

**Town and Country Planning Act
1990**

**Supporting Planning, Design &
Access Statement**

**Land East of Station Road,
Royston, Barnsley**

Statement prepared by:

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On behalf of Mr Payman Nayeri

April 2013

**For and on behalf of Mr Payman
Nayeri**

**Planning, Design and Access
Statement**

**Land East of Station Road,
Royston, Barnsley**

April 2013

Ref: 2012/17

Approved by:

A handwritten signature in black ink, appearing to read 'Russell Adams', with a stylized flourish at the end.

Russell Adams - Director

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party. Any such party relies on this report at their own risk.

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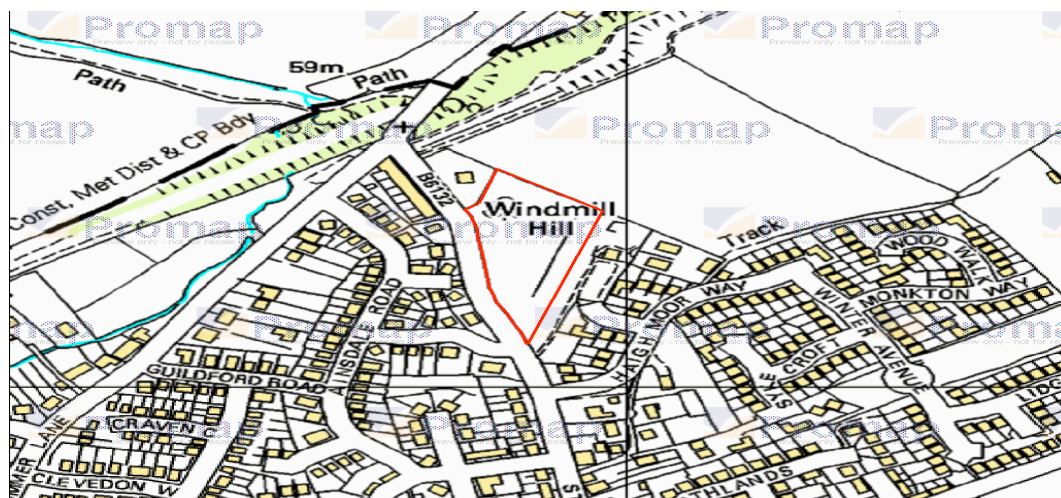
1.0 Introduction

- 1.1 This statement has been prepared by Adams Planning + Development Ltd (APD) on behalf of the applicant Mr Payman Nayeri.
- 1.2 This planning application is for the following description of development:
- “Residential development to provide up to 30 units in outline with access defined”***
- 1.3 We would make the following general observations in respect of the Outline Planning Application:
- The development will provide a mix of high quality family-sized accommodation.
 - The proposal will provide the most appropriate form of development on land that sits within an existing residential area of Royston.
 - The development will provide development in an extremely sustainable location in close proximity to the key services of Royston Town Centre.
 - The development will assist Barnsley MBC in delivering their 5-year housing land supply requirements in the Principal Town of Royston, in accordance with the requirements of the National Planning Policy Framework (the NPPF).
- 1.4 The planning application comprises the following documentation:
- A Covering Letter – Adams Planning + Development
 - Planning Application Forms & Certificates
 - A Phase 1 Ecological Assessment- TEP
 - A Tree Survey - TEP
 - A Planning, Design & Access Statement incorporating:
 - Location Plan
 - Site Analysis
 - Site Layout – Showing proposed Access
 - Illustrative Site Layout
- 1.5 This Planning Statement provides a summary of the development proposals and the supporting information that has been collated to evidence the appropriateness of the proposals. The analysis evidences that the scale and form of the proposed residential development is appropriate when viewed in context. There are no technical constraints that prohibit delivery of the residential development at the scale proposed.

Site and Surrounding Area

- 1.6 The application site is located off Station Road, Royston (as shown in Figure 1.1). The area of the site is approximately 0.65 hectares (1.6 acres). The site is situated to the north of the Royston town centre, in the Royston Ward of Barnsley Metropolitan Borough Council. It is bounded by a single dwelling to the north, Greenfield land to the east, an existing residential development to the south, and Station Road (B6132) to the west.
- 1.7 The northern boundary of the land area is directly in line with the northern boundary of the two residential properties located on either side of the site. This makes the site a suitable site for development, as it will not result in an encroachment on open countryside, making it a logical site for housing development.

Figure 1.1 Red Line Plan of Site



- 1.8 The site is a vacant unused Greenfield area of land. Figure 1.1 illustrates the site's location; however the site's extent and situation are shown more clearly in the plans that have been provided as part of the planning application documents. A location plan has also been included within **Appendix 1**.

Relevant Planning History

- 1.9 The planning application site has a long-standing history that dates back many years. The site originally housed two dwellings which were formally known as 225 and 227 Station Road. These dwellings were demolished over 20 years ago and the site has since remained clear.
- 1.10 In the 1993 draft Unitary Development Plan the site was allocated as housing land under reference RO1/11 which formed part of a larger land allocation with the area of land (now housing) to the south. In June 1993 the site was sold subject to contract to Tarmac PLC who bought the whole housing land allocation area. In November 1993 Tarmac PLC submitted a planning application for 215 dwellings on the whole housing allocation area, including the area of land that is subject to this application to the east of Station Road. This planning application was approved in March 1994.
- 1.11 Tarmac PLC began to build out the site throughout 1994 and 1995 however, the site to the east of Station Road was never developed by Tarmac PLC due to constraints relating to ownership and other contractual problems.
- 1.12 The site not being developed resulted in it being allocated as Safeguarded Land under Policy GS10 in the Adopted Barnsley Unitary Development Plan (2000). However, more recently the site has been promoted through Barnsley MBC's Local Development Framework Process by the landowner and was indicated for housing under reference HS44 in the Barnsley MBC's Preferred Options of their draft Site Specific Development Plan Document drafted in 2005.
- 1.13 More recently the site was subject to a planning application (application reference: 2007/1930) which was submitted by Hazel Homes UK Ltd on 19th November 2007. The planning application was for the '*erection of 19 dwellings*'. The application was refused on 8th January 2008. The application was given 5 reasons for refusal which are as follows:

1. The site is designated as safeguarded land on the Barnsley Unitary Development Plan proposals maps under Policy GS10 and therefore the proposal is considered to be contrary to policy.
 2. In the opinion of the Local Planning Authority, previously developed sites are available which should be developed before this Greenfield site. The proposals are therefore contrary to the objectives and guidance in Planning Policy Statement 3: 'Housing' and the Councils adopted Planning Advice Note 30.
 3. In the opinion of the Local Planning Authority the proposed layout comprises a monotonous arrangement of standardised house types arranged in a manner that fails to sympathetically address the constraints set by this prominent linear and elevated site. The proposal is therefore contrary to Policy BE6 of the UDP and Supplementary Planning Guidance Note 2 'The Design and Layout of New Housing'.
 4. The reliance on detached dwellings represents an inefficient use of land contrary to the thrust of the principles of sustainable development set out in PPS1 and 3.
 5. The proposed layout fails to take account of a public sewer located within the site and its protective easement. The proposal is therefore prejudicial to the public sewer network.
- 1.14 It is evident that any scheme coming forward would need to address the above reasons for refusal, and we consider that the documentation contained as part of this planning application pack illustrates why the new scheme being put forward for the site should be viewed as acceptable.
- 1.15 A detailed highways layout was submitted as part of the 19-unit scheme (Ref: 2007/1930). This was accepted as appropriate by the Highways Authority and was not cited as a reason for refusing the scheme.
- 1.16 A subsequent scheme was submitted for 24 units in 2010/2011 (Ref: 2010/1463). This was withdrawn by the applicant due to concerns raised by Barnsley MBC that the planning application covered a smaller land area than the scheme being submitted as part of this application, leading to a potential under-utilisation of the site and piecemeal development. The submitted scheme utilises the same access provision and visibility splays that have previously been agreed as acceptable as part of the 2007 application, and increased the site area to incorporate all the land available to the landowners that the applicant represents.

Proposed Development

- 1.17 The proposed development seeks planning permission for:
- 'Redevelopment of the land to provide up to 30 residential units in outline, with access defined.'***
- 1.18 This Outline application is submitted with a condition identifying a maximum parameter of 30 units. The application is submitted with an Illustrative Housing Layout Plan (Ref: Drawing No. 01) that evidences the suitability of the maximum housing density of 30 units whilst taking into consideration the constraints that exist on site. The plan utilises the same access point as the previous housing application (Ref: 2007/1930 and 2010/1463) and makes a more efficient use of the land. The Illustrative Housing Layout plan also indicates the maximum parameters being applied for within the Outline Planning Application to evidence the proposals are deliverable and appropriate.

- 1.19 The housing will be a mixture of detached semi-detached and mews type housing. The housing will be in the form of family-sized accommodation and will be provided at a density and mix that responds to market demand for larger units with plenty of external amenity space.
- 1.20 The Outline and Reserved Matters planning application process first establishes the principle of the residential development of the site, and provides for a more detailed consideration of the evolution of detailed designs at the Reserved Matters stages of the full planning process, as opposed to applying for a single fully detailed planning application.

2.0 Consultations

- 2.1 Prior to the submission of this planning application, pre-application discussions have been held with Barnsley MBC Planning Department to discuss the principle of development on the site and agree the appropriate scope of documentation for the planning submission.
- 2.2 An Environmental Impact Assessment (EIA) screening request has historically been submitted to Barnsley MBC.
- 2.3 Due to the size and scale of the planning application, it is not a requirement of the Barnsley MBC Statement of Community Involvement that community consultation is undertaken during the pre-application. However, in response to the emerging Localism Bill published by the Coalition Government we have taken the decision to exceed Barnsley MBC's consultation requirements.
- 2.4 A letter has been dispatched to the local Ward Councillors together with a copy of the plan in order to inform them of the development proposals so that they have a clear understanding of the proposals if questioned by local residents.

3.0 Relevant Planning Policy

Introduction

- 3.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 identifies that decisions on planning applications *“must be made in accordance with the [development] plan unless material considerations indicate otherwise.”*
- 3.2 Section 38 (6) enables Local Planning Authorities to exercise their discretion on what material considerations are relevant, and how much weight should be given to them each time they make a decision on a planning application.
- 3.3 The development plan in respect of this planning application comprises of the Barnsley Unitary Development Plan (UDP) that was adopted in December 2000.
- 3.4 Other relevant material considerations in this instance include national planning policy provisions contained within the National Planning Policy Framework, Planning Advisory Note 30 – Sustainable Location of Housing Sites (‘PAN30’) and the Development Sites and Places draft document that considers the future use of all land within the borough and shows potential allocations and designations on the accompanying Proposals Maps.
- 3.5 This chapter will seek to address the relevant national and local planning policies and illustrate the proposal’s general accordance with the planning policy requirements. Given that the Application is being submitted as an Outline Planning Application, the main issues for consideration are the suitability of the site for residential purposes having regard to the adopted Development Plan policies and the aforementioned material considerations.
- 3.6 The analysis contained within this section evidences that delivering housing on the site is appropriate when assessed against the NPPF, the relevant ‘Development Plan’ policies and housing evidence base, that together act as material considerations that outweigh the outdated ‘saved’ Local Plan policies.

National Policy

- 3.7 On 23rd March 2011 the Minister for Decentralisation, Greg Clark, published a statement entitled ‘Planning for Growth’. This document, together with the more recently published National Planning Policy Framework (‘NPPF’) provided a major shift in emphasis of the planning system towards a more positive approach to development, with Greg Clark stating that:

“The Government’s top priority in reforming the planning system is to promote sustainable economic growth and jobs. Government’s clear expectation is that the answer to development and growth should wherever possible be ‘yes’, except where this would compromise the key sustainable development principles set out in national planning policy”.
- 3.8 The Coalition Government published the NPPF on 27th March 2012. The NPPF replaces and supersedes all previous National Planning Guidance. The planning guidance contained within the NPPF will shape all future planning policy evolution and is therefore a strong material consideration in the determination of this Planning Application.

