WYG Planning & Design

part of the **WYG** group

Planning Statement

For proposed residential development at land at the former SR Gent factory, Dodworth Road, Barnsley

On behalf of PricewaterhouseCoopers

Date: 10th February 2009



WYG PLANNING & DESIGN

DOCUMENT VERIFICATION SHEET

Client:	PricewaterhouseCoopers
Project:	Land at the former SR Gent factory, Dodworth Road, Barnsley
Job Number:	A051835-2
Document Title:	Planning Statement

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SECTION 1: INTRODUCTION

1.1 WYG Planning & Design ("WYG") has been appointed by PricewaterhouseCoopers ("PwC") to submit an outline planning application for proposed residential development on land at the former SR Gent factory, Dodworth Road, Barnsley, South Yorkshire.

1.2 The planning application is submitted in outline and requests determination for access only, with all remaining matters reserved for future determination through a reserved matters submission. The application seeks consent for a maximum of 172 dwellings covering a total floor space of 165,925 sq ft.

1.3 The application is supported by an indicative site layout plan illustrating how a maximum of 172 residential dwellings can be accommodated on the site.

1.4 The range of reports submitted to support the application has been agreed with Barnsley Metropolitan Borough Council ("BMBC") following a meeting on 8th January 2009 with the Case Officer Keiron Dunn and with the Major Applications Officer Elaine Ward.

1.5 The accompanying reports submitted with the application are as follows:-

- Completed outline planning application forms and certificates;
- Red line plan
- Illustrative concept layout plan (Drawing No 1254 - 002)
- Design and Access Statement prepared jointly by LOROC Architects and WYG Planning & Design;
- Flood Risk Assessment with Drainage statement prepared by WYG Engineering;
- Ecology Survey prepared by WYG Environmental;
- Noise Statement prepared by WYG Environmental;
- Phase 1 Geo-Environmental Desk Study (with detailed outline remediation strategy and methodology for site remediation) prepared by WYG Environmental;
- Sustainability and Energy Statement prepared by WYG Planning & Design;
- Transport Assessment and Travel Plan prepared by WYG Transport;
- Tree Survey prepared by WYG Environmental;
- Rock Face Safety Statement (detailing treatment of the quarry rock face) prepared by WYG Environmental;
- Employment Land Survey prepared by Eddisons; and

- Draft Section 106 Agreement;

1.6 The planning support statement (this document) should be read in conjunction with the documents listed above and is intended to support the outline planning application. The purpose of this statement is to draw out the key planning issues arising from the development proposals and to assess the proposals in light of the Development Plan and other material considerations.

1.7 An Environmental Impact Assessment (EIA) Screening Opinion letter was submitted to the Authority on 27th January 2009. WYG has been informed verbally from the Authority that it is unlikely that there will be a requirement to submit an Environmental Statement with the application.

1.8 The structure of the report is as follows: Section 2 of the report provides background of the recent planning history on the site; Section 3 considers the site and surroundings; Section 4 describes the application proposals; Section 5 examines the relevant planning policy context; Section 6 considers the case for redevelopment of the site for housing; and conclusions are presented in Section 7

SECTION 2: RELEVANT BACKGROUND INFORMATION

(a) Recent Planning History

The Barratts Application (2008/1473)

2.1 WYG has been instructed to submit an outline application for proposed residential development on the former SR Gent site following the withdrawal of planning application reference: 2008/1473 ("the Barratts application") , which was submitted jointly by Barratts Homes Ltd ("Barratts") and PWC during the week commencing 29th September 2008. This application was withdrawn by Barratts on 17th December 2008.

2.2 The Barratts application was submitted in full with no matters reserved and was for the proposed development of 166 residential dwellings, including 149 houses and 17 apartments. This application was screened by BMBC prior to submission, and it was confirmed in a letter dated 15th February 2007 that an Environmental Statement would not be necessary with this application.

2.3 WYG has reviewed the plans and supporting technical reports that were submitted with the Barratts application and has obtained copies of the statutory consultation responses to all the reports submitted with this application. WYG has also had sight of a copy of the minutes from the meeting between Barratts Homes and BMBC, which took place on 10th November 2008. The information in these minutes provides an indication of Barnsley Council's concerns with the application. The indicative layout and the supporting information submitted with this outline application have taken into consideration the comments made in response to the Barratts application.

The Advanced Learning Centre Application (2008/1422)

2.4 The current application site was also included within the area of land submitted as part of the Advanced Learning Centre (ALC) planning application reference 2008/1422, which was submitted in outline by Barnsley Council Education Department the week commencing 8th September 2008. The application was subsequently withdrawn by the applicant, the week commencing 5th January 2009 having been found by the Case Officer, Keiron Dunn, to be deficient in the information required to determine the application. WYG understands from BMBC that the applicants intend to re-submit the ALC planning application once all the necessary supporting information is complete.

