February 2017

ALISTAIR FLATMAN PLANNING
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PLANNING SUPPORT STATEMENT

Outline planning application (all matters reserved except for means of access to, but not within the site) for Residential Development of 8 dwellings

Land west of Yorkshire Water covered reservoir, off Cross Street, Monk Bretton, Barnsley

On behalf of Fairbank Investments

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1.0 Introduction

1.1 This Planning statement relates to an outline planning application submitted to Barnsley Council for residential development of up to 8 dwellings on land west of Cross Street and north of Bellway scheme currently under construction, Monk Bretton, Barnsley.

1.2 The application is submitted on behalf of Fairbank Investments Limited.

1.3 The site comprises additional land to the north of the Bellway site currently under construction (LPA ref 2015/0646). Access to the site will be taken through the Bellway site onto Cross Street.

Background

1.4 The planning application is lodged at a time when Barnsley Council are unable to demonstrate a 5-year supply of housing.

1.5 Paragraph 49 of the NPPF makes it clear that where a Council cannot demonstrate a 5-year supply of housing there should be a presumption in favour of sustainable development. In addition, relevant policies relating to the supply of housing should not be considered up to date if the Council cannot demonstrate a five-year supply of deliverable housing sites.

1.6 Paragraph 14 of the NPPF advises that where the development plan is out of date the presumption in favour of sustainable development means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

1.7 The site is within the settlement limits of Monk Bretton and identified as a future residential site in the Local Plan (Ref H57) currently subject to EIP. Land to the south benefits from planning permission for 95 dwellings (LPA ref 2015/0646) and is currently being built out by Bellway Homes.

1.8 The proposal will bring clear economic benefits in terms of creation of construction jobs and increased spend in the local economy post construction. In terms of environmental benefits, the site itself is of low ecological value with the scheme providing opportunities for enhancement through new planting. The proposal will not result in any drainage / flood risk issues and can be safely served from Cross Street.

1.9 The proposal is therefore considered to constitute sustainable development with no adverse impacts that significantly or demonstrably outweigh the environmental, social and economic benefits arising from the delivery of new houses.

1.10 In light of the above and the Council's current housing supply position, it is considered any application for residential development on the site should be considered favourably.

Site Location

1.11 The Site falls within Urban Barnsley (in the Core Strategy) and is located to the north west of the cricket ground and covered reservoir. Access is taken from Cross Street to the east. Land to the south benefits from planning permission (LPA ref 2015/0646) for 95 dwellings and is currently being built out by Bellway Homes.

1.12 The site is designated as Urban Greenspace in the UDP but subject to a proposed residential allocation (LPA ref H57 for circa 213 dwellings) in the Publication Draft Local Plan which was submitted to Secretary of State in December 2016 and currently subject to EIP. Adoption is expected in Summer 2017 and as such weight can be afforded to this documents.

The Proposed Development

1.13 The Proposed Development comprises an outline planning application (all matters reserved except for means of access to, but not within, the site) for up to 8 dwellings. Access will be taken from the estate road to the south serving the Bellway development which then joins Cross Street to the east.

1.14 Further details are set out in Section 2 and in the supporting plans and reports submitted with the application.

Planning History

1.15 There is no relevant planning history for the site itself. Planning permission was granted on the land to the south in 2016 for 95 dwellings (LPA 2015/0646) and is currently being built out by Bellway Homes. Planning permission was granted on that site on the basis of lack of 5-year housing land supply, the sites sustainable location and the emerging residential allocation in the Local Plan. The Bellway consent is therefore considered to be a material consideration in the assessment of the proposed development.

The Planning Application

1.16 This statement describes the application site and proposed development (Section 2) and identifies and examines the policy issues of relevance to the application, referring both to the relevant development plan and the advice of Central Government as set out and contained in the NPPF (Sections 3 & 4).

1.17 This statement will fully justify the development proposals for the subject site and will advance justification for the proposed development.

1.18 On the basis of the information provided in this statement, the associated supporting documents and on the application drawings, a presumption in favour of development can be maintained in this particular instance, the application being fully in accordance with the advice of Central Government and relevant policies of the adopted Core Strategy and Local Plan.