3.9 Paragraph 14 of the NPPF identifies 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.”

3.10 In terms of plan-making this means:

“Local planning authorities should positively seek opportunities to meet the development needs of their area; Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, 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.”

3.11 In terms of decision-making this means Local Planning Authorities should be:

“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 the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.”

3.12 The NPPF explains that:

“Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to)...widening the choice of high quality homes. Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas...Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area.”

3.13 Paragraph 47 of the NPPF requires all Local Planning Authorities to ***“boost significantly the supply of housing”*** and identifies that in order to maintain a 5-year rolling supply of housing Local Planning Authorities should:

“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”.

3.14 The NPPF clearly states at paragraph 49 that:

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

3.15 Paragraph 50 states that:

“To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should

plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community”

- 3.16 Even in cases where a Council can demonstrate a five-year supply of deliverable housing sites based upon a credible evidence base, paragraph 14 of the NPPF makes it clear that the presumption in favour of sustainable development will still apply to housing planning applications.
- 3.17 Paragraph 158 to 160 of the NPPF also stresses that Local Planning Authorities should have a clear understanding of housing need within their areas, based upon an up-to-date Strategic Housing Market Assessment (SHMA) and a realistic Strategic Housing Land Availability Assessment (SHLAA), in order that the Local Plan and Housing Delivery is based upon a sound and credible evidence base.

Local Housing Policy

- 3.18 This section identifies the relevant local planning policies against which this application should be considered.
- 3.19 The Barnsley MBC Unitary Development Plan (UDP) was formally adopted in 2000. The site is currently allocated as Safeguarded Land under Policy GS 10 and Policy RO6 of the UDP.

Policy GS10 – Safeguarded Land states:

“In areas shown as Safeguarded Land on the proposals map 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 be granted following a review of the UDP which proposes that development on the land in question.”

Policy RO6 – Royston Community Area – Safeguarded Land states:

“In accordance with Policy GS10, in those areas shown on the proposals map as safeguarded land, existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of the existing uses.”

- 3.25 It is important to recognise that both the UDP itself and the supporting proposals map were drawn up in 2000 which is now over 10 years ago. Since the adoption of the UDP the Council consulted on and adopted a revised ‘PAN 30’ in July 2011. Map 7 in Appendix 1: Boundary Plan identifies that the site is within the Town Boundary for the purposes of PAN30 (see **Appendix 2**) and, therefore, the application should be approved in accordance with Paragraph 14 of the NPPF’s presumption in favour of sustainable development.
- 3.26 Barnsley MBC has prepared 35 guidance notes that explain how the policies in the Unitary Development Plan will be implemented. It is unclear what stages of consultation the various documents have been through, but in the interests of thoroughness they have been treated as a material consideration for the purposes of this application.
- 3.27 Three types of guidance notes are available:
- Supplementary Planning Guidance (SPG) - covering particular types of development or development issues. Once the new Local Development Framework is adopted and

new guidance is produced to supplement the new policies, they will be called Supplementary Planning Documents.

- Planning Briefs - guidance applied to specific sites.
- Planning Advice Notes (PAN) - used to update the UDP where National Planning Policy has changed.

3.28 All 35 policy documents have been reviewed, and the following guidance notes are deemed to be of relevance and have been consulted in revising and evolving the housing scheme:

- **SPG 2**- The Design and Layout of New Housing
- **SPG 9** - Trees and Hedgerows
- **SPG 10** - Paths & Development
- **SPG 11** - Design to Avoid Crime
- **SPG 18** - Walls & Fences
- **SPG 20** - Open Space Provision on New Housing Developments
- **SPG 25** - Landscape Design
- **SPG29** - Flood Risk and Development
- **PAN 30** – Sustainable Location of Housing Sites
- **SPD 32** - Parking, Transport Assessments, and Travel Plans
- **PAN34** - Affordable Housing in New Residential Developments Planning Advisory Note 30

3.29 Much of the advice provided in the above documents dates back to 2003 and has been updated and superseded by National guidance. The relevant guidance has been addressed in the planning application documents and can be addressed in the detailed design proposals submitted as part of future reserved matters applications. The delivery of an appropriate level of control is ensured through the recommended planning controls identified in Section 7 of this Statement.

SPG 2 – The Design and Layout of New Housing

3.30 In relation to this outline planning application, other than PAN 30 and 34 (covered in Sections 4 and 6 of the Statement) the key supplementary document is SPG 2 – The Design and Layout of New Housing. In relation to this application the key guidelines set out within the document are as follows:

Density – scheme should efficiently use land and it is important that development should achieve at least 35 dwellings per hectare.

House Type and Mixes – Developments of more than 10 dwellings or 0.4 ha should include a mix of house types.

Transportation – The road design should use a hierarchical structure so that traffic is routed onto the most appropriate roads.

Road Layout – The road layout should not dominate the development.

Access and Services – Road layouts should be designed to accommodate refuse collection vehicles and fire appliances.

3.31 **Response** - *The maximum parameter of 30 units on 0.65 hectares of land will be in keeping with the SPD's target of at least 35 dwellings per hectare. The housing layout identifies an easement for the rising water main on site and increases the density from the previous planning application (Ref: 2007/1930) to make a more efficient use of the land.*

The scheme when brought forward for a reserved matters application will provide a mixture of family-sized accommodation with varied housing types. The road design will result in access being taken from Station Road and will be appropriately designed so that traffic is routed onto the most appropriate roads. The access road design is suitably robust to accommodate refuse collections and fire appliances.