(b) Marketing of the site

2.5 The clothing operators SR Gent plc went into administration in November 2005. The site ceased operating on 12th June 2006. All four factory buildings were demolished on the site in April 2008, when they were considered to be unsuitable for future employment use following the unsuccessful marketing for the re-use of these premises.

2.6 The site was marketed initially by commercial agents, Eddisons, on a "for sale" basis during the period 13 March 2006 until the closure of the factory on 12th June 2006. It is detailed in the Eddisons Final Marketing Report, which was submitted as part of the Barratts application (Application Reference 2008/1473), that buyer interest in the site, almost without exception, was from parties wishing to redevelop the premises for residential purposes.

2.7 Following agreement with BMBC the application site was marketed extensively by Eddisons on a "to let" basis during the period March 2007 to March 2008.

2.8 The Eddisons Final Marketing Report (April 2008) details that the site was marketed through the following ways during the period March 2007 to March 2008:

- On-site "To Let" board facing onto Dodworth Road;
- The Eddisons website;
- Eddisons in-house property magazine "Eddisons Property News";
- The details have also been registered with the Barnsley Development Agency.

2.9 The following outcomes were summarised in the Eddisons Final Marketing Report following the marketing of the site up to March 2008:

- The site and factory premises had been marketed for a period of approximately 2 years up to March 2008 offered on a "for sale" and "to let" basis. It was considered that the extensive marketing of the site complied with the test set out in Supplementary Planning Guidance 24: *Re-use of Employment Policy Areas*, in taking account demand for employment land and the attractiveness of the site;

- It was concluded that the application site and premises are unsuitable for employment use due to the following:

1. The existing buildings were considered to have a poor layout, with restrictive eaves height making the buildings too low for modern use. In addition, the service yard was considered to be too small an area to access buildings of this size;
2. The location of the site terms of its proximity to surrounding residential development was considered a constraint in terms of limiting many operators who would require unrestricted 24 hours operations/access.

2.10 The on-site marketing boards were removed following the demolition of the all the buildings in April 2008. The site continued to be marketed on the Eddisons website up to September 2008.

2.11 The planning policy context is assessed in detail in Section 5 and Section 6 of this statement.

SECTION 3: SITE DESCRIPTION AND DEVELOPMENT PLAN DESIGNATION

(a) Site Description

3.1 The site is located on land to the south of the A628 Dodworth Road, approximately 1.5 km west of Barnsley Town Centre and some 1km distant from Junction 37 of the M1 motorway. Dodworth Road is the primary link road between the M1 motorway and Barnsley town centre.

3.2 The site is situated within a predominantly residential area, which is characterised by terraced and semi-detached housing types.

3.3 The site extends to an area of approximately 4.33 hectares (10.71 acres). The site, which is vacant and cleared of existing buildings, was previously occupied by industrial development which included two large factories with associated warehousing split up into four units. All buildings were cleared from the site in April 2008.

3.4 The main point of access and egress to and from the site is via an entrance which fronts directly onto the A628 Dodworth Road in the north-western boundary.

3.5 There are a number of trees and shrubs around the main entrance into the site from Dodworth Road, in particular along the access road into the site, and also along the ridge of the eastern boundary of the site which abuts onto the nursing home.

3.6 The topography of the site is varied. The application site slopes away from the existing site entrance on Dodworth Road towards the middle of the site, before rising up towards the southern boundary edge. The south-eastern and north-eastern boundaries of the site are defined by exposed quarry faces. Levels rise from east to west of the site by approximately three metres. The nursing home and the residential development on the eastern boundary of the site are approximately four metres higher than the application site. Residential development that abuts onto the western boundary of the site is approximately 2 metres higher than the site at this point.

3.7 There is an operational petrol filling station situated on the front of the site. The filling station has direct access and egress onto the A628 Dodworth Road. Access and egress from the filling station operates independently to the main site entrance

3.8 The site is bounded by the A628 Dodworth Road to the north, residential developments to the east and west, and recreational playing fields to the south. To the immediate south-west of the site lies a 1970s housing development, which is accessed via Linton Close on Broadway Road.

3.9 Two bus shelters are located on either side of Dodworth Road immediately to the west of the existing site access providing public transport access to Barnsley town centre and to Dodworth.

(b) Development Plan Designations

3.10 The site is located within the Barnsley Urban Community Area as is detailed on the UDP Proposals Map. (Please refer to Appendix 1) The Barnsley Urban Community Area is defined on paragraph 1.2 of Volume 2 of the UDP. It includes the ward areas of Athersley and Carlton in the north, Worsborough in the south, Barugh and Higham in the west, and West Green, Lundwood and Ardsley in the east. The Barnsley Urban Community Area does not include Barnsley town centre which is subject to a separate community area plan.

