character and openness of the Green Belt;

9 The proposed development respects existing architectural building styles and local vernacular design consistent with policies CSP14 and CSP 29;

10 The proposal is considered acceptable from a highways perspective taking into account policies CSP 26 and CSP 40; and

11 The proposals satisfy the relevant core strategy policies relating to other material considerations including flood risk, drainage, ecology, noise and historic environment.

7.2 In conclusion, the proposals represent sustainable development as defined by the NPPF and are consistent with the relevant policies of the Barnsley Core Strategy and should therefore be approved without delay.

Appendix 1 Community Consultation

Community Consultation

Consultation with Hoylandswaine Primary School

On 22 June, members of the Project Team met with both the Head Teacher and the Chair of the Governing Body for the Hoylandswaine Primary School.

As part of this discussion, the consultant team provided the School with an overview of the proposal, likely timeframes for construction and potential opportunities for the scheme to contribute towards future projects at the School.

During this discussion, the School provided the consultant team with an overview of the projects in the pipeline and the funding issues associated with many of these projects.

Community Consultation Event

A public consultation event was held in the Church Hall, Haigh Lane on 06 July 2015 from 3.30pm to 7pm.

The event was hosted by representatives of the Project Team, including a number of representatives from Conroy Brook (Developments) Ltd; Martyn Jones of MPJ Design; Aisling Kelly of Nathaniel Lichfeild & Partners; and Leigh Ogden of PAH Highway Consultants.

The event was advertised through posters in the local area in the weeks leading up to the public consultation event.

The event was attended by 23 local residents, each sharing their feedback on the design and layout of the proposed scheme. Many of the residents agreed the dwellings were of a high-quality and reflected elements of local vernacular design. A number of residents raised concerns about the ability of Cross Lane to facilitate additional traffic, noting that this road is in need of widening. Two residents also raised concerns about the potential impact of the development on surface water drainage in the area.

A total of four written representations were received during the course of the public consultation event. Again, these comments typically related to:

- The effect the scheme would have on Cross Lane;
- The ability of the existing surface drainage system to absorb more housing;
- The potential for the scheme to contribute towards existing local community facilities within the area.

One resident requested additional landscaping in the form of new trees in the rear garden of plots 1 to 5 to provide additional screening between proposed and existing dwellings in the area. The site layout plan was subsequently

revised to show indicative landscaping in the rear gardens of each of these properties. Full details of the final landscaping scheme will be submitted to and agreed with the Council as part of a condition to any planning permission.

One written representation noted that the development would be a welcome addition to the area, given its attractive and sympathetic design. It also reflected on the need for the Village to support schemes like this, if it is to have any success in sustaining local services and attracting new ones.

Responding to Feedback

Following feedback from Hoylandswaine and members of the public during the public consultation event, the scheme was modified to show additional indicative landscaping to the rear of plots 1 to 5 and to remove the surface car park for the adjoining School. As an alternative, the applicant is now proposing to erect a new fence on the School's western boundary, akin to that already in place on the School's northern boundary and to pay £1,500 towards a new Community Room at the School.

The applicant is also proposing to pay £1,500 towards improvements at the existing Church Hall on Haigh Lane.

Appendix 2 Extract from Green Belt Additions July 2012

Green Belt Additions Map GBA-15



Green Belt Additions July 2012

Ref No	LDF Map page	Site	Changes from UDP to LDF 2012	Summary of reasoning for change
GBA10	20	Park Spring Road, **Grimethorpe**	**UDP Employment Policy LDF Green Belt**	**UDP mapping error. Site does not meet Employment Land criteria and meets Green Belt criteria.**
GBA11	20	Park Spring Road, Highway **Grimethorpe**	**UDP Employment Policy LDF Green Belt**	**UDP mapping error. Site does not meet Employment Land criteria and meets Green Belt criteria.**
GBA15	25	West of Haigh Lane, **Hoylandswaine**	**UDP Community Facility LDF Green Belt**	**UDP mapping error. Site not part of Community Facility and meets Green Belt criteria**
GBA18	32	Land off Barrowfield	**UDP Employment**	**UDP mapping error.**

Appendix 3 PAN 30

Planning Advice Note 30- Sustainable Location of Housing Sites

Adopted July 2011



Remaking Barnsley

BARNSLEY Metropolitan Borough Council

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1 . Introduction

1.1 BMBC adopted Planning Advice Note 30 (PAN 30) in January 2004. This is now cancelled and superseded by this guidance for the interim period prior to the Development Sites and Places Development Plan Document (DPD) being adopted.

1.2 PAN30 has been prepared by the Council in the same way as if it was a Supplementary Planning Document (SPD). This includes following the requirements laid out for consultation on an SPD in the boroughs Statement of Community Involvement. The PAN is a material consideration that carries weight in the determination of relevant planning applications. However all other relevant national, regional and local planning policies still apply.

1.3 The aim of PAN30 is to promote the development of sustainable, deliverable housing sites consistent with national planning policy, The Regional Spatial Strategy (RSS) and the Local Development Framework (LDF) Core Strategy. The objective is to focus new housing development within the main settlements in the Borough and to ensure new development takes place in sustainable locations within them.

1.4 Through the Housing Development Sustainability Checklist, as laid out in section 5, this guidance will ensure that:

- New housing development is focused within Barnsley sub-regional town and the principal towns in accordance with the RSS and LDF Core Strategy settlement hierarchy
- The Councils objective of ensuring improvements in the housing regeneration areas in the borough are continued.
- The borough's housing requirement, as laid out in the LDF Core Strategy, is met.
- Housing sites are released in accordance with locational preferences set out in Planning Policy Statement 3: Housing (PPS 3), the RSS and the LDF Core Strategy, which give priority to development on previously developed land and seek to ensure new housing has good public transport access and is near to shops and other services.
- Unitary Development Plan (UDP) saved policies are considered.
- Infill and other redevelopment opportunities are taken up in preference to extensions to existing settlements.

2 . Development Plan Policy Context

2.1 The key policy documents which informed the sustainability criteria and spatial priority considerations set out in this guidance are considered below.

Planning Policy Statement 1: Delivering Sustainable Development & Supplement to Planning Policy Statement 1: Planning and Climate Change

2.2 PPS1 lays out the governments objectives and principles for the planning system. The PPS states that growth should be planned to reduce the need to travel by private car and make the fullest use of public transport and to take climate change impacts into account in the location of development. Additionally the PPS 1 climate change supplement provides guidance as to how the planning system can help to alleviate climate change. The PPS is clear that the location of development, including housing, 'should be planned to limit carbon dioxide emissions'.

Planning Policy Statement 3: Housing

2.3 PPS 3 provides national guidance on developing land for new housing (see Paragraphs 40, 41 and 43) stating that a key objective for Local Planning Authorities is to ensure the effective use of land by re-using land which has been previously developed. PPS3 is also clear that housing should be developed in sustainable locations that provide good access to local services, such as shops, schools and healthcare, and to public transport.