1.19 The planning application is supported by a comprehensive package of information including:

i. Completed application forms, with all certificates signed and dated;

ii. Architectural Plans prepared by MBooth Design;

iii. Design and Access Statement prepared by MBooth Design;

iv. Planning Statement prepared by Alistair Flatman Planning;

v. Tree Survey prepared by James Royston Arboricultural Consultant;

vi. Phase 1 Ground Report prepared by Rogers Geotec; and

vii. Ecology Report prepared by Middleton Ecology.

2.0 Site Location and Proposed Development

Site and Surrounds

2.1 The Site sits in the urban area of Barnsley and comprises land to the north of the Bellway scheme currently under construction. To the east is a covered reservoir with cricket ground to the south east.

2.2 The Site is 0.36ha ha and sits in a predominantly residential.

2.3 Access to the site is through the Bellway site which in turn accesses onto Cross Street to the east.

2.4 The Site is currently designated as Urban Greenspace in the UDP but is identified as a proposed residential allocation in the emerging Local Plan which is currently subject to EIP. The site is in Flood Zone 1.

2.5 The site is deemed to be in a sustainable location within walking distance of public transport and local services.

The Proposed Development

2.6 The Proposed Development comprises an outline application for residential development of up to 8 dwellings. The outline is submitted with all matters reserved for future approval except for means of access. Access will be taken from the existing estate road to the south which serves the new Bellway development.

2.7 The application is accompanied by an indicative layout dwg P1 Rev B

2.8 Further details of the proposal are set out in the submitted plans and Design & Access Statement.

3.0 Planning Policy Review

National Planning Policy Framework

3.1 The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken in to account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The relevant extracts from the NPPF are set out below with a brief assessment where appropriate. Assessment against the identified planning policies is set out in Section 4.

Sustainable Development

3.2 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.

3.3 Paragraph 7 sets out three dimensions to sustainable development, these being economic, social and environmental and identifies that the planning system performs a number of roles: -

- *"An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

- *A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural wellbeing; and*

- *An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."*

3.4 Paragraph 8 of the NPPF then goes on to advise that to achieve sustainable development, economic, social and environmental gain should be sought jointly and simultaneously though the planning system.

3.5 At paragraph 14 the NPPF identifies that 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.

3.6 Paragraph 14 of the NPPF also goes on to advise that in terms of decision making (i.e. determining planning applications) a presumption in favour of sustainable development 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 the policies in this framework taken as a whole; or*
- *Specific policies in this framework indicate development should be restricted."*

3.7 The emphasis for decision making is therefore for the Local Authority to approve the development proposals without delay in accordance with paragraph 14 of the NPPF.

Core Principles

3.8 Section 17 of the NPPF identifies a set of 12 core land use planning principles which underpin both plan making and decision taking. Of these 12 principles the following are considered relevant: -

- *Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*
- *Always seek to secure a high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this framework; and*
- *Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable*.

Promoting Sustainable Development

3.9 Paragraphs 29 to 41 of the NPPF relate to sustainable transport. Paragraph 29 advises that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, it is acknowledged that different policies and measures are required in different communities and that opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

3.10 Paragraph 32 requires that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. The proposal is for only 8 units. As such it is considered the proposal will not generate significant amounts of traffic and the cumulative impacts will not be severe (para 32 NPPF).

Delivering a wide choice of high quality homes

3.11 Paragraphs 47 to 55 of the NPPF relate to the Government's commitment to deliver a wide choice of quality homes.

3.12 Paragraph 47 of the NPPF clearly identifies that Local Authority's should seek to boost significantly the supply of housing. This supply should also include an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.

3.13 Paragraph 49 of the NPPF is of key relevance to this application and relates to the need for Local Planning Authorities to have a five-year housing land supply, it states:-

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

3.14 Paragraph 50 sets out what local authorities should do to deliver the housing that is required. It states:-

"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 (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*
- *Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- *Where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time."*

Requiring Good Design

3.15 The NPPF at paragraph 56 sets out the government's approach to design which advises that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to make places better for people. Paragraph 57 expands upon this and advises that it is

important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

3.16 The Design & Access Statement that accompanies the development proposals clearly sets out how the development meets all the objectives set out above and represents high quality design.