3.11 The application site is currently allocated on the UDP Proposals Map as an Employment Policy Area under Policy ED7 of the UDP.

3.12 Policy BA5/4 is the site specific policy which relates to the former operations on the SR Gent site. Policy BA5/4 provides the following description of the former operations on the site:

"This is a modern clothing factory with associated offices on the Dodworth Road frontage which was established within a former quarry area. The partial separation in levels together with a margin of public open space and on-site landscaping separates the premises from adjoining residential properties to the south and east. The density of existing development on the site is a constraint on any significant further development within the site boundaries."

3.13 The site does not lie within a Conservation Area nor does it contain any Listed Buildings.

3.14 The site is located in flood zone 1 and is therefore not a high risk from flooding.

3.15 There are no Tree Preservation Orders anywhere on the application site.

SECTION 4: SCHEME PROPOSALS

4.1 The application proposes the redevelopment of the site for residential development. The amount of residential development is for a maximum of 172 dwellings. An indicative site layout plan has been submitted to illustrate how the site could accommodate this amount of units on the site. For clarification the planning application, however, includes for determination of access only and all other matters are reserved for future determination through a full or reserved matters application.

4.2 The application site has a total gross site area of 4.33 hectares. Approximately 84% is proposed for residential dwellings, and 15% is proposed for public open space, which includes a green corridor link running from Dodworth Road to the main area of informal and formal open space in south-western corner of the application site.

4.3 Vehicular access to the site will be taken directly from Dodworth Road. The existing access onto Dodworth Road has been relocated to allow for enhanced visibility along Dodworth Road. The existing access and egress from the petrol filling station will be removed with the removal of the filling station itself.

4.4 The illustrative layout plan has an emphasis on providing a mix of housing types and styles of accommodation, including: apartments, town houses, terraced housing, semi-detached, and detached housing. A full schedule breakdown of housing types on the indicative layout plan is detailed in table 1 below.

Table 1: Residential Units

Dwelling Type	Number of Bedrooms	Number of Units
Apartments	1	12
Apartments	2	37
Apartments	2+	2
Terraces	Blocks	6
Terraces	Semi-detached	6

Townhouses	Blocks	69
Townhouses	Semi-detached	26
Detached	4	14

4.5 The mixed tenure in the scheme will provide both variety and affordability, whilst helping in promoting a mixed sustainable community. A mix of housing is considered appropriate in the context of the surrounding residential area. The Design and Access Statement sets out in further detail the proposed layout and housing types detailed on the layout plan.

4.6 The housing has been arranged at an average density of 48.05 dwellings per hectare (dph). This is well above the minimum requirement of 30dph as set out in Planning Policy Statement 3: Housing and Barnsley Council's Supplementary Guidance 2: *The Design and Layout of New Housing* (May 2003), which recommends a minimum of 35dph.

4.7 25% of all the residential units on the site will be affordable. This figure is well above BMBC'S minimum requirement of 15%, which is set out in Policy H7 in Planning Advice Note 34: *Affordable Housing in New Residential Developments* (May 2007). The level of affordable housing being offered in the scheme accords with the site specific requirement set by the Affordable Housing Officer at BMBC. The consultation response from the Affordable Housing Officer at BMBC was forwarded to WYG from the Case Officer, Keiron Dunn, on 21st January 2009. This response details that the type of affordable housing to be delivered on the scheme will be determined through further analyses of local housing market conditions and negotiations with the developer.

4.8 The illustrative layout details 15% 0.64ha of the total gross area of the site to be open space. This includes a childrens play area and a green corridor, which will link the main area of green space in the south-west of the site to the access road on Dodworth Road. The green corridor is intended to improve connectivity to the existing area of public greenspace opposite the site immediately across from Dodworth Road. The scheme also proposes a high quality public space in the form of an urban square which provides a focal point for informal public use, gatherings or events, as well as forming the setting for new homes. As is required in Supplementary Planning Guidance 20: *Open Space Provision on New Housing Developments*, the informal open space which includes the children's play area constitutes 10% of the open space and formal open space constitutes 5% of the total area of open space in the

proposals. The on-site open space provision detailed on the plan accords with Policy H6 of the UDP. On that basis that the amount of on-site public open space being provided on the scheme accords with policy, there is no policy requirement for there to be a commuted sum towards the provision of off-site open space.

4.9 The illustrative layout has taken into consideration the existing physical constraints to development on the site. This includes maintaining a distance from the areas of exposed rock face in the south-eastern and eastern boundaries of the site, and considering the distances between existing mature tree canopies on the western and northern site boundaries. A number of trees are to be retained and are considered an integral part of the proposed landscaping on the illustrative layout. The illustrative layout also shows accommodation fronting onto Dodworth Road being located over 15 metres back from the kerbside. This accommodation is therefore located outside of the Air Quality Management Area (AQMA) on Dodworth Road. In this respect, the scheme is in accordance with advice provided by Chris Shields, the Pollution Control Officer at BMBC on 15th January and with advice provided to Barratts Homes on the earlier application.

