

Application Reference: 2024/0458

Site Address: Rock House, Barnsley Road, Cudworth, Barnsley, S72 8LL

Introduction:

This application seeks outline planning permission for the erection of 12 apartments following demolition of existing building with access, layout and scale under consideration at this stage.

Relevant Site Characteristics

The site is located within Cudworth. Rock House lies to the East of the main shopping area, on Barnsley Road (upper Cudworth) although remains on the edge of a mixed use area with a public house and takeaways, beauty salons to the opposite side of Barnsley Road, to the West and North. Immediately to the North of the cinema building is Belle Green Court Care Home, the car parking and entrance for which wraps around the Eastern end of the building and proposed site. Adjacent to the care home to the North is a car dealership and the former school opposite the site is now a Childrens Nursery.

There is residential housing to the South and East of the site, terraced houses along Market Place and Market Street. Houses on Belle Green Lane and beyond consists largely of new development with some older properties on Silverstone Avenue.

The Art Deco influenced former cinema appears to have been built in the 1920's. Historic maps from 1904 indicate buildings on the site of the current care home and cinema known as Rock House. The 1930 map shows the Picture House in its current location.

The Picture House subsequently became a bingo club and then with a change of use application for retail use granted in 1999 (B/98/0666/CU), occupied by Ramsdens Direct, a Brand name clearance outlet that occupied the former picture house until 2019 when the premises were put up for sale.

Site History

Application Reference	Description	Status (Approved/Refused)
98/0666	Change of use of building for retail use	Approved
97/0172	Erection of 40 bed residential nursing home for the elderly.	Approved with conditions
96/0453	Erection of nursing home with car parking (Outline)	Approved with conditions

A pre-application enquiry was submitted for the redevelopment of the site under ref:- 2023/ENQ/00188- Demolition of former cinema building and development of 16-bedroom extension to care home, with second floor training and administration facilities, and development of 17 flats.

A planning application has also been submitted for the adjacent site at Belle Green Care Home (part of the site of the former cinema building) under application 2024/0284 for the - Demolition of former cinema building and erection of care home extension to provide 16no. bedrooms on ground floor and staff/admin rooms on second floor. This application is currently under consideration.

Detailed description of Proposed Works

This application seeks outline planning permission for the erection of 12 apartments following demolition of existing building with access, layout and scale under consideration at this stage and landscaping and appearance are reserved matters for future consideration.

There is also an application submitted on the remainder of the former cinema site under application ref 2024/0284 for the demolition of the former cinema building and erection of care home extension to provide 16no. bedrooms on ground floor and staff/admin rooms on second floor. The red line boundary of the application site covers the area of land for the whole of the former cinema site due to the demolition works required, however this application relates to the proposed apartments only, and a construction phasing document has been submitted which deals with how the remainder of the site would be secured and maintained.

The application proposes 12 apartments which are all 2 bedroom units. The apartments are arranged around an L shape with an internal courtyard parking arrangement. The site would be accessed via Market Place, with 15 parking spaces provided, with 12 allocated spaces and 3 visitor spaces. Bin storage and secure cycle storage areas are proposed, along with shared communal gardens of 135sqm. Some of the apartments have private balconies of approx. 6qm in area.

Amendments have been made during the course of the application which include amendments at the request of the Urban Design Officer and a further cross section drawing to demonstrate any potential overlooking. Further details were also provided in terms of BNG as requested by the Ecology Officer.

The following documents have been submitted in support of the application:-

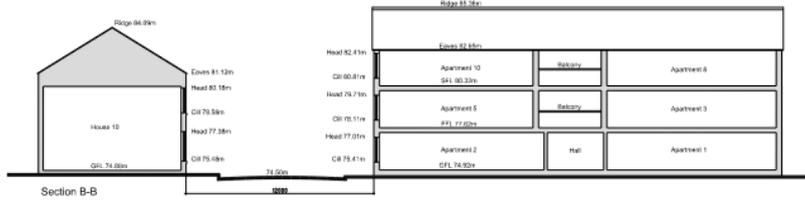
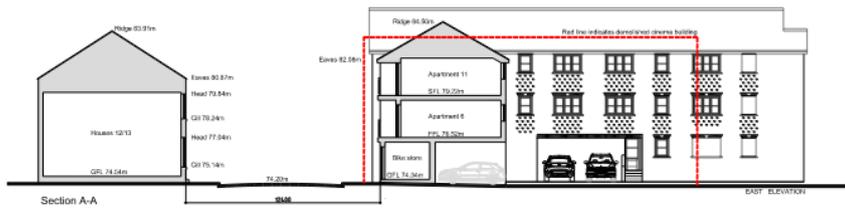
- Design and Access Statement
- Retail Assessment
- Transport Statement
- Tree Survey