3.17 Paragraph 58 advises that planning policies and decisions should aim to ensure that developments:

- *"Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public spaces as part of developments) and support local facilities and transport networks;*
- *Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesions; and*
- *Are visually attractive as a result of good architecture and appropriate landscaping."*

3.18 The submitted Design & Access Statement that accompanies the Proposed Development clearly sets out how the proposal meets all the objectives set out above and represents high quality design.

Meeting the challenge of climate change, flooding and coastal change

3.19 Paragraph 101 of the NPPF confirms that development should be directed to areas with the lowest probability of flooding. The site lies within Flood Zone 1 and therefore the site has a very low probability of flooding.

Conserving and Enhancing the Natural Environment

3.20 Paragraph 109 of the NPPF advises that the planning system should contribute to and enhance the natural and local environment by: -

- *"Protecting and enhancing valued landscapes, geological conservation interests and soil;*
- *Recognising the wider benefits of ecosystem services;*
- *Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the government's commitments to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*

- *Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
- *Remediating and mitigating despoiled degraded, derelict, contaminated and unstable land where appropriate."*

3.21 The site sits within the Barnsley Urban area and is not considered to be a valued landscape. The quantum of development will not give rise to any unacceptable levels of pollution or land instability.

3.22 Paragraph 118 relates to ecology and biodiversity considerations when determining planning applications. An Ecological Appraisal has been undertaken and concludes the site is of low wildlife value.

Decision Taking

3.23 The approach of Local Authorities to decision taking including planning permissions is set out in paragraphs 186 and 187 of the NPPF. Here paragraph 186 advises Local Planning Authorities should approach decision taking in a positive way to foster the delivery of sustainable development. The relationship between decision taking and plan making should be seamless, translating plans into high quality development on the ground.

3.24 Paragraph 187 goes on to say that Local Planning Authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. Local Planning Authorities should work proactively with applicants to ensure developments that improve the economic, social and environmental conditions of the area.

3.25 More importantly, when determining planning applications, paragraph 197 of the NPPF advises that in assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of sustainable development.

Compliance with the NPPF

3.26 Assessing the proposed outline residential development against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-

- It is promoting sustainable development by delivering an accessible site within the urban area:
- The site is in a sustainable location within Monk Bretton with access to local shops, services and public transport;
- The proposal will provide opportunities for a range of houses to meet the needs of a wide section of the local community;
- The proposal will assist in the Council delivering and maintaining its five-year housing land supply;

- As illustrated by the submitted illustrative layout and Design and Access Statement, the development proposal can provide a development that is sympathetic to and reflective of the character of the surrounding area.

3.27 From the foregoing assessment of the proposed development with regards presumption in favour of sustainable development, (where a LPA cannot demonstrate a 5YHLS), it is considered the benefits of delivering housing with the associated environmental and economic benefit weigh in favour of the proposal.

3.28 It is therefore considered that the proposal is wholly consistent with this national guidance. As such, the presumption in favour applies and the application should be approved.

3.29 From the foregoing assessment of the proposed development, it is considered that the proposal is wholly consistent with this national guidance representing sustainable development and the great weight attached to conservation of heritage assets in national parks (para 115) and as such the application should be approved.

Statutory Development Plan

3.30 The Development Plan is formed by the Barnsley Unitary Development Plan (saved policies) and the Barnsley Core Strategy. A number of other Supplementary Planning Documents are also relevant to the proposed development and the emerging Local Plan has some weight.

Barnsley Unitary Development Plan

3.31 The Barnsley UDP was adopted in 2000 with some policies subsequently saved in 2007. However, the adopted Core Strategy replaced a number of the UDP policies. In addition to some of the policies being saved, the allocations also remain in place until such a time as the Local Plan has been adopted. As such the site is allocated as Urban Green Space.

3.32 However, in light of the Council not being able to demonstrate a 5-year supply of deliverable housing sites, policies relating to this designation in respect of restricting the supply of housing are considered out of date.

Barnsley Core Strategy

3.33 The Barnsley Core Strategy was adopted in September 2011 and along with other documents published as part of the Local Development Framework will replace the UDP. There are a number of policies within the document which are relevant to the proposed development and these are set out below.