4.10 The illustrative layout plan reflects comments made by consultees comments to the the Barratts application. It is considered that the indicative layout responds to the issues raised with that layout and provides a more suitable layout that reflects both the context of the surrounding area and the constraints to the site.

SECTION 5: PLANNING POLICY CONTEXT

5.1 The Planning and Compulsory Purchase Act (Section 38, Part 6) determines that decisions on planning applications should be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Barnsley comprises:

- Yorkshire and Humber Regional Spatial Strategy (RSS) to 2026 (adopted in May 2008); and
- Barnsley Unitary Development Plan (UDP) (adopted in December 2000).

5.2 Detailed below are the Development Plan policies relevant to the proposals as well as a review of other material planning considerations, including national planning policy, and the emerging Barnsley Local Development Framework (LDF).

THE DEVELOPMENT PLAN

Yorkshire and Humber Regional Spatial Strategy

5.3 The RSS was published in May 2008 and sets out a strategy and vision for land use planning in the region to 2026. Key objectives set out in the RSS include:

- Reduce inequalities and improve the health and well-being of the population;
- Improve access to opportunities and facilities;
- Raise environmental quality; and
- Minimise the use of the region's land and existing social, physical and green infrastructure.

5.4 Policies YH1 and YH4 provide a strategic basis for guiding development in the region and a summary is set out below.

5.5 Policy YH1 'Overall Approach and Key Spatial Priorities' outlines the RSS' approach to change and development in the region. The priorities identified include:

- Transform economic, environmental and social conditions in the Regeneration Priority Areas – including older industrialised parts of South Yorkshire; and
- Encourage the diversification of the rural economy.

5.6 Policy YH4 'Regional Cities and Sub Regional Cities and Towns' states that such settlements should be the prime focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region. Barnsley is identified as a sub-regional town/city.

5.7 Policy YH7 'Location of Development' sets out a sequential approach to new development in the following hierarchical order:

- First priority, re-use of previously-developed land and more effective use of existing developed areas within the relevant town or city;
- Second priority, other suitable infill opportunities within the relevant city or town;
- Third priority, extensions to the relevant city or town.

5.8 The RSS identifies specific sub-regional policies and these include for south Yorkshire, Policy SY1 'South Yorkshire Sub Area Policy', which supports, amongst other strategies:

- Transform the Sub Regional Towns of Barnsley, Doncaster, and Rotherham, particularly the town centres as vibrant, healthy, accessible, attractive and safe places where more people live, visit and work, and residential areas through housing market renewal and increased housing development
- Re-develop and regenerate Barnsley urban core as a "21st Century Market Town"
- Focus most development on Sheffield and the Sub Regional Towns of Barnsley, Doncaster and Rotherham with particular emphasis on city/town centres and inner areas

5.9 In respect of housing development, policies H1, H2, H4 and H5 are relevant to the proposals.

5.10 Housing policy in the region is directed by Policy H1 'Provision and Distribution of Housing', which seeks to improve the region's housing and to provide appropriate accommodation for all households wanting homes and taking account of regeneration and increasing economic growth in South Yorkshire and the need to place greater emphasis on meeting local needs in rural areas. The housing requirement for Barnsley, set out in Table 12.1, is an annual average net addition of 1015 units for the period 2008 to 2026.

5.11 Policy H2 'Managing and Stepping up the Supply and Delivery of Housing' seeks to prioritise housing development on previously-developed land to contribute to a regional target of at least 65%.

5.12 Policy H4 'The Provision of Affordable Housing' identifies a need for new residential development to accommodate up to 30% as affordable units in South Yorkshire.

5.13 Policy H5 'Housing Mix' seeks to ensure the provision of homes for a mix of households that reflect the needs of the area, including homes for families with children, single persons, and older persons to create sustainable communities.

Barnsley Unitary Development Plan

5.14 The Barnsley UDP was adopted in December 2000, covering the period 1986-2001. The UDP is under review and will eventually be replaced by the LDF which is in the early stages of preparation. As of 28th September 2007, BMBC produced a list of policies to be 'saved and 'deleted'. Those policies that were deleted include Policy H1, which sets out housing requirements. This policy should no longer be used in making decisions on planning applications and reference should now be taken from the published RSS. In addition, it is important to note the UDP pre-dates latest Central Government advice in Planning Policy Statement 3 Housing.