The Regional Spatial Strategy

2.4 The RSS remains part of the Statutory Development Plan for the borough. The Localism Bill clearly intends to revoke RSS and if this clause remains when the bill receives Royal Assent the RSS will no longer apply. However the Leeds City Region has prepared an Interim Strategy Statement that retains many of the RSS policies that are relevant to PAN30 and as a result they will remain as material considerations when determining planning applications whatever the status of the RSS . The following RSS polices continue to form part of the context with regard to PAN30:

- YH1: Overall Approach & Key Spatial Priorities
- YH2: Climate Change & Resource Use
- YH4: Regional Cities and Sub regional Cities and Towns
- YH5: Principal Towns
- YH7: Location of Development
- H2: Managing and Stepping Up the Supply and Delivery of Housing
- H3: Managing the Release of Land in Support of Interventions to Address Failing Housing Markets

2.5 All the above policies are included in the Leeds City Region Strategy Statement except for policies H2 and H3.

2 . Development Plan Policy Context

The Local Development Framework Core Strategy

2.6 The LDF Core Strategy sets out the key elements of the planning framework for Barnsley and the approach to its long term physical development. A number of its policies are relevant to PAN30. These are:

- CSP1: Climate Change - This policy seeks to reduce the impact of growth on climate change by giving preference to previously developed land in sustainable locations
- CSP8: The Location of Growth - This policy lays out the settlement hierarchy for the borough giving priority to growth in Urban Barnsley and the six Principal Towns.
- CSP9: The Number of New Homes to be Built - This policy commits the Council to seeking the completion of at least 21500 net additional homes during the plan period.
- CSP10: The Distribution of New Homes - This policy shows how the 21500 net additional homes will be distributed through the settlement hierarchy.
- CSP14: Housing Mix and efficient Use of Land - This policy, amongst other considerations, gives priority to development on previously developed land (PDL) and sets a target of 55 - 60% of homes being built on PDL.
- CSP17: Housing Regeneration Areas - This policy sets out the areas of the borough in need of housing regeneration and lays out measures that will be taken to support relevant planning applications.
- CSP25: New Development and Sustainable Travel - This policy lays out the Councils expectation that development will be located to reduce the need to travel and be accessible to public transport.

Saved Policies of the Unitary Development Plan (UDP) (including Supplementary Planning Guidance / Documents)

2.7 The Core Strategy policies supersede many of the UDP policies. A full list of UDP policies that have been superseded can be found in appendix 4 of the adopted Core Strategy. However a number of UDP polices are still in force following the direction received by the Council in 2007 from the Secretary of State saving a number of polices. In particular, some of the Volume 1, Part II and volume 2 policies and proposals for new housing development remain relevant to the determination of planning applications. As such, applicants are encouraged to consider these policies before an application is submitted to the Council.

3 . Housing Development Sustainability Checklist

This checklist should be completed and submitted, as part of any planning application, for all housing developments proposed in the borough above 0.4 hectares. Applications for smaller sites which form part of a larger site over the 0.4 hectare threshold, that may have potential for residential development, should also be accompanied by a completed checklist.

Guidance to Applicants

This Checklist should be included at the front of any other information that you wish to submit in support of the sustainability of your proposal.

The checklist is intended to establish whether the site is sustainably located. By completing the Checklist you are providing a concise summary of the key factors in determining the sustainability of the location of your housing application.

Applicant Details

Applicant Name	Conroy Brook (Developments) Ltd	**Date** 15/07/2015	
Site Address	Cross Lane Hoylandswaine Barnsley		

Checklist

Table 3.1

STEP 1 - KEY LOCATION & SITE REQUIREMENTS			
	Applicant (please tick applicable statement)	**Score**	**For office use only**
1a - Relationship to Core Strategy Settlement Hierarchy			
a) The site is located within Barnsley sub regional town (as shown in appendix 1 – plan 1)		**10**	

3 . Housing Development Sustainability Checklist

b) The site is located within a principal town (as shown in appendix 1 – plans 2 – 8)		**6**	
c) The site is located in one of the other settlements (as listed and defined in appendix 2)	✓	**2**	
d) The site is not located within any of the settlements covered by a), b) or c) above		**0**	
NOTE: Boundaries are shown on the maps in Appendix 1 for Barnsley, as the Sub Regional Town, and the Principal Towns. Hoyland principal town, following the examination and subsequent adoption of the Core Strategy, now also includes the settlement of Birdwell. The map of Hoyland principal town has not been amended to reflect this but the boundary for Birdwell is defined by the UDP green belt as shown on the UDP proposals map for Hoyland. Additionally Grimethorpe, following the examination and subsequent adoption of the Core Strategy, is now part of Cudworth principal town. Its boundaries remain as shown on the map in appendix 1. The boundaries shown on these maps describe the geography of these settlements as 'places' and are not to be interpreted as defining development limits. The maps are based on the Councils interpretation of the boundaries in August 2009. The boundaries shown on these maps will be revised as the LDF Development Sites and Places DPD advances to take account of changes to the Core Strategy, including those described above. All other settlements where PAN30 applies are listed in Appendix 2.			
For a site to be sustainable it must score at least 6 for step 1a			
1b - Reuse of Land			
a) The site is brownfield (It is occupied by a permanent structure (excluding agriculture or forestry) or has been cleared but any evidence of structures or activities has not yet blended into the landscape [(1)]		**10**	
b) The site is a brownfield/greenfield mix with more than 70% of its area brownfield		**6**	

1 Where it can be demonstrated that a site has been intentionally greened after clearance to improve its appearance in the interim until it is re-developed, it will continue to be considered as previously developed and will not normally be considered to have blended into the landscape (as set out in the exceptions to the definition of previously developed land laid out in annex B of PPS3). Any potential greenspace function of the land would need to be considered in the context of existing green space policies.

3 . Housing Development Sustainability Checklist

c) The site is a brownfield/greenfield mix with less than 70% of its area brownfield		**2**	
d) The site is greenfield	✓	**0**	
For a site to be sustainable it must score at least 6 for 1a & 1b combined			
Step 1 sub-total		2	

3 . Housing Development Sustainability Checklist

Table 3.2

STEP 2 - LAND USE & URBAN FORM			
	Applicant (please tick applicable statement)	**Score**	**For office use only**
2a - Location within Settlement			
a) The site is entirely within the built up area ***(See figure 3.1 below)***		**10**	
b) The site is on the edge of the settlement but not projecting into the countryside ***(See figure 3.2 below)***	✓	**6**	
c) The site is on the edge of the settlement and projecting into the countryside ***(See figure 3.3 below)***		**2**	
d) The site is wholly outside or is unrelated to any settlement		**0**	
For a site to be sustainable it must score at least 6 at step 2a			
		6	