3.34 Policy CSP1 sets out how the LPA will deal with climate change and states development will be expected to reduce and mitigate the impact of growth on the environment and carbon emissions ensure existing and new communities are resilient to climate change and increase the efficient use of resources through sustainable construction techniques and the use of renewable energy. The policy goes on to state the LPA will take action to adapt to climate change by giving preference to development of previously developed land in sustainable locations, locating and designing development to reduce the risk of flooding and promoting the use of sustainable drainage systems.

3.35 Policy CSP2 sets out the requirements to secure sustainable construction and states development will be expected to demonstrate how it minimises resource and energy consumption and how it is located and designed to withstand the longer term impacts of climate change. The policy goes on to state all new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes or equivalent. However, following the revocation of CfSH the council are no longer applying this policy.

3.36 Policy CSP3 states all development will be expected to use Sustainable Drainage Systems ("SuDS") and only in exceptional circumstances, where it can be demonstrated that all types of SuDS are impractical, will other drainage management systems be permitted.

3.37 Policy CSP4 deals with flood risk and states all development proposals on brownfield sites should reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates.

3.38 Policy CSP8 sets out the location of growth stating priority will be given to development within Urban Barnsley. The site sits in Urban Barnsley.

3.39 Policy CSP9 deals with the number of new homes to be built and confirms the Council will seek to achieve the completion of at least 21,500 net additional homes during the period 2008 to 2026. Policy CSP10 confirms 9.800 of these dwellings (46% of the total) will be located within Urban Barnsley.

3.40 Policy CSP14 deals with the housing mix and efficient use of land and states housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.

3.41 Policy CSP25 deals with new development and sustainable travel and states new development will be expected to be located and designed to reduce the need to travel as well as being accessible to public transport and meet the needs of pedestrians and cyclists.

3.42 Policy CSP26 states new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

3.43 Policy CSP29 sets out design principles and states high quality development will be expected. Development should also contribute to place making and be of a high quality that contributes to a healthy, safe and sustainable environment as well as enabling all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people. The policy also confirms residential developments of ten or more dwellings should score a minimum of a 'good' rating in the Building for Life Assessment.

3.44 Policy CSP35 advises on green space and states the loss of such areas will only be permitted if an appropriate replacement green space of at least an equivalent community benefit, accessibility and value is provided in the area which it serves. The role and function of the urban greenspace was assessed with the Bellway scheme and the principle of its redevelopment accepted. The site itself is much smaller in area than the Bellway site and as such the role and function of the greenspace is limited. Given the Bellway consent and the lack of a five-year supply, there is a strong case for the development of this

smaller site. This is set out later in the Planning Statement supporting the application.

3.45 Policy CSP36 deals with biodiversity and geodiversity and states development will be expected to conserve and enhance the biodiversity and geological features of the borough by maximising biodiversity and geodiversity opportunities in and around new developments.

3.46 Policy CSP40 deals with pollution control and protection and states new housing where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

3.47 Policy CSP42 highlights the appropriate infrastructure to support new development.

Supplementary Planning Document - Open Space Provision on New Housing Development

3.48 The Supplementary Planning Document - Open Space Provision on New Housing Development ("the SPD") was adopted in March 2012 and supplements Policy CSP35 of the Core Strategy. The document confirms a minimum of 15% of the gross site area must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.

3.49 The trigger for onsite open space is developments of 20 dwellings or more and as such is not relevant in this case.

Supplementary Planning Document – Designing New Housing Development

3.50 The Supplementary Planning Document – Designing New Housing Development was adopted in March 2012 and supplements Policy CSP29 of the Core Strategy. The SPD confirms the need for the layout and design of new housing to complement existing housing in the locality. The document also provides guidance on the spacing standards, streets and landscaping.

Supplementary Planning Document - Parking

3.51 The Supplementary Planning Document – Parking was adopted in March 2012 and supplements Policy CSP25 of the Core Strategy and sets out the parking standards that the council will apply to all new development.

Planning Advice Note 30 – Sustainable Location of Housing Sites

3.52 This was revoked by the Council on 2 Feb 2017.

Planning Advice Note 33 – Financial Contributions to School Places

3.53 PAN33 was adopted in March 2005 and addresses financial contributions that are required to fund school places and includes a formula for calculating commuted sums. Contributions are required where the number of dwellings proposed exceeds 20. As such it is not relevant in this case.