4.0 Emerging Policy & Housing Delivery

Introduction

- 4.1 The Council is required to prepare a Local Development Framework (LDF) in accordance with the Planning and Compulsory Purchase Act 2004. The LDF will eventually replace the UDP as the development plan for the Borough and will consist of a portfolio of different planning documents.
- 4.2 The LDF comprises a number of Development Plan Documents (DPDs) that will be underpinned by the Core Strategy. The Core Strategy sets out the key elements of the planning framework for Barnsley, and the approach to its long-term physical development to achieve the Council's vision of what sort of place Barnsley wants to become up to the year 2026.
- 4.3 The Submission Version of the Core Strategy was published in September 2010. Policy CSP10 identifies Royston as a Principal Town and it identified that Royston has capacity to accommodate growth, with evidence showing that at least 1000 dwellings can be accommodated over the plan period. In addition, Royston was highlighted as being located within 'The Green Corridor'.
- 4.4 The Green Corridor is a significant regeneration initiative which promotes housing led regeneration and which covers the Barnsley settlements of Royston, Carlton, Shafton, Brierley and Grimethorpe, along with parts of Wakefield and Doncaster. Due to Royston's location within the Green Corridor regeneration area, and its proposed Principle Town allocation, it is vital that housing scheme's which will contribute and assist the program are allowed to come forward for development and that Royston maintains a deliverable supply of housing land in the next 5-years.
- 4.5 The Submission Version of the Core Strategy (September 2010) confirms that Barnsley MBC is committed to the delivery of 21,500 homes for the Plan period up until 2026. The Core Strategy anticipates a strengthening role for Barnsley in the Leeds and Sheffield City Regions' housing markets and anticipates housing growth above the total of 19,974 homes formerly allocated by the RSS and the additional 21% brought about by the Growth Point allocation in 2008. **This equates to 21,500 over the plan period to 2026 and 1,228 dwellings per annum in accordance with the 2009 5-Year Housing Land Supply.**
- 4.6 The Housing Trajectory shown in **Appendix 3** of the Submission Version of the Core Strategy (September 2010) clearly evidences that **housing completions are below the number stated in the Publication Version Core Strategy (February 2010)** (Housing Trajectory Included in **Appendix 4**) and **the projections going forward would fail to meet the 1,228 units per annum required in the 2009 5 Year Housing Land Supply.**
- 4.7 The table below illustrates the housing shortfall that is projected within the Core Strategy Submission Version over the next 5 –year period using 2011 as the test year.

Figure 4 - Housing shortfall that is projected within the Core Strategy

Year	Projection (Approximate)	Housing Target	Projected Shortfall
2011/12	800	1,228	428
2012/13	850	1,228	378

2013/14	1,000	1,228	228
2014/15	1,100	1,228	128
2015/16	1,200	1,228	28
Total	4,950	6,140	1,190

- 4.8 The Housing Trajectory therefore confirms that from 2011/12 to 2015/16 there is an under provision of approximately 1,190 residential units over the 5 year period.
- 4.9 Delivery of this site will assist Barnsley MBC in addressing their 5-year housing land requirements in a Principle Town that is identified as a key settlement for accommodating housing growth in the future.
- 4.10 Furthermore, whilst the distribution of the new housing is set out in CSP10, the subsequent housing site allocations was considered in the Development Sites and Places Draft Development Plan Document ('the Sites DPD') that was consulted on in 2012. The application site is identified under reference 'ROY7'. The site is identified as 1.07 hectares and capable of accommodating up to 43 dwellings.
- 4.11 The key local policy change since the submission of the 24 units scheme in 2010 is the updated PAN30 adopted in July 2011 which, following representations submitted by the applicant's agent, identified the application sites as a 'Sustainable Location for Housing'. At the National Level, the NPPF has been adopted. Paragraph 14 identifies that the presumption in favour of sustainable development, such as the application site should apply unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 4.12 Section 5 and 6 of this Statement identifies that the a full scope of supporting plans and technical documents has been submitted in order to evidence that there are no adverse impacts or technical constraints prohibiting delivery of this sustainably located housing site.

5.0 Technical Reports

- 5.1 The Outline Planning Application has been submitted with sufficient information to evidence that the site is suitable, available and deliverable for development. This information will be supplemented at the Reserved Matters stages of the full planning application process. The technical reports identify a number of conditions that need to be applied to the Outline Planning Application to ensure the appropriate level of control is exercised at the Reserved Matters stages.
- 5.2 This section provides a brief summary of the technical constraints that exist on the site and provides the necessary commitments to ensure these are assessed at the appropriate stages of the development cycle.

Ecological Assessments

- 5.3 As part of the applications supporting documents an Ecological Assessment has been prepared. This was undertaken in September 2010 by TEP. A desktop study was undertaken and accompanied by a Phase 1 Habitat Survey. The report was prepared with the following objectives in mind:
- To describe the existing vegetation and give an overview of the habitats present on the site
 - To identify whether there are any features of conservation value, such as species or habitats
 - To advise further surveys or mitigation requirements that might be needed prior to development of the sites
 - To highlight opportunities to provide biodiversity enhancement within the new proposals.
- 5.4 The key findings of the assessment are as follows:
- No sites designated for nature conservation will be affected by the proposed redevelopment of the site.
 - The native hedge, acid grassland and mosaic dry heath are UKBAP priority habitats and are listed on Barnsley BAP as habitats of local priority.
 - It is recommended that a presence/absence reptile survey be undertaken at the site.
 - Any removal of vegetation should be undertaken outside of the nesting bird season (March-August). If this is not possible a pre-clearance check should be made by an ecologist on the day of removal.
- 5.5 The report also made recommendations indicating how the biodiversity of the site could be improved through the new proposals. These are as follows:
- The proposals should consider retaining acid grassland and dry heath within the final design
 - When planting new hedgerows consideration should be given to incorporating existing trees
 - Shrub and wildflower planting should be used to create a diverse understory beneath existing and newly planted trees and hedgerows.
 - Bat boxes and bird nesting could also be incorporated within the scheme.