Proposed site plans/landscaping



Proposed Elevations



DIRECTION OF 12 APARTMENTS Rock House Bardsley Road Capheaton, Barnsley, S72 8LJ BEED LTD Proposed Site Sections Oct 2024 Scale: 1:100 @ A1 Sheet: 02/04	

Proposed cross section to adjacent dwellings

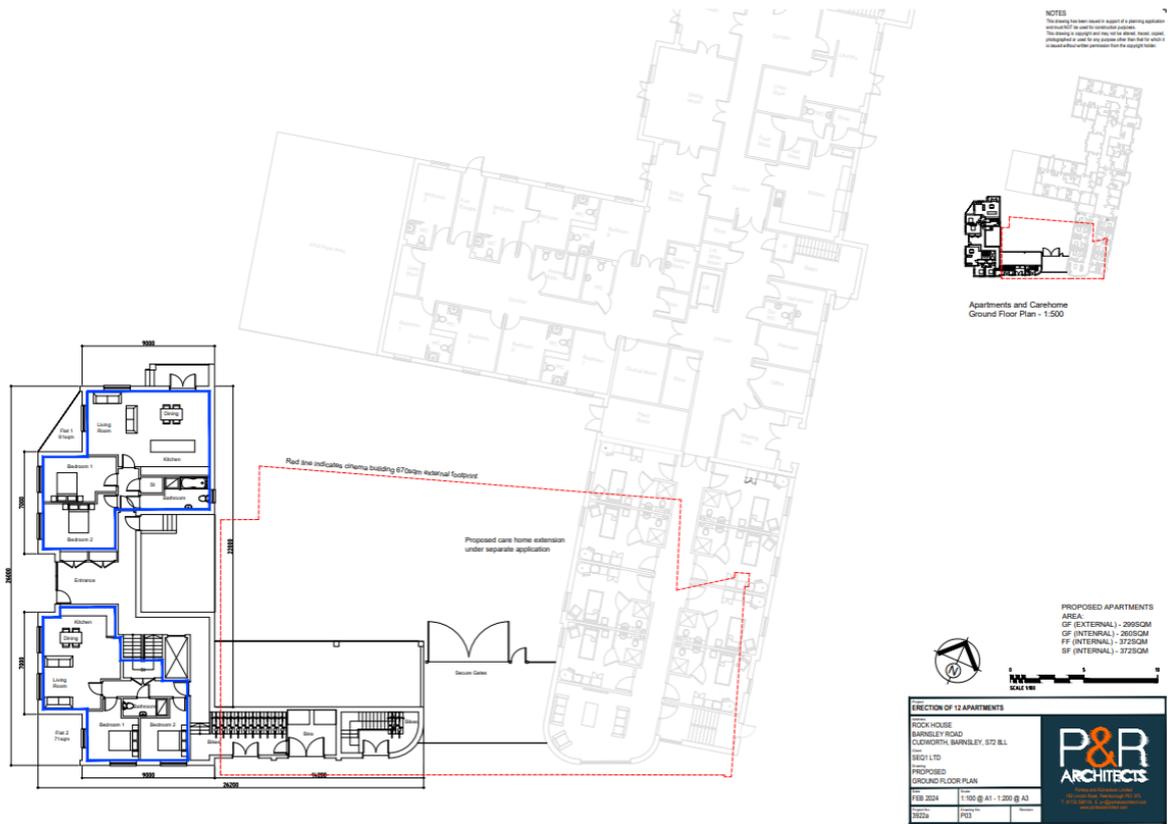


Total proposed mass of the 12 proposed apartments (Separate application) and the proposed carhome extension (Blue hatch). The large mass of the existing cinema building has been reintepreted to create a large courtyard design that is better distributed over the site.