5.15 The UDP's objectives in respect of housing development include:

- Ensure that a range of sites is available in terms of their size and location to meet the demand from various sectors of the housing market;
- Ensure that new housing is well located in terms of links to employment opportunities, transport routes, local services and facilities. New housing should relate well to existing settlements and promote sustainable development.
- Encourage the provision of special needs housing for groups such as the elderly, the physically disabled and others identified in the Community Care Plan.
- Increase the attractiveness of Barnsley as a place to live.

5.16 Policy H2 seeks to ensure the availability of sufficient land to meet the identified housing need and to ensure that a five year supply is available at all times.

5.17 Policy H5 'Housing for Special Needs' states that the council will promote the diversification of dwelling type, size, density and design throughout the borough to meet the full range of housing need. In particular, Policy H5, in appropriate locations, encourages:

- Housing for the elderly and those with disabilities;
- Homes intended for single person households;

- Affordable housing and housing for rent.

5.18 There is not a policy in the Barnsley UDP that stipulates a requirement for affordable housing from new housing development. Policy H7 of Planning Advice Note 34: *Affordable Housing in New Residential Development* (May 2007) provides the policy for affordable housing provision in the Borough. (Please refer to Paragraph 5.43)

5.19 Policy H6 'Open Space Provision' states that the provision of 20 or more dwellings shall incorporate a minimum of 15% of the gross site area as 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.

5.20 Policy BE6A 'Design to Avoid Crime' seeks to reduce opportunities for crime through design. The layout of the proposals has been considered in this context and is detailed in the design and access statement. The proposals comply with the principle of this policy.

5.21 Policy ED7 relates to areas defined on the Proposals Map as employment policy areas. It supports the continued use of such areas for employment use and states that development will normally be permitted for business, industry and storage and distribution. Furthermore, it states that other employment generating uses may be permitted if they are compatible with adjoining uses. It states that Class A1 (Shops) and Class A2 (Financial and Professional Services) will not be permitted. (Please refer to Paragraph 5.41 in relation to Supplementary Planning Guidance 24: 'Reuse of Employment Policy Areas')

OTHER MATERIAL CONSIDERATIONS

National Planning Policy

5.22 **Planning Policy Statement 1 – Delivering Sustainable Development (February 2005)** sets out Government policy on delivering sustainable development through the planning system. PPS1 replaces Planning Policy Guidance (PPG) Note 1: *General Policies and Principles*. PPS1 outlines sustainable development as the core principle underpinning planning, with the term 'sustainable development' generally being defined as "*development that meets the needs of the present without compromising the ability of future generations to meet their own needs.*"

5.23 PPS1 stipulates that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making land available for development in line with economic, social and environmental objectives to improve people's quality of life;

- contributing to sustainable economic development;
- ensuring high quality development through good and inclusive design, and the efficient use of resources; and
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

5.24 **Planning Policy Statement 3 'Housing' (PPS3).** PPS3 seeks to prioritise the re-use of previously-developed land in urban areas, in particular vacant and derelict sites and buildings and in general seeks to ensure that housing is developed in suitable locations, which offer a range of community facilities and with good access to jobs, key services and infrastructure.

5.25 Paragraph 9 of PPS3 also sets out one of the key policy goals, which is to ensure that everyone has the opportunity to live in a decent home, which they can afford, in a community where they want to live. To achieve this, the Government seeks to:

- Achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community;
- Widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular, those who are vulnerable or in need;
- Improve affordability across the housing market, including by increasing the supply of housing; and
- Create sustainable, inclusive, mixed communities in all areas, both urban and rural.

5.26 Paragraph 10 of PPS3 details that the planning system should deliver:

- High quality housing that is well-designed and built to a high standard.
- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice.

- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.

- A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate.

5.27 Paragraph 15 advises that Local Planning Authorities should encourage applicants to bring forward sustainable and environmentally friendly new housing development, including affordable housing developments.

5.28 Paragraph 16 of PPS3 advises that LPA should consider the following design quality criteria when assessing proposed housing development:

- Accessible to public transport and community facilities and services,
- Well laid out so that all the space is used efficiently, is safe, accessible and user-friendly;
- Provides, or enables good access to, community and green and open amenity and recreational space (including play space) as well as private outdoor space such as residential gardens, patios and balconies;
- Well integrated with, and complements, the neighbouring buildings and the local area,
- Makes a design-led approach to the provision of car-parking space that is well-integrated with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly.

5.29 Paragraph 38 of PPS3 states that local authorities should set out a strategy for the location of new housing which contributes to the achievement of sustainable development. Amongst other points it details that LPAs should take into account options for accommodating new housing growth (or renewal of existing housing stock), taking on board opportunities for, and constraints on, development. It states that these options may include, for example:

"re-use of vacant and derelict sites or industrial and commercial sites for providing housing as part of mixed-use town centre development, additional housing in established residential areas, large scale redevelopment and re-design of existing areas, expansion of existing settlements through urban extensions and creation of new freestanding settlements."