- 5.6 It can be seen from these findings that the scheme will have no detrimental impacts on sites designated for nature conservation or any adverse impacts upon protected species that can be mitigated against through the appropriate measures. The full details of these proposed mitigation measures would be finalised by the reserved matters planning application(s) which will follow this Outline planning permission. Subsequently there should be no objections to the scheme on ecological grounds.

Tree Survey

- 5.7 As part of the applications supporting documents an Arboricultural Implications Assessment has been prepared. The arboricultural survey was undertaken in November 2010 by TEP. The report details the arboricultural implications of developing the site, subsequent mitigation recommendations and protective measures.
- 5.8 The report provides the results of the survey and includes the following:
- A schedule of all trees located within, or in close proximity to the proposed development site
 - An assessment based on BS 5837:2005, of trees in terms of their potential value within any future development.
 - Advice on removal, retention and management of trees
 - An assessment, based on BS 5837:2005, of the requirement for protection of trees during the construction phase.
 - A Tree Location Plan showing the position of the tree features within the survey area
 - A Tree Implications Plan detailing the sketch development proposals and trees to be retained and removed.
- 5.9 The report identifies that there is 1 Category B tree group within the site and 16 Category C tree features within the site. It states that 8 trees and 2 groups will require removal to facilitate the development proposals and that no Trees were within the site were found to have features of a size and condition desirable to bats and/or owls. The report recommends that mitigation for the loss of trees and associated habitats will be provided in the form of replacement tree planting which will be determined in agreement with the Council if/where appropriate.

Tree Survey Preliminary Risk Assessment Land Contamination Survey

- 5.10 As part of the applications supporting documents a Preliminary Risk Assessment (PRA) of Land Contamination had been prepared. This was undertaken in August 2010 by RSK Group PLC. The PRA was carried out based on a site walkover and review of published data, including historical maps and an environmental database.
- 5.11 The PRA identified a number of potential sources of contamination including ground/gas vapour from made ground from the backfilled former quarries on the site and the adjacent site; made ground from the redevelopment the adjacent site, and from historical off-site landfills. The PRA also identified other potential sources including localised contamination associated with a former agricultural use.
- 5.12 The PRA identifies that the proposed residential use of the site can be made acceptable, and recommends that in order to investigate any unacceptable risk presented by the potential sources of contamination, an intrusive investigation is undertaken. This would be done as part of the reserved matters planning application(s) which will follow this outline permission. Subsequently there should be no objections to the scheme on grounds of land contamination.

Drainage Strategy

- 5.13 The application site is in Flood Zone 1 (Low Risk of Flooding) and is suitable for housing. As part of the applications supporting documents accompanying the previous application in 2010, a Drainage Strategy Document was prepared in November 2010 by RSK Group PLC. The key objective of the report was to identify potential flooding issues and surface water drainage strategy at the proposed development site. The assessment was undertaken in accordance with the guidance contained within Planning Policy Statement 25 Development and Flood Risk and evidences that there are no drainage issues arising from the proposed development of the site. Whilst it is recognised that requirements of PPS25 have been superseded by Technical Guidance of the NPPF, the findings are still relevant and applicable and have informed this revised housing scheme.
- 5.14 In the response to the previous 24-unit scheme (Ref: 2010/1463) Yorkshire Water identified there was a rising main within the boundary of the site. The illustrative housing layout avoids siting houses on the line of the rising main and the detailed designs at the reserved matters stage of the full planning application process will ensure the conditions identified within Section 6 of this Statement are adhered to.

Environmental Impact Assessment- Screening Opinion

- 5.15 A Screening Opinion request was submitted to Barnsley Metropolitan Borough Council on 5th May 2010 as part of the previous 24-unit scheme (Ref: 2010/1463). The request was made to respond to the Environmental Impact Assessment Regulations (EIA) 1999 (as amended) screening requirements detailed in schedule 2 of the EIA Regulations for “urban development projects” where the area of the development exceeds 0.5 hectares due to the site being approximately 0.6 Hectares. The screening opinion was sought on up to 30 dwellings and is therefore applicable to this development proposal.
- 5.16 The screening opinion (dated 8th June 2010) confirmed that an EIA was not required as the proposed development is unlikely to result in significant environmental impacts due to its size, nature and location. Accordingly, in exercising our discretion, it is not considered necessary to duplicate this exercise in this instance due to the same EIA Regulations being in force now as they were in June 2010.

6.0 Planning Controls

- 6.1 Circular 05/2005 advocates the use of conditions over planning obligations, as they are a more flexible tool that affords the Council the appropriate level of control for Local Planning Authorities over future development.
- 6.2 A list of suggested planning conditions is contained below. This list has been provided in the interests of transparency, and in order to provide members of the general public and Barnsley MBC with assurances that there is an appropriate level of control over the details that are to be submitted as part of the reserved matters application(s).
- 6.3 We do not believe it is appropriate to agree a Section 106 Agreement as part of the Outline application. Instead, we respectfully suggest that planning conditions and/or contribution requirements should be discussed with the applicant post-validation, and if they are evidenceable as necessary and appropriate, they should be conditioned and the details agreed as part of the first reserved matters applications. This approach is consistent with the Outline Planning Application for 110 dwelling houses at Lundwood, Barnsley (Ref: 2010/0420) that the applicant's agent handled at the time. APD can also provide Barnsley MBC with a number of other examples, including recent Appeal decisions from the Planning Inspectorate, where Affordable Housing was dealt with by way of a planning condition if this is deemed necessary.

Affordable Housing

- 6.4 The affordable housing requirements for BCC district are outlined in Policy H7 of the Barnsley Unitary Development Plan (UDP). Policy H7 – 'Providing Affordable Homes in New Housing Developments' which states that:

"Proposals for residential development must provide affordable homes where:-

- a) there is a local need for them; and*
- b) the proposal provides 25 or more homes, or is on a site of 0.6 hectares or more in area, and is within a town or village of more than 3,000 people; or*
- c) the proposal provides 15 or more homes, or is on a site of 0.4 hectares in area, and is within a town or village of 3,000 people or fewer.*

The number of affordable homes to be provided must be at least 15% of the total number of homes proposed. The types of affordable homes to be provided must be those for which there is a local need. The developer must show that arrangements have been made and put in place to keep the new homes affordable.