Figure 3.1 Within the built up area

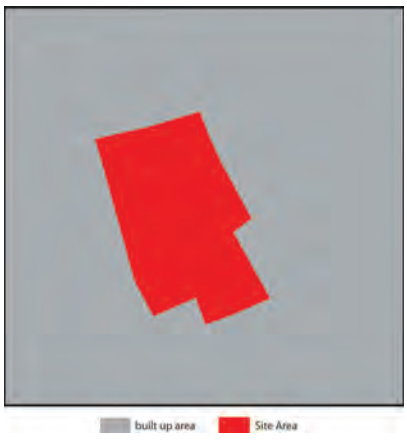


Figure 3.2 Edge of a settlement not projecting into the countryside

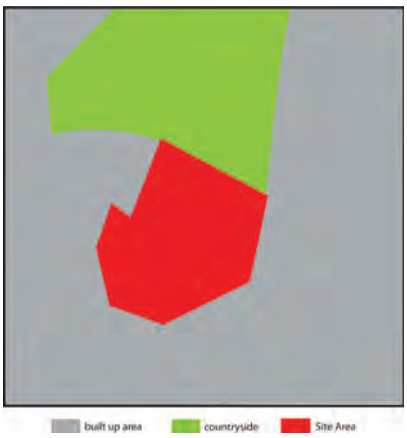
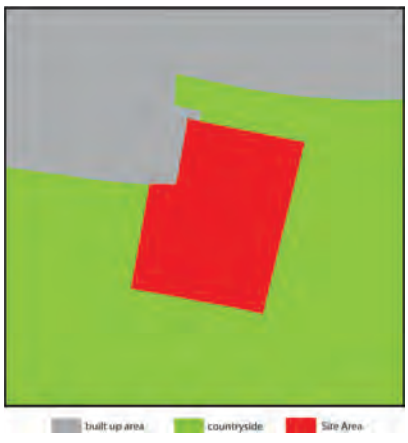


Figure 3.3 Edge of settlement, projecting into countryside



3 . Housing Development Sustainability Checklist

Table 3.3

2b - Current UDP Notation			
	Applicant (please tick applicable statement)	**Score**	**For office use only**
NOTE: Where a site is covered by more than one notation on the UDP proposals maps the Council will take a practical approach. This will usually result in the notation that receives the highest score in the checklist being used for the purposes of scoring. However there may be circumstances where this is not appropriate and this will have to be determined on an application by application basis.			
a) The site is a UDP Housing Proposal OR b) The site is a redundant school site which has become available for disposal and redevelopment under the Building Schools for the Future Programme which is: 1) NOT in the UDP Green Belt and; 2) Has satisfied the requirements of Core Strategy policy CSP43: Educational Facilities and Community Uses		**10**	
c) The site is a: • UDP housing policy area • UDP employment proposal • UDP employment policy area • UDP Area of Investigation for Potential Employment Development • Area of greenspace that is included on the Councils greenspace register or is land that functions as greenspace • UDP urban greenspace proposal • UDP allotments		**1**	

3 . Housing Development Sustainability Checklist

d) The site is within or partly within • the UDP greenbelt or is allocated in the UDP as: • safeguarded land • Urban land to remain undeveloped • Site for travellers • Minerals planning permission • Minerals consultation area • Minerals area of search • Nature conservation site • Site of special scientific interest • Old Moor Wetlands Centre Or is shown on the Environment Agency flood maps as functioning floodplain	✓	**0**	
For a site to be sustainable it must score at least 8 for step 2 a & b combined			
Step 2 SUB-TOTAL		0	

3 . Housing Development Sustainability Checklist

Table 3.4

STEP 3 - ACCESS TO LOCAL SERVICES & PUBLIC TRANSPORT			
	Applicant (please tick applicable statement)	**Score**	**For office use only**
3a - Public Transport Accessibility			
The South Yorkshire Passenger Transport Executive will be able to assist with this analysis. Applicants should contact them at: SYPTE,11 Broad Street West, Sheffield, S1 2BQ or by telephone: 0114 221 1262. See Annex 1 for an easy way to find the centre of the site. If you undertake your own research you must submit your researched information for verification purposes. Accessibility to public transport should be assessed with regard to a sites proximity to the Core Public Transport Network (CPTN) in the borough as defined within the Sheffield City Region Transport Strategy (LTP3). This includes the core bus corridors with six or more buses per hour and the railway network. A catchment area buffer should then be applied to the CPTN access points (railway stations and the core bus corridors) based on a 400 metre walk to access bus services and an 800 metre walk to access a railway station. These need to be weighted to allow for the fact that most walks will not be on a straight line basis and SYPTE can supply details of how this is done. A sites distance from the CPTN should be measured from its centre point in order to reflect the majority site coverage. Following this, sites should be graded as green, amber or red using the following criteria and the relevant score applied.			
a) The site is graded as green as it falls completely within the CPTN buffer and requires minimal (if any) public transport intervention.		**10**	
b) The site has been graded as amber as it bridges over the CPTN buffer or its centre point is outside the 333 metre weighted buffer but within the 400 metre buffer (plus 20% and actual straight line walking distance). The 400 metre buffer represents a 'cushion' that will capture the sites that are just outside the CPTN. Amber sites reflect the need that transport interventions need to be		**6**	

3 . Housing Development Sustainability Checklist

considered as the site has a degree of restriction to public transport use.			
c) The site has been graded as red as it falls completely outside the CPTN buffer. This means that development on the site is not desirable as the site has very limited access to public transport as it is outside of the specified walking catchment area.	✓	**0**	
For a site to be sustainable it must score at least 6 at step 3a			
3b - Access to Local Services			
Below are 2 lists of services/facilities. List 1 shows essential services and facilities and list 2 shows other services and facilities. We want to know how many of these services are within 800m of the centre of your site. See Annex 1 for an easy way to find the centre of the site. Please submit this information on a map to a known metric scale and with a linked schedule of names and postal addresses. Then answer the following questions:			
a) The centre of the site is within 800m of all essential facilities plus five or more from the list of other services		**10**	
b) The centre of the site is within 800m of all essential facilities		**6**	
c) The centre of the site is within 800m of three or less of the essential facilities	✓	**2**	
d) The centre of the site is beyond 800m of three or less essential facilities		**0**	
For a site to be sustainable it must score at least 8 for step 3a & b combined			
Step 3 SUB -TOTAL		2	

3 . Housing Development Sustainability Checklist

TOTAL SCORE (STEP 1 + STEP 2 + STEP 3)	10	

Table 3.5

List 1 - Essential services/ facilities	
Primary school	Doctors practise - one or more doctors
Local convenience store - any shop selling at least a small range of everyday essential items	Public open green space - generally urban green space shown on UDP/LDF proposals maps (excluding allotments)

Table 3.6

List 2 - Other services / facilities		
Secondary School	Job Centre	Post Office
Benefit agency	Church	Petrol Station
Retail (e.g. shopping parade)	Tertiary college	Village / community hall
Public House	Banking facility	Library
Hospital	Sports centre	Chemist
Health centre / clinic - Providing a range of health related community services such as district nursing, chiropody, occupational therapy etc.		
Supermarket - self service shop selling mainly food often with car parking (PPS4 definition)		

Overall Score

To be considered potentially sustainable the site must:

- Meet the minimum score required at step 1a and 1b and also achieve the minimum score required for these steps combined
- Meet the minimum score required at step 2a and 2b and also achieve the minimum score required for these steps combined
- Meet the minimum score required at step 3a and 3b and also achieve the minimum score required for these steps combined

If the site has achieved the required score at all the above steps the total score achieved should then be applied to the following table:

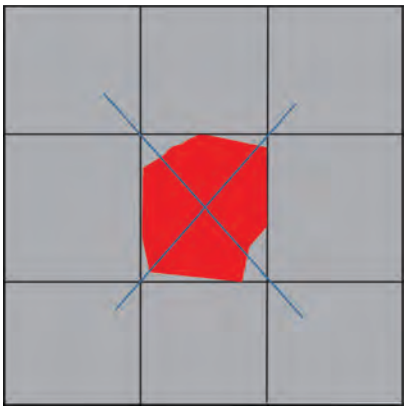
3 . Housing Development Sustainability Checklist

Table 3.7

Site Total Score	Result
21 or below	Site is not sustainable and fails the requirements of PAN30
22 or over	Site is sustainable and has met the requirements of PAN30

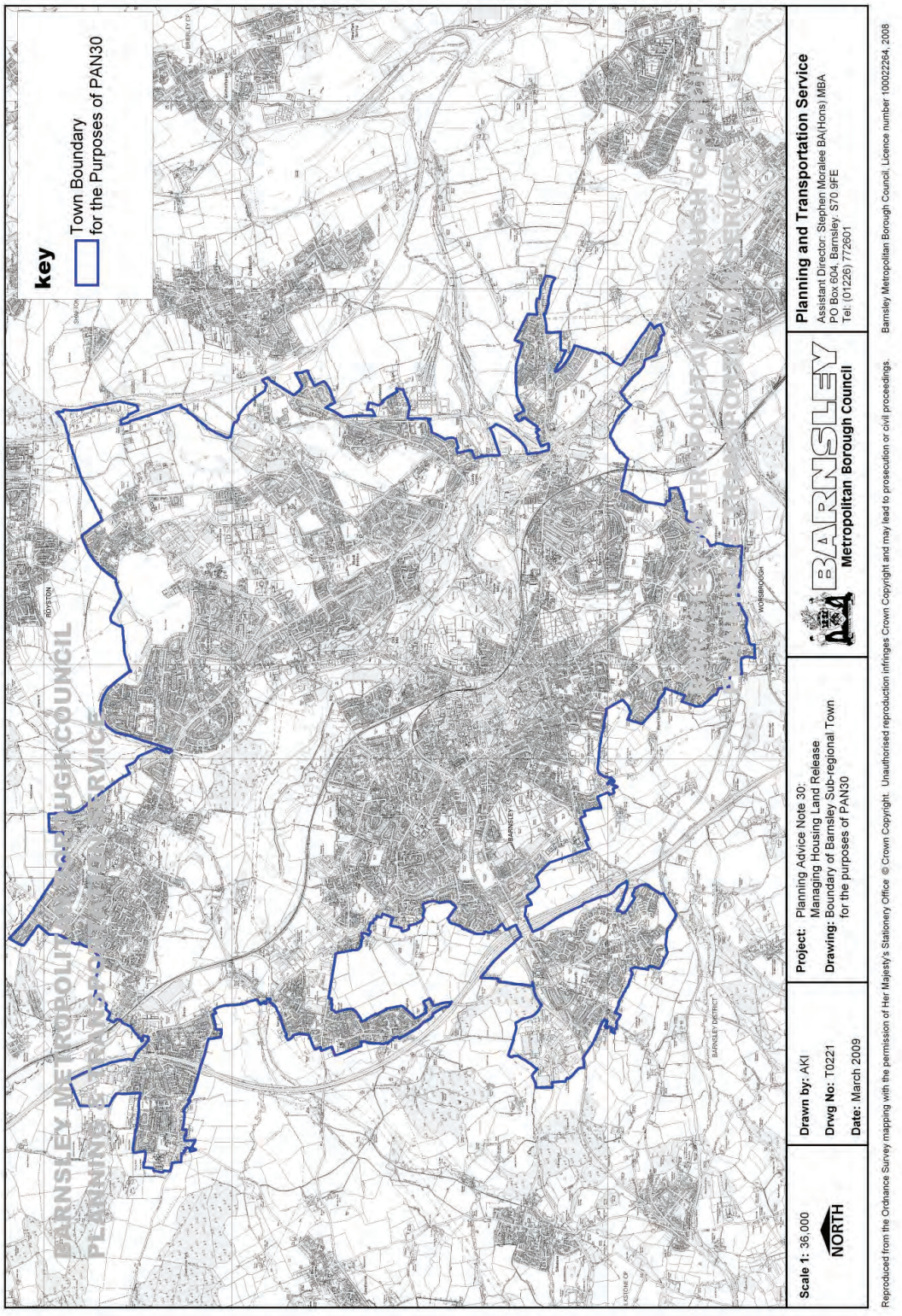
Annex 1 - Finding the centre of a site

To find the centre of the site, draw a box around the site, draw two lines from corner to corner and the centre is where the diagonal lines meet. This is demonstrated in the diagram below.