5.30 Paragraph 40 advises that the key objective for Local Authorities is to continue to ensure effective use of land by re-using land that has been previously developed.

5.31 Paragraph 43 advised that Local Development Documents should include a previously-developed land target and trajectory and strategies for bringing previously-developed land into housing use. Where appropriate, this could also include dividing up the trajectory to reflect contributions expected from different categories of previously-developed land, for example, vacant and derelict sites, in order to deliver the spatial vision for the area in the most sustainable way.

5.32 Paragraph 44 states:

"In developing their previously-developed land strategies, Local Planning Authorities should consider a range of incentives or interventions that could help to ensure that previously developed land is developed in line with the trajectory/ies."

This should include:

"Considering whether sites that are currently allocated for industrial or commercial use could be more appropriately re-allocated for housing development".

5.33 Paragraph 54 states that:

"Drawing on information from the Strategic Housing Land Availability Assessment and or other relevant evidence, Local Planning Authorities should identify sufficient specific deliverable sites to deliver housing in the first five years. To be considered deliverable, sites should, at the point of adoption of the relevant Local Development Document:

- *Be Available – the site is available now.*
- *Be Suitable – the site offers a sustainable location for development now and would contribute to the creation of sustainable, mixed communities.*
- *Be Achievable –there is a reasonable prospect that housing will be delivered on the site within five years."*

5.34 Paragraph 69 indicates that in general in determining planning applications, Local Planning Authorities should have regard to the following matters:

- Achieving high quality housing;
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people;

- The suitability of a site for housing, including its environmental sustainability;
- Using land effectively and efficiently;
- Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives

5.35 Paragraph 71 confirms that:

"Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69."

5.36 **Planning Policy Guidance 4 - Industrial and Commercial Development and Small Firms (November 1992)** provides guidance on encouraging continued economic development in a way which is compatible with is stated environmental objectives. Of relevance to the proposals in paragraph 21 which states that:

"Many urban areas contain large amounts of land, once used for industrial purposes but now under-used or vacant. Getting this land back into beneficial use is important to the regeneration of towns and cities."

5.37 **PPG13: Transport (March 2001)** sets out the Government's approach to supporting more sustainable forms of transport. The main aims of PPG13 are to promote more sustainable transport choices, promote accessibility to jobs, shopping, leisure facilities and services by public transport, cycling and walking and to reduce the need to travel by car.

Barnsley Supplementary Planning Guidance

5.38 BMBC has prepared a number of Supplementary Planning Guidance (SPG's) and Planning Advice Notes (PANs), which have the same status of SPGs. Specific consideration has been given to SPG2: *'The Design and Layout of New Housing'* (May 2003); SPG20: 'Open Space Provision on New Housing Developments' (May 2003), SPG24*: 'Re-use of Employment Policy Areas'* (May 2003); PAN30 'Housing' (Jan 2004) and PAN34 'Affordable Housing in New Residential Developments' (May 2007)

5.39 SPG2: *'The Design and Layout of New Housing'* (May 2003) provides guidelines to the developer on the design and layout of new housing developments. The aim of SPG2 is to achieve a higher quality of new housing developments in Barnsley.

5.40 SPG20: 'Open Space Provision on New Housing Developments' (May 2003) supplements Policies H6 of the UDP and reiterates that requirement that a minimum of 15% of the new housing developments should comprise of Public Open Space (POS). SPG20 further advises that where sites are physically constrained a combination of on-site POS provision and off-site POS provision can be provided.

5.41 SPG24 'Re-use of Employment Policy Areas' provides additional guidance on the acceptability of the redevelopment of employment land for non-employment purposes and provides further clarification of the assessment required in order to comply with Policy ED7 of the UDP. It requires applications for alternative uses other than those set out in policy ED7 will generally only be granted planning permission when the following criteria are satisfied:-

1. Redevelopment of the site for non-employment uses would not result in any significant loss in existing jobs;

2. The proposed development will have an acceptable relationship with surrounding land uses and comply with other relevant policies in the UDP;

3. There will be an adequate supply of employment land in the relevant Community Area, Areas or part of Area as appropriate, in terms of the overall scale, range and availability of employment land, if the site is released for an alternative use.

5.42 SPG24 then goes on to state that where proposals satisfy the three criteria listed above, the following additional criteria must be taken into consideration when making a decision:-

a) The existence of significant existing buildings on the site, which are genuinely capable of accommodating the needs of modern employment users in terms of design, layout and condition;

b) The potential for significant environmental benefits for local residents or the visual amenities of the area likely to result from the redevelopment of the site for alternative uses;

c) The suitability of the site access to the Strategic Highway Network for continued employment uses.

d) The attraction of the site to the market in terms of redevelopment for employment use in the medium to long term.