South Yorkshire Residential Design Guide 2011

3.54 The Design and Access Statement sets out how the scheme has been designed to take on board the criteria of this document.

Emerging Policy – Barnsley Draft Local Plan

3.55 The Draft Barnsley Local Plan proposes to allocate the site for housing as part of a wider 6.6 hectare housing allocation of around 213 houses (LPA ref H57). The Local Plan seeks to achieve the completion of at least 20,330 net additional homes during the period 2014 to 2033 equating to 1,100 homes per year. 6,624 homes, 40% of the total provision, are to be provided within Urban Barnsley.

3.56 The Local Plan was submitted to the Secretary of State in December 2016 and currently subject to an EIP. It can therefore be afforded some weight in the decision making process.

4.0 Planning Assessment

4.1 This Chapter considers the principle of the Proposed Development and an assessment of the outline application against other policy requirements.

Principle

4.2 The site forms part of a larger Green Space designation, the majority of which has been granted planning permission for residential use already. As such the principle of the loss of this greenspace has already been accepted. It is also noted the site falls within Urban Barnsley and that the Council is unable to demonstrate a deliverable 5-year supply of housing. These points are addressed further below.

4.3 Core Strategy policy CSP35 states Green Spaces provide recreation or wildlife value and the loss of Green Space can be permitted where:

'an assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the future'

The site is limited in size, provides no recreation value and, as confirmed by the Habitat Survey, has no significant ecological value. As such it is not considered that the site meets the intentions of the designation. There is an area of 0.9ha of urban greenspace adjacent to the site (within ownership of the applicant) which is publicly accessible and crossed by a series of footpaths. In addition, the proposed development will be accessed through the Bellway development which itself introduces 4,300 sqm of public open space whilst both schemes will introduce new landscaping. As such it is considered the residential development of this green space will improve both the recreational and biodiversity value of the site.

4.4 On the basis of the above it is considered the proposed development 'would not affect the existing and potential green space needs of the future'.

4.5 Furthermore, the site is located within the area defined as Urban Barnsley which the Core Strategy states will be the primary focus for new residential development.

4.6 In terms of housing supply, Paragraph 14 of the NPPF confirms that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which should be seen as the golden thread running through plan making and decision taking. For decision taking this is stated to mean:-

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

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

> *- Any adverse 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."*

4.7 The Council acknowledges it does not have a five-year housing land supply therefore the presumption in favour of sustainable development set out in paragraph 14 applies.

4.8 The proposed development, as with the adjacent Bellway scheme, does not give rise to any adverse impacts that outweigh the benefits of redeveloping this site and delivering housing in a sustainable location. In particular, significant weight should be attached to the delivery of houses at a time when the Council does not have a five-year housing land supply.

4.9 It is also noted the emerging Draft Barnsley Local Plan proposes to allocate the site for housing as part of a wider 6.6 hectare housing allocation of around 213 houses. The Local Plan seeks to achieve the completion of at least 20,330 net additional homes during the period 2014 to 2033 equating to 1,100 homes per year. 6,624 homes, 40% of the total provision, are to be provided within Urban Barnsley. The proposed development therefore accords with this intention to deliver housing on this particular site and throughout Urban Barnsley.

4.10 In light of the above it is considered the proposal complies with relevant national and local planning policy and as such the principle of development should be supported.

Sustainability

4.11 The site is within Urban Barnsley and forms a clear addition to the Bellway scheme currently under construction. The site has been accepted as being in a sustainable location, close to good public transport links, with pedestrian links being maintained and improved. Furthermore, planting within the site provides opportunities for biodiversity enhancements.

4.12 The Proposed Development therefore accords with the NPPF and relevant development plan policies CSP1 and CSP3.

Design

4.13 The application is submitted in outline with all matters on design reserved for future approval. That said the submitted indicative site plan and Design and Access Statement sets out details of how the dwellings could be laid out, potential mix and indication of design / materials so it fits in with the housing to the south.

4.14 As such it is considered the site can meet the design aspirations of the NPPF and relevant local policies and guidance particularly Core Strategy Policies CSP14 and CSP29, the Designing New Housing Development SPD and the South Yorkshire Residential Design Guide.