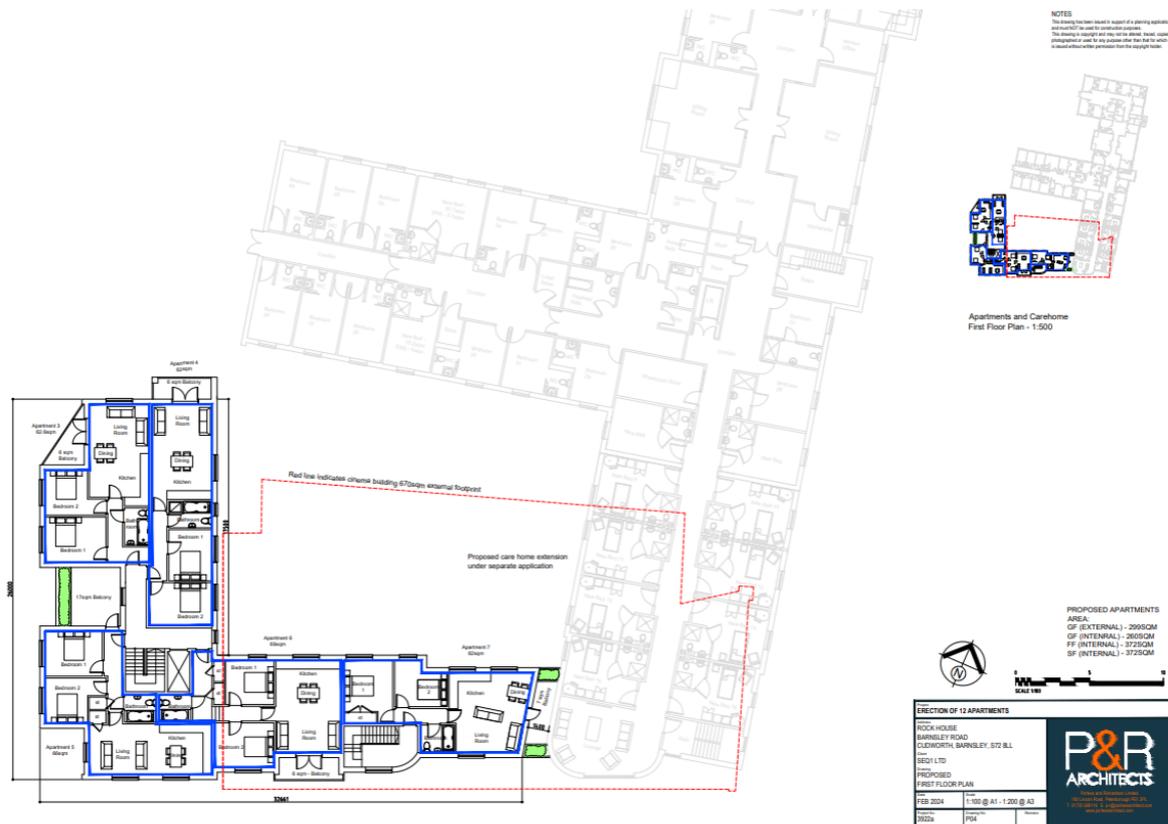


Existing 2024 google map aerial image. The large rectangular design of the old cinema building no longer fits amongst its residential surroundings and sits light to the street.

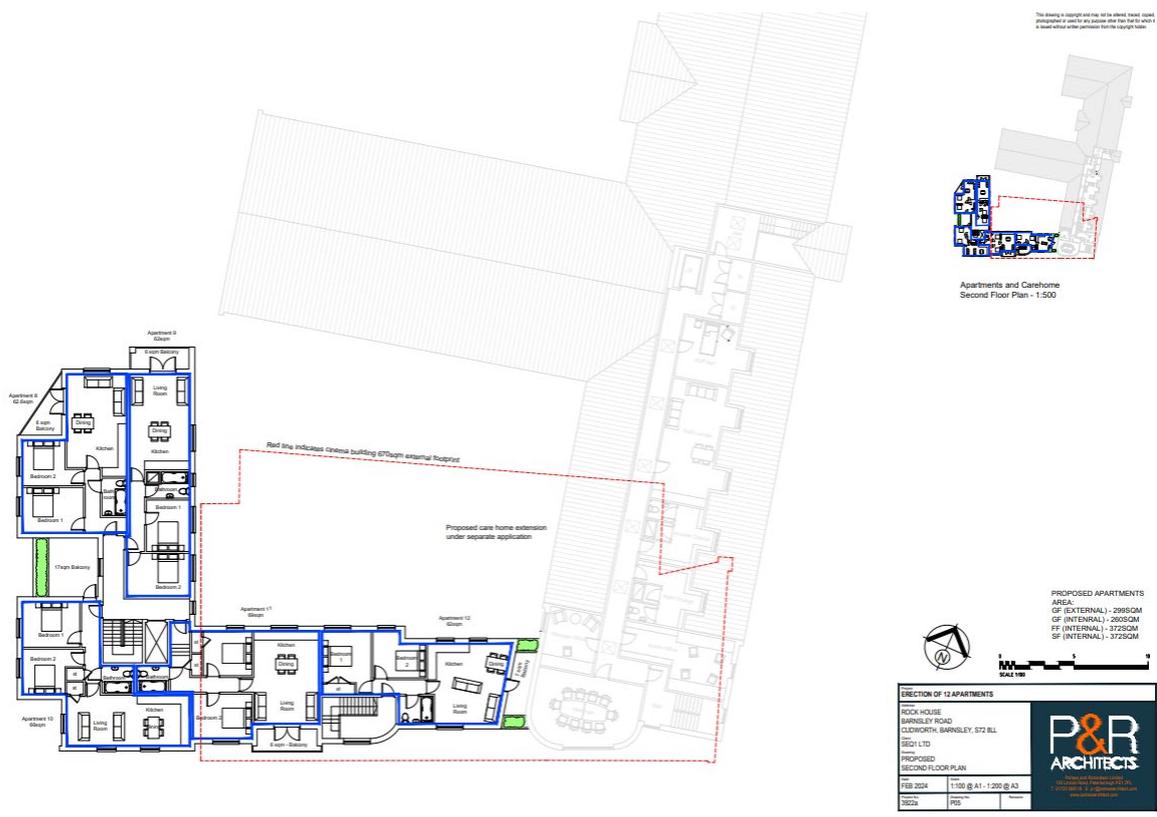
Indicative massing comparison for both schemes