5.43 **PAN30 'Housing'** sets out a sequential approach to the release of housing land, giving priority to the most sustainable sites and prioritising previously-developed land to meet UDP and national targets for land use.

5.44 **PAN 34 'Affordable Housing in New Residential Developments'** sets out the authority's approach to affordable housing and requires at least 15% of dwellings on housing sites to be affordable. It also refers to the Housing Market Assessment (published in May 2005), which establishes a need for 275 affordable housing units in the Borough each year between 2005 and 2010.

Barnsley Housing Needs, Markets and Affordability Assessment Update (May 2008)

5.45 BMBC published the *Barnsley Housing Needs, Markets and Affordability Assessment Update: A Strategic Housing Market Assessment Report* in May 2008. This document updates the findings from the 2005 Housing Market Assessment which informs PAN34 and provides more relevant information on affordable housing need in Barnsley. In relation to affordable housing need, it details that the need for additional stock of affordable homes is 600 units per annum, which is equivalent to 50% of net new housing stock. However, this document does not introduce a new affordable housing requirement to replace the current policy stance set out in PAN34 which indicates that 15% to 40% of properties should be affordable from new housing developments. The PAN34 requirement should continue to be considered in for the submission of planning applications for residential development

Barnsley Local Development Framework

5.46 The emerging Barnsley LDF when complete will replace the UDP. The LDF includes a number of Development Plan Documents (DPD's) that will form part of the new Development Plan. The following DPDs are being prepared for the Barnsley LDF:

- The Core Strategy – setting out the overall strategic planning framework for Barnsley. The initial draft Core Strategy reached Preferred Options Stage at October 2005, however further consultation is now planned and a revised Preferred Options document is expected to be produced in March 2009;

- Polices – setting out the general policies which proposals for the development will be considered against and reached Preferred Options at October 2005;
- Housing Sites – which identified draft housing allocations and reached Preferred Options at October 2005;
- Employment Sites – which identified draft employment allocations and reached Preferred Options Stage at October 2005;
- Barnsley Town Centre Area Action Plan – set out specific policies and proposals to improve the town centre and reached Preferred Options Stage at October 2005;
- Education Sites- sets out specific education sites for development and is currently being considered by an Inspector through written representations; and
- Proposals Map – a draft Proposals Map was published in October 2005.

5.47 In general the LDF is in the early stages of preparation. The only exception is the Educations Sites DPD, which was adopted in January 2009. The Education Sites DPD identifies the need to create a new ALC by merging Holgate and Kingstone Secondary Schools. It does not indicate that any additional land beyond these two sites will be acquired in order to deliver the ALC.

Preferred Options Proposals Map (October 2005)

5.48 The LDF Proposals Maps has reached Preferred Option stage in its preparation. The application site is not indicated for any particular land use on this plan and is without notation on the plan. The site is identified as being within the Barnsley settlement limits.

Barnsley Housing Land Supply

5.49 In September 2008 BMBC published a draft Housing Land Availability Assessment (HLAA). This document provides the most up-to-date information on housing land supply in Barnsley subsequent to the adoption of the RSS. In addition, this document considers the implications for Barnsley's identification as a New Growth Point in two Growth Point Partnerships (the Leeds City Region and South Yorkshire). In practice this means that BMBC has committed to delivering an uplift of 20% on its RSS housing provision figures. Further information on the implication of the Growth Point is provided below.

5.50 BMBC's HLAA indicates that the Authority is able to achieve a 5 year supply of housing sites (1 April 2008 to 31 March 2013) in the context of the requirements of the RSS and the 20% uplift as a result of the

council's Growth Point status. The calculations used by BMBC include sites with outline and full planning permission, sites under construction and sites allocated for development in the UDP. In addition, assumptions have been made about when sites will be developed that fall within this category. Where sites are allocated, an assumption has been made that sites will be developed at 35 dwellings per hectare.

5.51 BMBC has identified a land supply that equates to 7316 dwellings for the 5 year period 1 April 2008 – 31 March 2013. This is made up of dwellings:

- currently under construction (982);
- sites with full planning permission (3,255);
- sites with outline planning permission (1,863); and
- UDP housing allocations which are still to be developed (1,216)

5.52 Reference to Para 58 of PPS3 advises that a LPA must be able to demonstrate, based on robust evidence, that the sites are developable and are likely to contribute to housing delivery at the point envisaged. There is no evidence that BMBC can demonstrate that using sound evidence. Further, this calculation does not take into account demolitions, which is necessary in order to calculate a net figure. Projected demolitions contained in the HLAA under Table 1 'Housing Trajectory for period 1st April 2008 to 31st March 2013 in context of RSS and Barnsley Growth Point', for the five year period 2008-2013, amounts to 1,451 dwellings. Taking these demolitions into account would result in a net dwelling figure for the five year period 2008-2013 of 5,865 dwellings. This figure is ahead of the RSS target for the five year period of 5,075 dwellings, but below the 5 year target combining the RSS requirement and the Borough's Growth Point Status of 6,090 dwellings. However, these figures are not robust in terms of advice set out in PPS3.