Where necessary, we will ask for a planning obligation to secure these requirements."

- 6.5 Policy H7 is supplemented and explained by Supplementary Planning Guidance 'Planning Advisory Note 34 – Affordable Housing in New Residential Developments' which clarifies that the application of the policy will be closely linked to the Council's Housing Market Assessment.
- 6.6 Discussions were held with Barnsley MBC's Planning and Affordable Housing Officers as part of the previously submitted scheme (Ref: 2010/0420). It was indicated that there was, at the time a significant amount of housing towards the affordable end of the housing market within Royston. Accordingly, we would welcome a detailed assessment of the Housing Market in Royston to be provided, in accordance with the PAN34, in order that we

arrive at the appropriate level of affordable housing for the site. The Illustrative Housing Layout Plan illustrates 5 units out of the 30 units as affordable (i.e. 17% representing an over-provision) and they are located in the northern portion of the site. The layout has been arranged as such due to ease of management of the affordable units, and due in part to the ownership arrangement of the site. It would be inappropriate to provide too much affordable housing on the site, and we will engage in discussions with Barnsley MBC on the appropriate level of housing post-application to serve the identified need on the understanding that 5 units will be the maximum.

Drainage & Water Treatment

6.7 We would suggest the following list of conditions are attached to the outline planning permissions, in accordance with Yorkshire Water's response to the previous 24-unit scheme.

- Unless otherwise agreed in writing by the local planning authority, no building or other obstruction shall be located over or within 3 (three) metres either side of the centre line of the sewer which crosses the site.
- No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority.
- Unless otherwise approved in writing by the local planning authority, there should be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the foul drainage works.

6.8 Please note that the applicant has an extract from the Public Sewer Maps forwarded by the Head of Highways and Engineering. The easement and drainage strategy will be evolved with this in mind.

Pollution Control

6.9 It will be necessary to mitigate the impacts of the development of the site. We concur with the Senior EHO's standard conditions

- The Hours of Construction will be limited to:

Monday to Friday 08:00 to 18:00

Saturday 08:00 to 13:00

Sunday and Bank Holidays no working
- Before the development commences the developer should provide a scheme in writing and approved by the local planning authority for the control of noise and dust from the development to protect the amenities of the neighbouring premises.
- No burning is to take place on site unless the relevant permission in writing is obtained from the Environment Agency under the Environmental Permitting Regulations 2007.

Open Space

- 6.10 It is understood that Policy H6 of the saved Local Plan states a preference for 10% on-site provision. Given that we are submitting in Outline with only the maximum number of units defined, it would be inappropriate to commit to providing either on-site or off-site Open Space provision and/or commuted sums. Accordingly, we propose a condition is attached to the Outline, with words to the following effect:
- The developer shall submit a scheme detailing either on-site, off-site Open Space provision or agree a commuted sum in accordance with the figures set out in Supplementary Planning Guidance Note 20 as part of the first Reserved Matters Application. The Open Space provision shall be delivered in accordance with the agreed scheme unless otherwise agreed in writing with the Local Planning Authority.

Highways

- 6.11 We have reviewed the Highways Officer's response to the previously submitted scheme (Ref: 2010/1463) dated 18th January 2012 that identifies 10 conditions in total. APD will be contacting the Highways Officer post-submission in order to discuss the Highways Departments requirements in more detail prior to finalising an updated list of conditions with the Planning Case Officer.

Standard Conditions

- 6.12 In addition to the more specific conditions identified above, we would suggest the following standard conditions that are attached to residential Outline planning consents:
- Details of the siting, design, external appearance, landscaping (herein called "the reserved matters") shall be submitted to and approved in writing by the local planning authority on a phased basis, prior to commencement of development of each phase and the development shall be carried out as approved.
 - An application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission. The development hereby permitted shall begin not later than two years from the date of the approval of the last of the reserved matters to be approved.
 - The primary access point of the development hereby permitted shall accord with the location indicated on Drawing No. 01
- Reason: To ensure the development conforms with the Outline planning permission.*
- The development is not to exceed a maximum of 30 residential units, the details of which shall be submitted as part of the application for approval of reserved matters.
- Reason: To ensure the development conforms with the Outline planning permission and stays within the maximum assessed level of development.*
- 6.13 It is anticipated that there will be a number of additional conditions proposed as part of the consultations with Barnsley MBC and the statutory consultees post-submission. We would request that Barnsley MBC consults with APD before finalising the full list of conditions to ensure the conditions meet with the tests identified within Circular 11/95.

7.0 Summary and Conclusions

- 7.1 The Submission Version of the Core Strategy identifies Royston as a Principal Town located within the Green Corridor that is a key area of growth under the Growth Point allocation.
- 7.2 Our analysis of the Housing Trajectories and the 5-year Housing Land Supply evidences that Barnsley MBC will fall short of their 5-years housing land supply requirements, and the site should come forward as a sustainable housing site given that it is identified within the Town Boundary for the purposes of PAN30. Accordingly, the application should be approved in accordance with the NPPF's presumption in favour of sustainable development.
- 7.3 The scope of reports submitted with this application indicate that there are no technical constraints to delivery, and the proposed conditions afford Barnsley MBC the appropriate level of control over the future Reserved Matters Applications.
- 7.4 As such, this housing scheme should be brought forward as soon as practicable to assist Barnsley MBC in meeting their housing commitments.