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

Relevant policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

Policy GD1 'General Development' provides a starting point for making decisions on all proposals. for development setting out various criteria against which applications will be assessed.

Policy LG2 'Location of Growth' give priority to Urban Barnsley and the Principle Towns.

Policy T3 'New Development and Sustainable Travel' looks to promote growth in sustainable, accessible locations.

Policy T4 'New development and Transport Safety' expects new development to provide safe, secure and convenient access and movement.

Policy D1 'Design' sets various criteria against which the design of development will be judged.

Policy TC1 'Town Centres' supports maintaining and enhancing the vitality and viability of the hierarchy of centres.

Policy BIO1 'Biodiversity and Geodiversity'

Policy CC1 'Climate Change'

Policy CC2 'Sustainable Design and Construction'

Policy CC3 'Flood Risk'

Policy CC4 'Sustainable Drainage Systems'

Policy RE1 'Low Carbon and Renewable Energy'

Poll1 'Pollution Control and Protection'

Policy H4 'Residential Development on Small Non-allocated Sites'

Policy H6 'Housing Mix and Efficient Use of Land'

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- Parking
- Trees and Hedgerows
- Biodiversity and Geodiversity
- Residential Amenity and the Siting of Buildings
- Design of Housing Developments
- Sustainable Travel
- Financial Contributions for Education Provision

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Other

- South Yorkshire Residential Design Guide

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice was also posted adjacent to the site.

Yorkshire Water – Concerns were initially raised with regard to the impact upon the water main, however this has now been addressed and YW have no objections subject to conditions

South Yorkshire Police SBD – Provides advice regarding security measures

Drainage – No objection subject to condition

Ecology – No objections subject to conditions

Pollution Control – No objections subject to conditions

Tree Officer – No comments received

Urban Design Officer – No objection subject to conditions

Highways – No objections subject to conditions

Ward Cllrs – Cllr Anita Cherryholme, Cllr Steve Houghton and Cllr Joe Hayward object to the application for apartments on this site

Education - We will require a secondary contribution of £32,000 for this development. It has been calculated against the old SPD and would generate 2 pupils from the 12 dwellings.

Representations

1 letter of objection has been received which raises the following concerns:-

- Traffic and parking issues
- Further burdens on doctors, dentists, schools and physical road space
- Impact on access for fire appliances

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The subject site is allocated as within the district centre of Cudworth. Policy TC1 states that “The District Centres have an important role serving localised catchments and meeting more local needs. To ensure they fulfil this role and continue to complement and support the role of Barnsley Town Centre new retail and town centre development will also be directed to the District Centres”.

Underneath Policy TC1 it provides specific detail on Cudworth and states the following: “Cudworth is one of the smaller district centres with the main retail and service provision located along the main Barnsley Road. It is average in terms of vitality and viability. Its strengths include the amount of shopping floorspace, the absence of floorspace outside the centre, the lack of charity shops and good pedestrian flows and availability of public transport.

Aims for the future of Cudworth are to improve the provision of leisure, cultural and entertainment activities, attract non-food multiple retailers, and to improve movement for pedestrians and cyclists. The strategic direction for Cudworth is to intensify, (that is to realise its potential within its existing boundaries by redeveloping and reconfiguring to intensify the level of current town centre uses).”