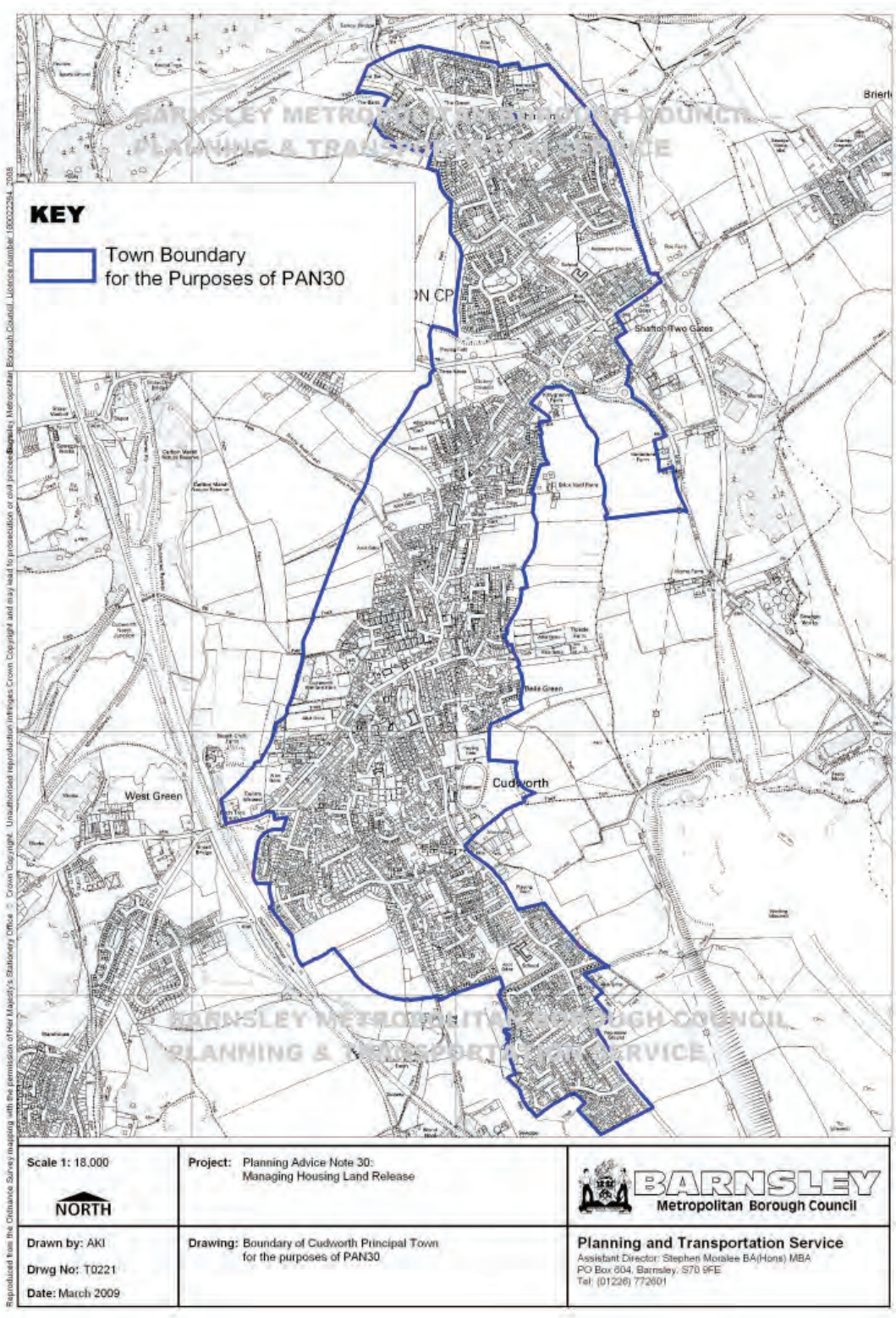
Appendix 1: Boundary Plans

Map .1 (Map scale is based on the map being reproduced at A4 size)



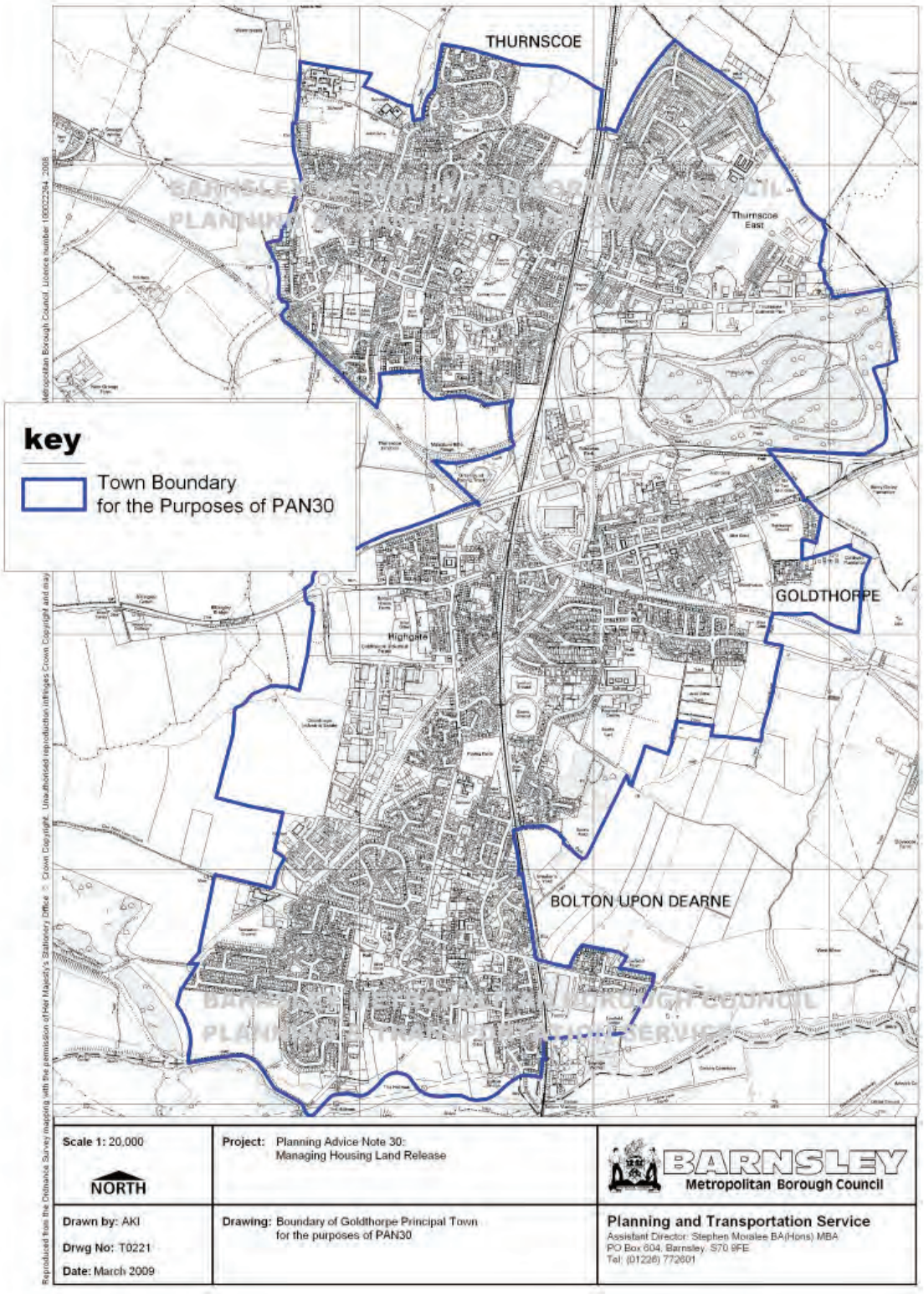
Appendix 1: Boundary Plans

Map .2 (Map scale is based on the map being reproduced at A4 size)