Highways

4.15 The site will be accessed through the adjacent Bellway site. This means of access has been previously approved and it is considered the addition of 8 dwellings will not give rise to any severe cumulative impacts in terms of safety or capacity. Furthermore, as stated above, the site is in a sustainable location being accessible by sustainable modes of transport whilst also being within walking distance of local facilities.

4.16 In summary it can be seen the Proposed Development will not have a detrimental impact on the local highway network and is therefore in accordance with the NPPF and the Core Strategy policy CSP26.

Residential Amenity

4.17 The application is submitted in outline with layout reserved for future approval. That said, the indicative layout submitted demonstrates how 8 dwellings could be laid out to ensure there would be no overlooking / loss of privacy and ensure adequate areas of private amenity space are provided. Based on the above it is not considered that there will be any adverse impact on the amenity of the existing residents.

Drainage and Flood Risk

4.18 The site is in Flood Zones 1 where there is the lowest risk of flooding and can be developed without increasing the risk of flooding. Surface water run-off rates will be limited to greenfield rates and where practicable SuDS will be utilised. The Proposed Development is therefore considered to meet the requirements of the NPPF and relevant development plan policies.

4.19 Considering the above assessment and with regards the submitted plans, and technical reports, it is considered the proposal complies with relevant National and Local planning policies. As such there is no planning reason why outline planning permission should not be granted for the proposal.

5.0 Conclusion

5.1 This Planning statement relates to an outline planning application submitted to Barnsley Council for residential development of up to 8 dwellings on land west of Cross Street and north of Bellway scheme currently under construction, Monk Bretton, Barnsley. The application is submitted on behalf of Fairbank Investments Limited.

5.2 The site comprises additional land to the north of the Bellway site currently under construction (LPA ref 2015/0646). Access to the site will be taken through the Bellway site onto Cross Street.

Site Location and Proposed Development

5.3 The Site falls within Urban Barnsley (in the Core Strategy) and is located to the north west of the cricket ground and covered reservoir. The Proposed Development comprises an outline planning application (all matters reserved except for means of access to, but not within, the site) for up to 8 dwellings. Access will be taken from the estate road to the south serving the Bellway development which then joins Cross Street to the east.

Assessment

5.4 The planning application is lodged at a time when Barnsley Council are unable to demonstrate a 5-year supply of housing. The site is designated as Urban Greenspace in the UDP but subject to a proposed residential allocation (LPA ref H57 for circa 213 dwellings) in the Publication Draft Local Plan which was submitted to Secretary of State in December 2016 and currently subject to EIP. Adoption is expected in Summer 2017 and as such weight can be afforded to this documents.

5.5 Paragraph 49 of the NPPF makes it clear that where a Council cannot demonstrate a 5-year supply of housing there should be a presumption in favour of sustainable development. In addition, relevant policies relating to the supply of housing should not be considered up to date if the Council cannot demonstrate a five-year supply of deliverable housing sites.

5.6 Paragraph 14 of the NPPF advises that where the development plan is out of date the presumption in favour of sustainable development means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

5.7 The site is within the settlement limits of Monk Bretton and identified as a future residential site in the Local Plan (Ref H57) currently subject to EIP. Land to the south benefits from planning permission for 95 dwellings (LPA ref 2015/0646) and is currently being built out by Bellway Homes. The existing planning permission is a significant material consideration weighing in support of the outline application

5.8 The proposal will bring clear economic benefits in terms of creation of construction jobs and increased spend in the local economy post construction. In terms of environmental benefits, the site itself is of low ecological value with the scheme providing opportunities for enhancement through new planting. The proposal will not result in any drainage / flood risk issues and can be safely served from Cross Street.

5.9 The proposal is therefore considered to constitute sustainable development with no adverse impacts that significantly or demonstrably outweigh the environmental, social and economic benefits arising from the delivery of new houses.

5.10 In light of the above and the Council's current housing supply position, it is considered any application for residential development on the site should be considered favourably.

Summary

5.11 The site is in a sustainable location and the development proposes to deliver a high quality residential development that is needed when the council cannot identify the necessary five-year housing land supply.

5.12 This statement and the supporting technical documents confirms there are no adverse impact from the proposed development and the scheme is wholly compliant with national and local planning policy.

5.13 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.