It is considered that the loss of the former cinema retail building and development of the site for the residential use could potentially be contrary to the future aims of Cudworth as the proposal is not for town centre uses and would lose a small part of the district centre that could be utilised as such.

The applicants have provided a statement of justification to justify the loss of the retail use. The statement outlines that:- ‘Prior to the applicants purchase in 2020 the former cinema had been operated as a brand name clearance outlet for around 10 years. The premises had been poorly maintained in that time and was put up for sale in 2018, Ramsdens closing down in 2019

Although located in a sustainable urban location close to public transport routes as acknowledged the site is on the outskirts of the district centre. From the lengthy time that the property was on the market and disused (in excess of 18 months) and the subsequent pandemic it is extremely likely that it would have been possible to let or sell the building as a retail unit which is reflective of the general trends in retailing and commercial uses. Since the applicants purchase of the building whilst they have not actively sought to rent the site, the greater value being in the expansion of the care home, there have been no enquiries for short term leases or seasonal lets that sometimes occur on similar premises.

Although a significant building and visible off of Barnsley Road there are no other retail premises in similar locations, a single small retail unit on Market Place also closed with proposals for conversion. Any future retail use would also potentially exacerbate the current parking issues with the local public house and fast food takeaways on Barnsley Road.

A brief retail study is summarized in Appendix A, and whilst Cudworth does perform better than similar town centres there are still several vacant properties and 'secondary' type uses. With Aldi and the Co-op occupying the two larger premises on Barnsley Road it is unlikely that a further food retailer would come forward with an interest in the site.

As a retail site there appears to be little or no interest, the applicant wishes to invest significant funds into the development which will also safeguard the future viability of the care home and provide residential apartments of a high standard. In Summary, It is also clear that there is no current demand for retail or other 'town centre' uses. In the current economic climate there appears likely to be little future demand and owing to general changes in retailing, the likelihood of the retail use or there commercial uses of the site become viable seems to be slim.'

In this instance it is acknowledged that the site of the former cinema is on the edge of the district centre. The former cinema building is now vacant and whilst its loss is regrettable, it is clear that the building is no longer required in its current form and is currently in a poor condition. Local Plan Policy H4, residential development on small non-allocated sites, states that proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies in the plan. Whilst the residential use of the site would not conform with the district centre allocation, the applicant has demonstrated that the site is no longer viable and on balance it is therefore considered that the principle of the development would be acceptable and the harm to the retail/commercial area would be limited, given its edge of centre location.

Scale, Design and Impact on the Character

As stated above, the demolition of the existing cinema building is regrettable, however it is not a Listed Building and it appears to be in a poor condition. The proposal involves the erection of a three storey apartment block, set with an L Shape Design to allow a meaningful development across this prominent corner site. The proposal includes an internal courtyard parking arrangement to hide cars from view.

The Urban Design Officer has been consulted and states that 'the elevation of the proposed private apartment development is well modelled and distinctive at the front, when seen from Barnsley Road/ Market Place, and its side elevation to Market Place and Belle Green Lane is clearly more sensitive to the streetscape than the previous three storey 'wall' of the cinema.' Whilst the building is taller than the existing flat roof cinema building, it would not appear out of context. It is designed with a 'stepped' nature due to the slope of the site, and as can be seen on the proposed elevations, along with the care home extension, would allow for the elevations to follow the slope of the land.

Appearance is not one of the reserved matters being sought for approval at this stage, however detailed design proposals have been put forward for information. Natural stone is being proposed to part of the elevations which is acceptable as natural stone is present on several of the existing buildings in the adjacent streets, (including Market Place, School Street and Barnsley Road), so its use would reflect a positive element of the local built character. The other elevations have been amended in line with comments from the Urban Design Officer to show bright buff brick to match existing, with the bricks projecting forward of the main face of the brick, to create a shadow and texture pattern to the elevations, which will provide an attractive feature. The proposal is considered to be acceptable in terms of design and impact upon the character of the street scene, in accordance with Local Plan Policy D1.