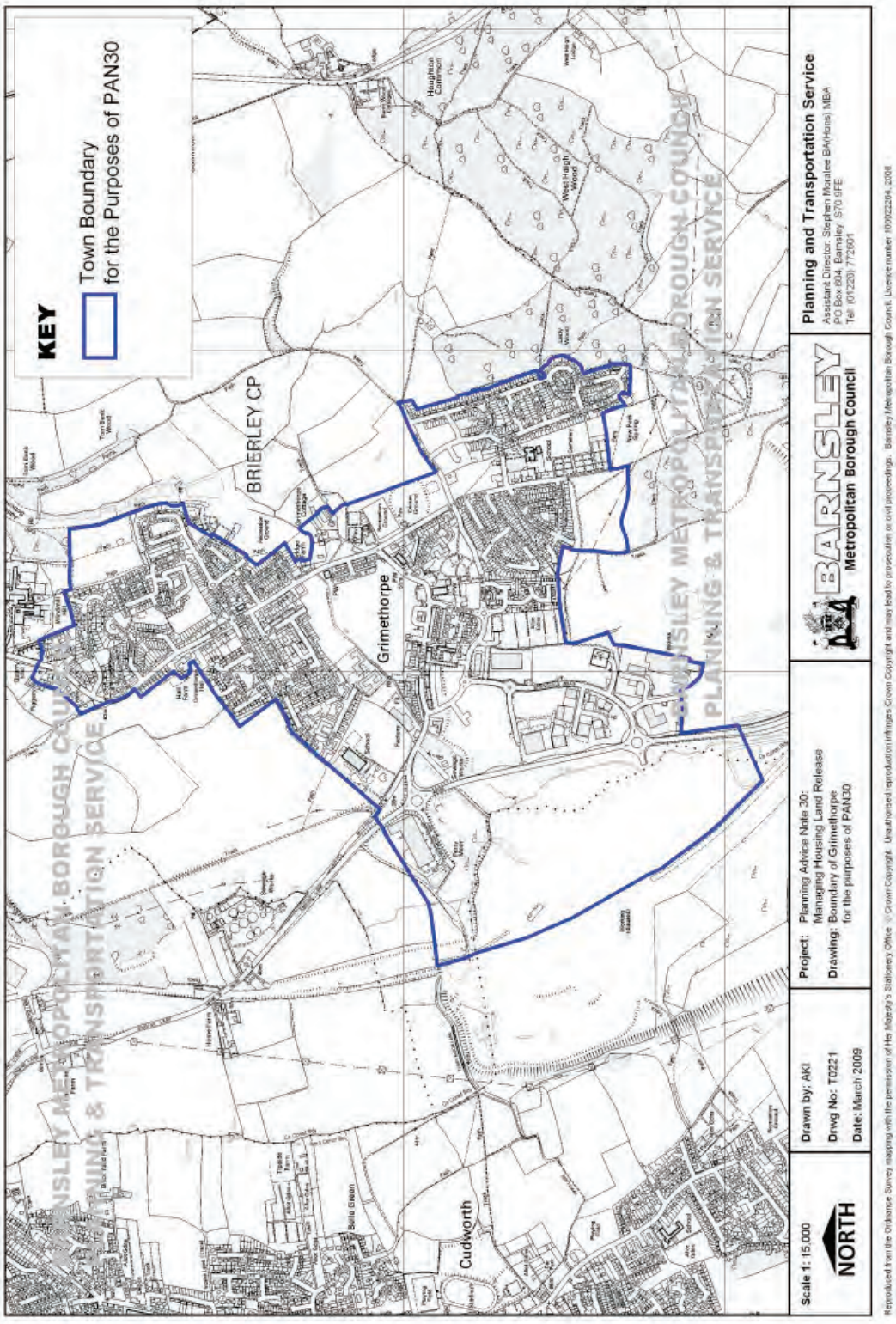
Appendix 1: Boundary Plans

Map .3 (Map scale is based on the map being reproduced at A4 size)



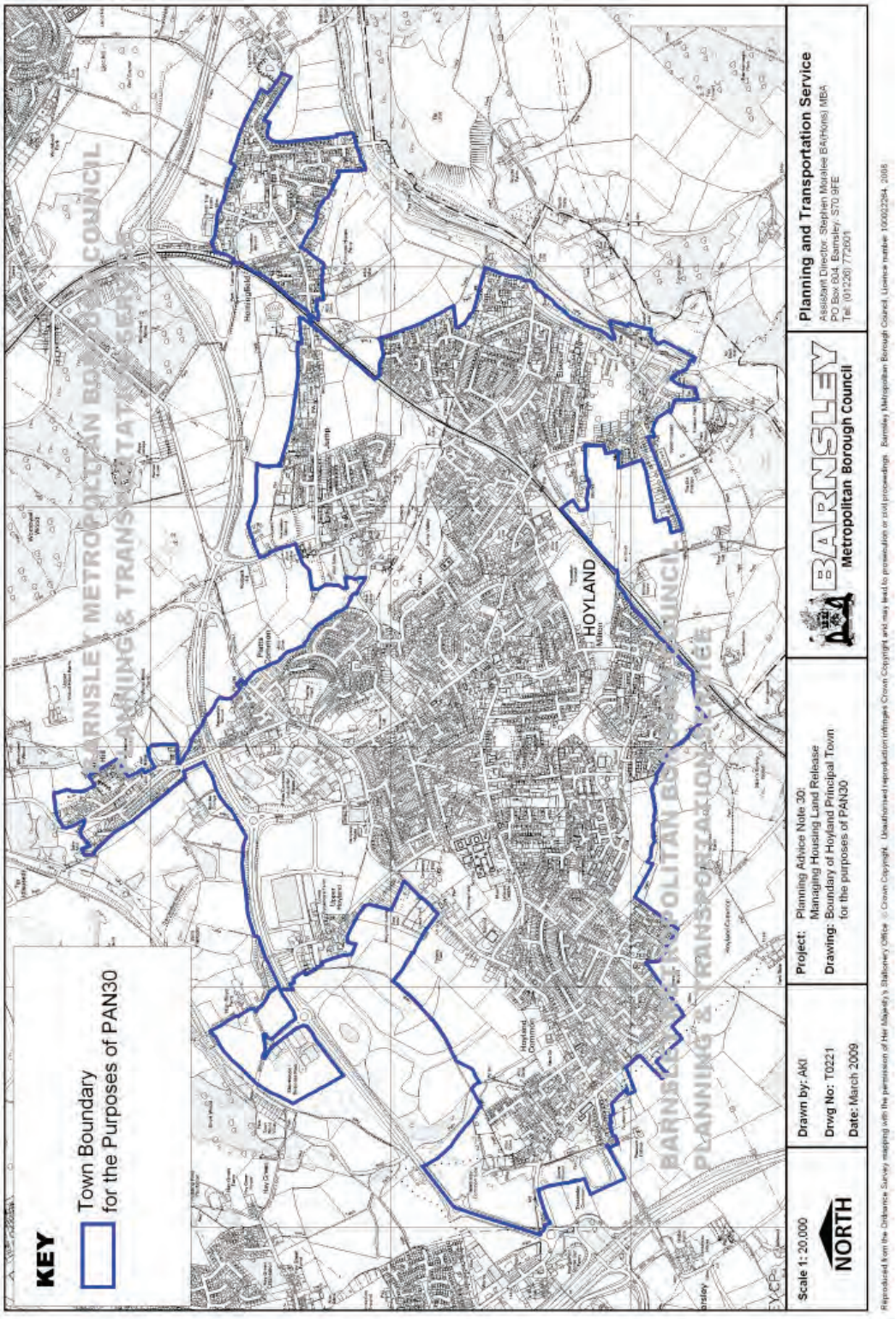
Appendix 1: Boundary Plans

Map .4 (Map scale is based on the map being reproduced at A4 size)