8.0 Appendices

Appendix 1 – Location Plan

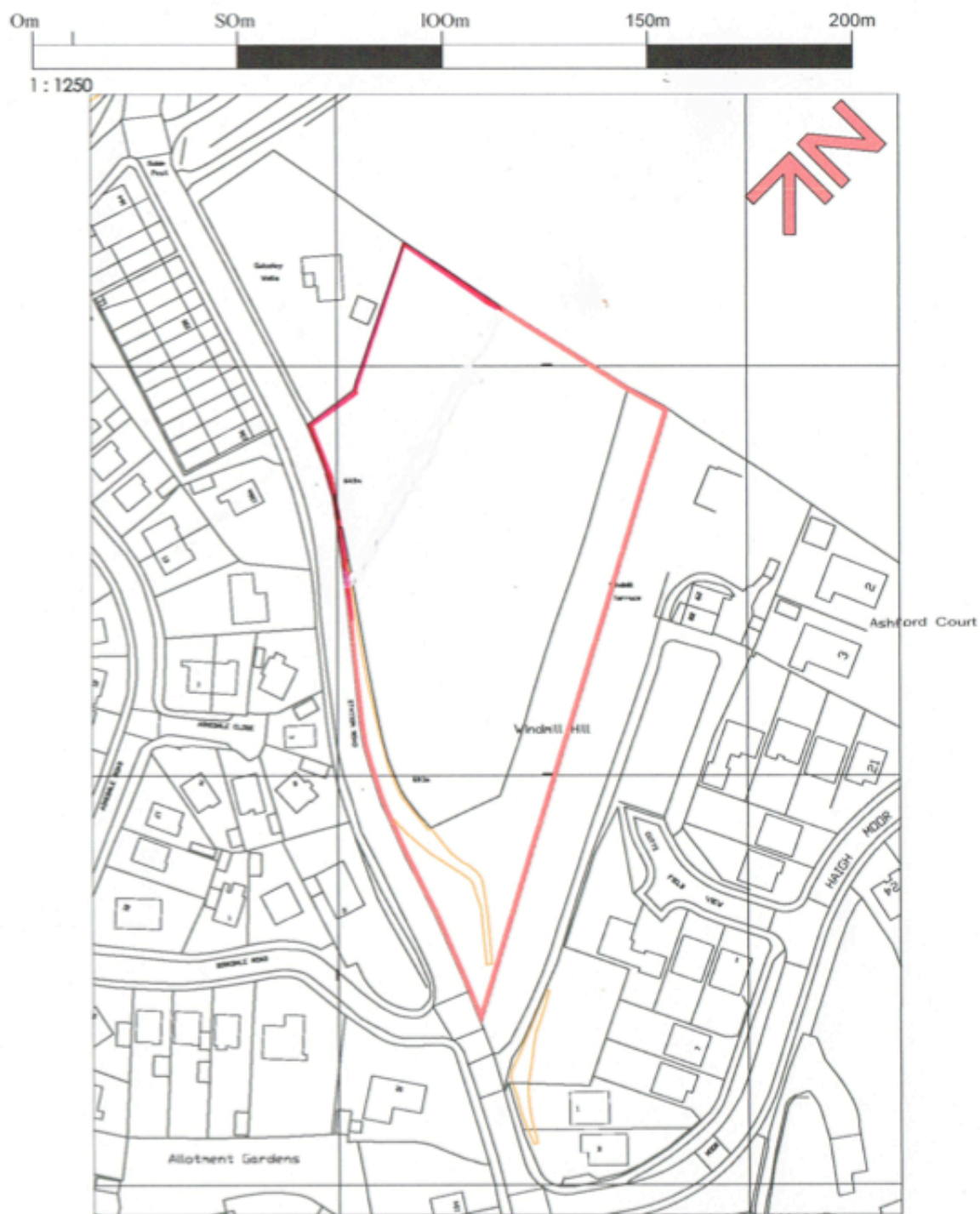
Appendix 2 – PAN 30 Map Identifying Site as a Sustainable Location for Housing