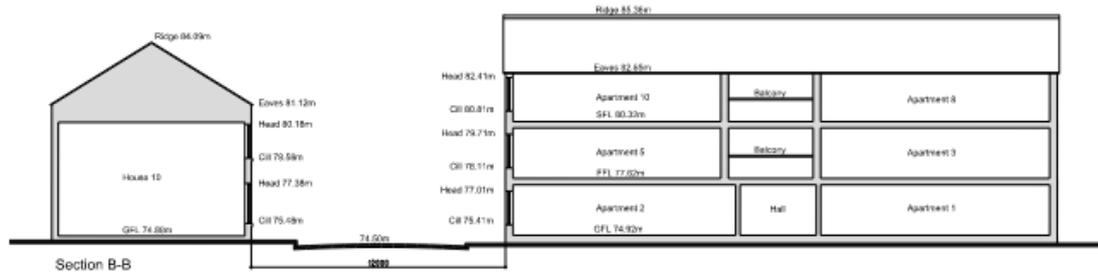
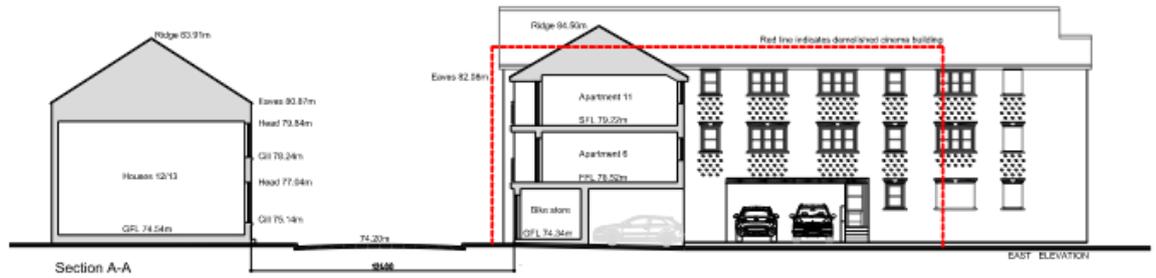
Impact on Residential Amenity

Given the proximity of the site to residential dwellings, the consideration of the impact upon the adjacent dwellings is important. In terms of the proximity of the apartment block to the neighbouring residents, the SPD 'Design of Housing Development' states in section 4. External standards, point 1, that 'where front elevations face a road the dwellings should be an appropriate distance apart. The Council will accept a minimum of 12m where the dwellings are of the same storey and it will achieve a streetscape that reflects local character.'

The preceding text, in section 3. Relationship with existing dwellings and space between proposed dwellings, point 3, states that 'In order to ensure adequate levels of privacy are provided/maintained, to ensure residential development does not result in unacceptable levels of overshadowing or loss of outlook and in order to provide adequate amenity space, development will usually be expected to comply with the external spacing standards.....' There is no exact distance given in the SPD for any further set-back for the storeys above the height of existing residences facing across a street.

From the cross section plan submitted, this shows that the separation distance shown between the existing dwellings and the proposed apartments is only 12m which is the minimum required for buildings of the same storey. In this instance, as can be seen on the cross section, the proposed apartment is three storeys in height, whereas the adjacent dwellings are only two storeys in height.

Although appearance of the building is not a matter under consideration at this stage the proposal does ask for layout to be considered. The applicant has submitted ground floor, first floor and second floor layout plans which show there are windows of the second floor of the apartments looking directly towards the windows of the residences of Market Place. The windows to apartments 2, 5, 6, 7, 10, 11 and 12 are to habitable room windows which include, bedrooms and lounge and kitchen areas and apartments 6 and 11 which have a balconies overlooking. In this instance, given the height and number of windows overlooking Market Place, it is considered that the distance of 12m is not sufficient and would result in an overbearing impact and loss of privacy, given the building is three storeys in height and the overall number of windows would exacerbate this impact, which is not acceptable and would have a substantial impact upon the residential amenity of the adjacent dwellings by way of overlooking and overbearing impact to these habitable room windows contrary to the SPD and Policy GD1 of the Local Plan.



In terms of sunlight and daylight, the apartments will not cause significant overshadowing of the existing dwellings, as they are located to the north of the existing dwellings. In terms of additional activity at the site, given the use as an existing care home there should not be significant disturbance to the adjacent dwellings once the building has been constructed. The Pollution Control Officer has also not raised any concerns subject to the imposition of conditions to be applied during the construction and demolition of the site. Any impact upon adjacent residents by way of disturbance is considered to be limited.

In terms of the amenity of the proposed residents, the apartments all have allocated car parking spaces, sufficient room sizes and have sufficient shared outdoor amenity space in accordance with the SPD.