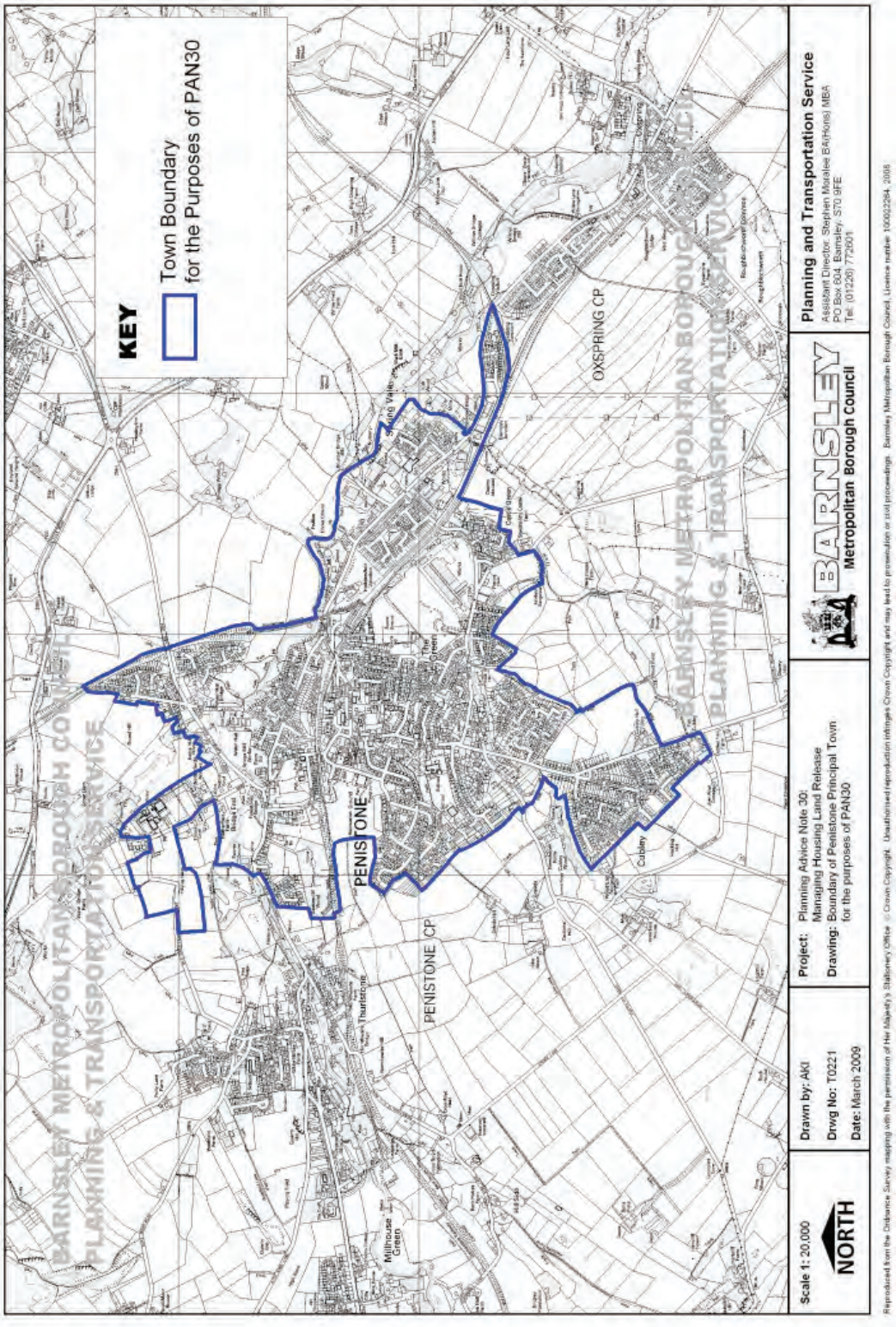
Appendix 1: Boundary Plans

Map .5 (Map scale is based on the map being reproduced at A4 size)

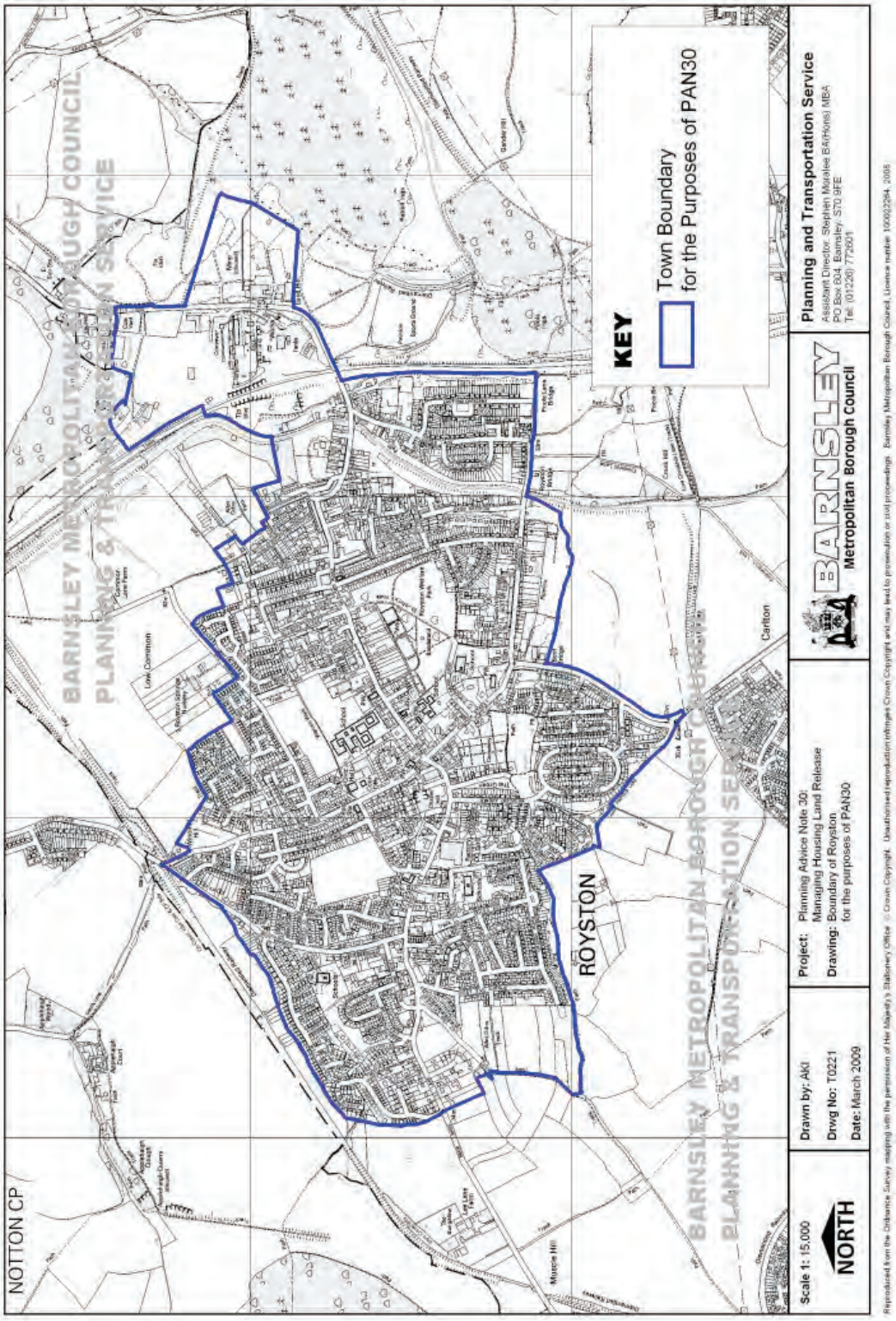


Appendix 1: Boundary Plans

Map .6 (Map scale is based on the map being reproduced at A4 size)