Appendix 3 – Development Site Layout

Appendix 4 – Housing Trajectory – Core Strategy Submission Version Sept 2010

Appendix 5 – Housing Trajectory – Core Strategy Publication Version Feb 2010

Appendix 1 - Location Plan

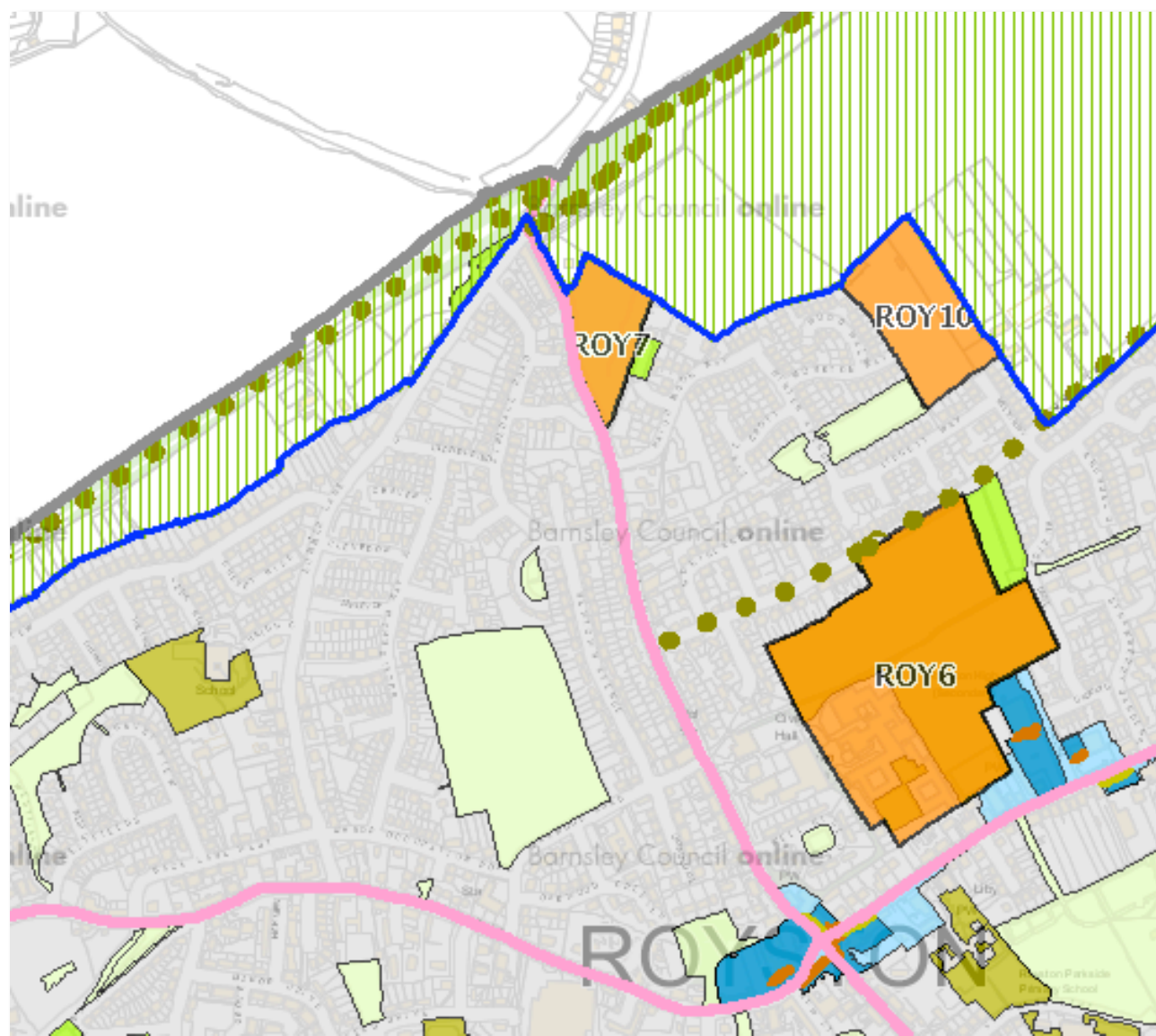


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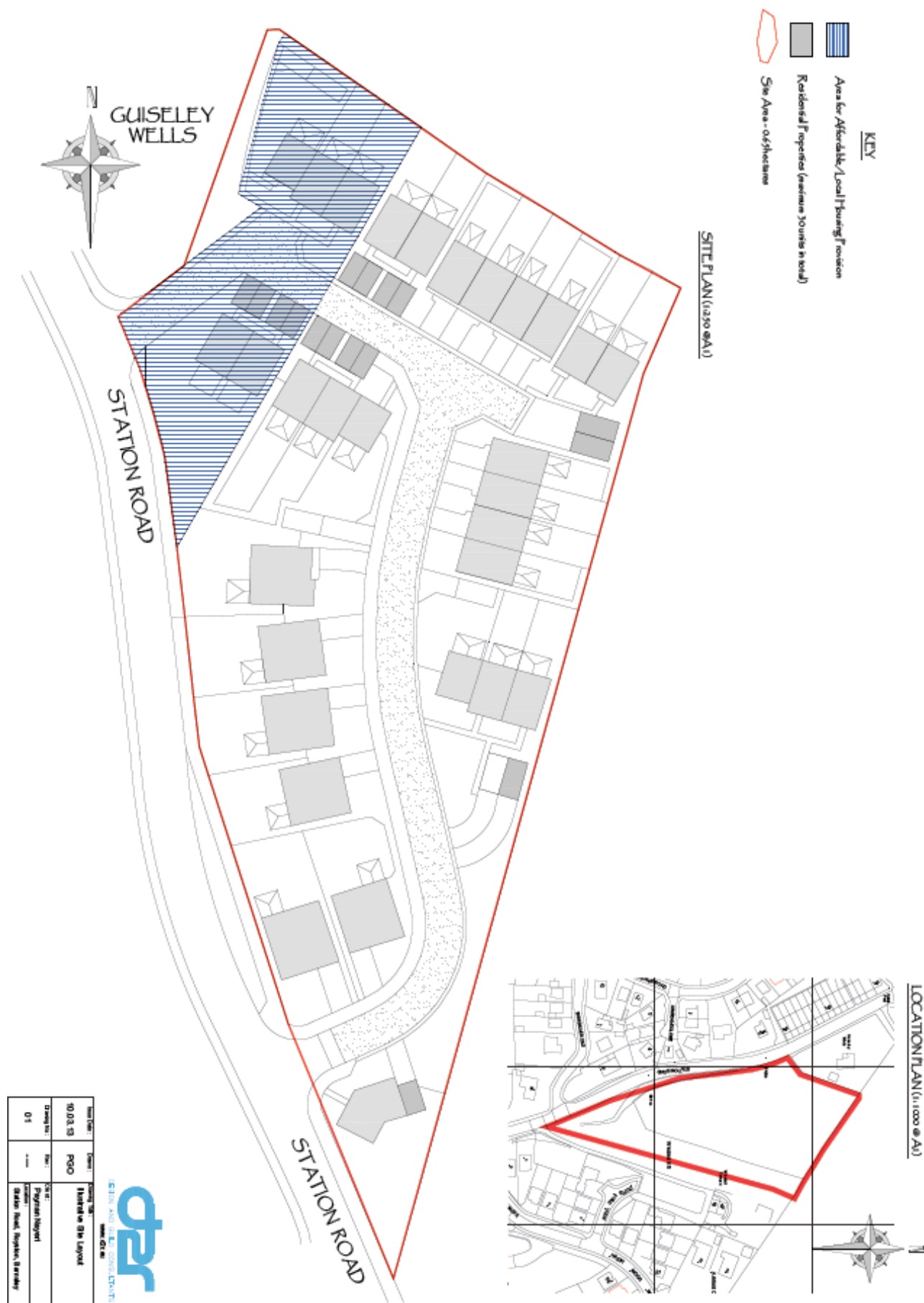
LOCATION PLAN - STATION ROAD, ROYSTON, Nr. BARNSELY.

SCALE 1:1250

Appendix 2 – PAN 30 Map Identifying Site as a Sustainable Location for Housing.



Appendix 3 – Illustrative Site Layout



Appendix 4 - Housing Trajectory – Core Strategy Submission Version Sept 2010



Appendix 5 - Housing Trajectory – Core Strategy Publication Version Feb 2010