The SPD 'Design of Housing Development' states in section 4. External Space Standards, point 8, 'Shared private space for flats must be a minimum of 50 sq. m plus an additional 10 sq. m per unit as balcony space or added to shared private space. Where private space cannot be provided balconies must be provided. Balconies must be a minimum of 3 sq.m. The amount of shared private space to be provided will also depend on the quality, quantity and

accessibility of local public open space.' 10 of the 12 apartments have balconies, totalling 84 sq. m. in area, and there is a shared amenity space of 135 sq. m. at the back of the car park. This totals 219 sq m which exceeds the SPD requirement for external private space (of 170 sq. m., (50 sq. m. plus 10 sq. m. X 12)).

This development is 12 apartments, all two bedroom, and 15 parking spaces are provided, 12 for each unit and 3 for visitors. This meets the recommended number of spaces in the SPD 'Parking.' The proposal also includes secure cycle storage.

The SPD 'Design of Housing Development' states (in para 5.1) 'All developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide- Technical Requirements section 4A.2 (p130-131).' The SYRDG states that a 2 bed unit should be approx. 62 sq.m/ 667 sq.ft. The guide also gives minimum individual room sizes which need to be met. The design and access statement (on page 12) includes a table with overall flat sizes and some internal room sizes. The total internal area per flat meets the minimum requirements of the SYRDG. Of the internal room sizes listed most meet the requirements of the SYRDG except for the second bedrooms, shown on the plans as having a double bed, however 10 of the 12 apartments are 2 sq. m. less the area required for a double bedroom, however these could be used as single bedrooms.

Whilst the proposal meets some residential amenity requirements, it is felt that on balance, given the height, scale and number of windows overlooking Market Place, it is considered that the separation distance of 12m is not sufficient and would result in an overbearing impact and loss of privacy. Given the building is three storeys in height and the number of windows would exacerbate this impact, the proposal is not acceptable and would have a substantial impact upon the residential amenity of the adjacent dwellings and their habitable windows, contrary to policy GD1 and the SPD Design of Housing Developments.

Highways

Concerns have been raised with regard to parking and the impact of the proposal upon Highway Safety. The Highways Officer has been consulted and has made the following assessment of the proposal:-

'The application proposes to erect a new building which is to house 12no. two-bedroom apartments on the site of the former cinema building known as Rock House. This scheme utilises approximately two thirds of the site, the remainder of the site is the subject of a separate application for the extension of the adjacent Belle Green Court Care Home.

The proposed development involves the complete demolition of the existing building, the erection of a new apartment building, the creation of a new vehicular access point from Belle Green Lane and the formation of a gated car park.

This outline application has put forward the matters of both access and layout for consideration at this stage along with scale. A Transport Statement has been submitted in support of this application and includes a joint assessment of both the 12no. apartments as well as the Care Home extension works.

In terms of traffic generation, it can be seen from the assessment contained within the Transport Statement that the proposed 12no. apartments would generate only a small number of vehicular movements during both AM and PM peak hours, specifically 2no. two-way trips during a weekday AM peak hour and 4no. two-way trips during the PM peak. This level of traffic is not considered to be significant and would therefore not result in a detrimental impact

upon the highway network. It must also be borne in mind that the site, although currently vacant, does have an existing retail use and as such could generate a number of vehicular movements in excess of those that would be generated by the proposed residential use.

It is proposed for the development to be served via a new access from Belle Green Lane which is to be positioned directly opposite the Saville Street/Belle Green Lane priority junction. This is considered preferable to the access being offset from Saville Street so as to avoid awkward manoeuvres between the site access and Saville Street and to provide good intervisibility between the two. The proposed site access is positioned almost equidistant between the Market Place/Belle Green Lane priority junction and the access of Belle Green Court Care Home.

The submitted Site Plan drawing number 3922a P01 demonstrates that the proposed access achieves adequate sight lines, that the access is of sufficient width and the proposed security gates are set back a sufficient distance to allow a vehicle to pull up to the gates and be clear of the public highway.

With regard to the layout of the site, the parking spaces are of sufficient size (2.5m x 5m) and all have adequate manoeuvring room to allow vehicles to enter/exit each space. A pedestrian access gate is included adjacent to the main vehicular access gates. A bin store is provided along the Belle Green Lane frontage allowing refuse collection to take place from the public highway.

In terms of Parking, the (SPD) Parking (2019) Table 1 states that one space should be provided per dwelling having 1 to 2 bedrooms along with one visitor parking space per four dwellings. The proposals therefore require a total of 15 spaces, this number of spaces is provided and as such the proposed scheme is in accordance with requirements.