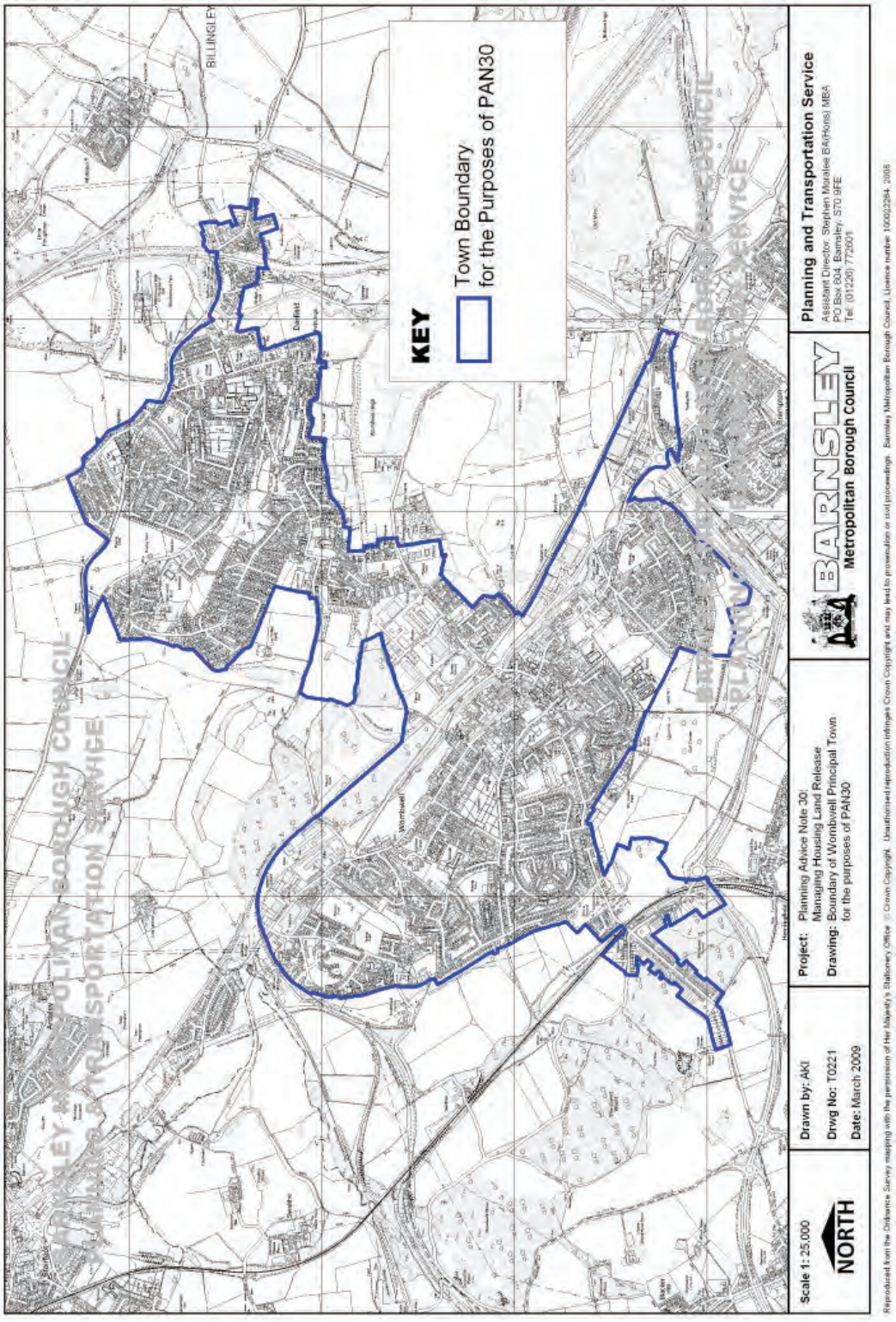
Appendix 1: Boundary Plans



Map .7 (Map scale is based on the map being reproduced at A4 size)

Appendix 1: Boundary Plans

Map .8 (Map scale is based on the map being reproduced at A4 size)



Appendix 2: List of Other Settlements

Table 5.1

Settlement	Boundary Defined by
Brierley	UDP green belt
Broomhill	UDP green belt
Cawthorne	UDP green belt
Cranemoor	UDP green belt
Great Houghton	UDP green belt
Green Moor	UDP green belt
High Hoyland	UDP green belt
Hood Green	UDP green belt
Hoylandswaine	UDP green belt
Ingbirchworth	UDP green belt
Little Houghton	UDP green belt & boundary with area of investigation for potential employment development
Middlecliffe	UDP green belt
Millhouse Green	UDP green belt
Oxspring	UDP green belt
Pilley	UDP green belt and boundary with employment policy area
Silkstone	UDP green belt
Silkstone Common	UDP green belt
Tankersley	UDP green belt
Thurgoland	UDP green belt
Thurlstone	UDP green belt
Worsborough Village	UDP green belt
Wortley	UDP green belt

Appendix 4 Letter of Support from Barnsley College

Barnsley College
Together We Achieve

Laura Bibby
Development Management
Barnsley Metropolitan Borough Council
Po Box 604
Barnsley
S70 9FE

01 July 2015

Dear Laura

Re: Letter of Support - Planning Application for Conroy Brook (Developments) Ltd, Cross Lane, Hoylandswaine

Barnsley College would like to offer its full support to the above planning application at Cross Lane, Hoylandswaine.

Barnsley College operates successful apprenticeship programmes in a range of industrial sectors including: Construction, Business and Management, Health and Social Care, Sports and many more. The programmes provide opportunities to individuals of all ages and take between 12 and 24 months to complete, providing apprentices with the skills, qualifications and experience that they need to build successful careers.

Barnsley College is currently liaising with Richard Conroy and Matthew Stephens at Conroy Brook (Developments) Ltd regarding opportunities for an apprentice to support the Conroy Brook Group in the construction of the abovementioned housing scheme. We therefore hope that the Council takes due consideration of the important educational and community benefits associated with this planning application and approves this application.

If you or any of your colleagues would like to discuss Barnsley College's Apprenticeship Programme further, please do not hesitate to contact me directly on 01226 216 405.

Yours faithfully

Colin Booth

Principal
Barnsley College