The site sits within the local centre of Cudworth just off the C435 Barnsley Road which in turn connects with the A628 Cudworth Parkway to both the north-east and south-west of the site. Barnsley Road benefits from frequent bus services and the nearest bus stop (shelter) is approx. 35m from the site. There are a number of amenities, services and facilities local to the site, the location provides good pedestrian and cycle access and the Trans Pennine Trail is approx. 1 mile to the west of the site. The aforementioned Parking SPD requires that 1 secure and undercover cycle parking space is provided per dwelling, the scheme includes such provision by way of storage rooms accessed from the Belle Green Lane frontage.'

It is therefore considered that the proposals do not adversely impact upon the highway and are acceptable from a highways perspective in accordance with Local Plan Policy T4, subject to conditions and informatives.

Ecology

Ecology reports have been submitted with the application. The report states that 'the site is potentially used by very few protected and notable species, the habitats are relatively species poor and the impact of the proposed development in the absence of mitigation is relatively low, with as much of the vegetation retained as possible.' The submitted bat report states that a bat survey was carried out on the care home and cinema building. 'The survey identified that the buildings on site had negligible suitability to support roosting bats but a single bat can roost almost anywhere, so care should be taken during the demolition. In the event an unexpected bat is found during work, the work in that area should cease and a suitably qualified ecologist

contacted for further advice. The nesting bird mitigation will ensure no active nests are impacted by the proposed works (the only likely protected or notable species identified within the site), and the enhancement measures will slightly improve the biodiversity opportunities within the new building.'

The Ecology Officer has been consulted and has no objection to the proposal subject to conditions. Landscape proposals have been amended to include five small trees within the proposed garden area in order to achieve the Biodiversity Net Gain requirement. This allows the proposals to achieve a gain of 0.069 habitat units (representative of a 173.02% gain). The landscape proposals also include a native species-rich hedgerow. These proposals could be confirmed when discharging the biodiversity gain condition. As the landscaping proposals are not deemed as significant, a condition for a Habitat Management and Monitoring Plan is not deemed necessary; however, if planning permission were to be granted a Biodiversity Enhancement Management Plan (BEMP) would need to be conditioned to secure the implementation of proposed landscaping and the incorporation of other measures set out within the Ecological Impact Assessment (EiA). The proposal is acceptable in terms of impact upon Biodiversity in accordance with Local Plan Policy BIO1.

Drainage and Flood Risk

The site is not situated within an area of flood risk and the drainage officer has been consulted and has no objection to the scheme subject to conditions. Concerns were initially raised with regard to the impact upon the water main, however this has now been addressed and Yorkshire Water have no objections subject to conditions which should be added to the decision notice should permission be granted.

Impact on Trees

A Tree Survey has been submitted with the application and in terms of the impact on trees, there are trees within the site boundaries of the care home and the former cinema building. Trees are set in relatively close proximity to the proposed demolition works and as such the retained trees would also need protection during any works and as such an arboricultural method statement should be secured by pre-commencement conditions. New planting is proposed as part of the landscaping and ecology enhancement scheme, however this should be conditioned to ensure that the position and species of planting are agreed, in accordance with Local Plan Policy BIO1.

Planning Obligations

Paragraph 55 of the NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 57 states that planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

These are the statutory tests as set out in the Community Infrastructure Levy Regulations 2010.

Sustainable Travel

In accordance with the recently adopted Sustainable Travel SPD, there is a requirement for the applicant to provide a contribution towards sustainable transport and active travel measures.

Contributions will be sought on developments of 10 dwellings or more. The following formula will be used to determine the level of contribution:

Number of residential units x person trip rate x £figure to be determined x reduction factor

For residential schemes, the proposed scheme cost is £101.26 per trip. It is proposed to round this figure to £100 per trip (Scheme costs divided by total number of trips. ($14,824,908 / 146410 = 101.26$)) The £100 per trip figure will then be applied to individual residential schemes of 10 dwellings or over.

Where applicable this will be reduced, depending on location. The site is set within the AIZ, therefore in line with the above, a contribution which is the sum of £9000 will be required, to be secured via a S106 Agreement from the applicant, that will be used to help finance and deliver the programme of public transport improvements and enhancements identified in the Infrastructure Delivery Plan, the updated Barnsley Rail Vision, and other relevant documents.

Education Contribution

In accordance with the recently adopted Financial contributions to school places SPD, there is a requirement for the applicant to provide a contribution towards education as the scheme is for over 10 units.

The Education Officer has been consulted and has provided the following comments:-

We will require a secondary contribution of £32,000 for this development. It has been calculated against the previous SPD and would generate 2 pupils from the 12 dwellings.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal is contrary to the SPD Design of Housing Development and policy GD1 of the Local Plan.

RECOMMENDATION: Refuse