5.53 Furthermore, the HLAA states that BMBC has carried out the assessment of housing land supply in accordance with the requirements of PPS3 (para 54). However, the HLAA contains little evidence to explain how BMBC has complied with the requirements of PPS3 in completing this assessment simply stating that:

"Allocated UDP sites which are still undeveloped have been assessed for deliverability" and "sites with planning permission have a reasonable possibility of delivering housing and therefore have not been individually assessed in terms of their deliverability...."

5.54 In summary, it is considered that Barnsley do not have a robust 5 year housing land supply that takes account of the 20% uplift in the regional requirements as a result of the Borough's Growth Point status. Having reviewed the figures set out in the HLAA, it is considered that there is not a clearly identified supply of housing sites available in Barnsley to meet the regional and growth point requirement which requires 1,218 net dwelling additions per annum.

SECTION 6: THE CASE FOR THE REDEVELOPMENT OF THE SITE FOR HOUSING

6.1 This section assesses the merits of the development proposals in the context of Development Plan policy and other material considerations. The application proposals raise a number of planning policy issues that need to be addressed as part of the submission. These have been assessed under the following sub-headings:

1. Principle of housing development on a designated employment policy area;
2. Housing requirements of BMBC;
3. Delivery of affordable housing;
4. Design Proposals.

1. The principle of housing development on a designated employment policy area

6.2 The site is designated as an Employment Policy Area under Policy ED7 of the Barnsley UDP. Policy ED7 advises that development will normally be permitted for business, industry and storage and distribution *uses*. The sub-text to policy ED7 indicates that uses other than employment will only be permitted where it can be demonstrated that there are overall environmental benefits which outweigh the loss of jobs from the site.

6.3 As detailed in Section 5, SPG24: *Re-use of Employment Policy Area's* sets out the three criteria applications have to satisfy in order to enable planning permission for uses other than employment to be granted on an existing employment policy area. An assessment of the proposals against each of the three criteria of SPG24 is provided in turn below:

Criteria 1- Redevelopment of site would not result in any significant loss of jobs

6.4 The site has not been used for employment use since the closure of the factory on 12th June 2006. The site was marketed by Eddisons on a "for sale" basis during the period 13th March 2006 to 12th June 2006. Upon agreement with BMBC the site was then marketed on a "to let" basis during the period March 2007 to March 2008. It was concluded in the Eddisons Final Marketing Report submitted with the Barratts application (Application Reference 2008/1473), that there was significant interest from residential developers, though, no interest in the re-development of the site or the re-use of the previous buildings for employment purposes.

6.5 The four factory buildings were demolished and cleared from the site in April 2008. The site continued to be marketed via the Eddisons website up to 18th September 2008 following the clearance of the factory buildings in April 2008. No employment use interest was expressed.

6.6 In their Final Marketing Report, Eddisons concluded that the site premises were unsuitable for re-development for employment uses, due to (a) the constraints with the layout of the buildings and servicing areas and the proximity of the surrounding residential development, which was considered a key constraint in terms of restricting the hours of operations and access onto the site.

6.7 In summary, in terms of satisfying the Criteria 1 of SPG24, the site does not support any existing jobs and has not supported any existing jobs since the factory closure on 12th June 2006. Therefore, the proposals will not result in the loss of any existing jobs. As there are no reasonable prospects of beneficial use of the land for employment purposes the site should be considered for housing as an appropriate alternative use.

Criteria 2 –Proposals have acceptable relationship with surrounding land uses and comply with other policies in the UDP

6.8 The proposals are for the development for a maximum of 172 residential dwellings. The proposed development would relate well to the existing surrounding land-use, which is predominantly residential. To the west and south-west of the site are the residential streets of Harewood Avenue, Beaumont Avenue, Arncliffe Drive, and Linton Close. To the east of the site are the residential streets of St. Hilda Avenue, Branksome Avenue, Grosvenor Drive, and Dorothy House Nursing Home which is situated immediately to the east of the site. Housing is also the predominant land-use along Dodworth Road both to the west and east of the site. Land immediately to the north of the site and land immediately to the south of the site is designated as urban green space and playing fields respectively.

6.9 It is considered that residential development is the most suitable alternative land use on the site and would be compatible with the surrounding land uses. It is considered residential development on the site will significantly enhance the visual amenity of the area from adjacent residential properties. Residential development in this location fully complies in terms of PPS3, which seeks to provide housing in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure; and public transport.

6.10 The site is located in a sustainable location within Barnsley. The site is situated just 1.25km from the town centre and 1km from Junction 37 of the M1. Dodworth Road is well served by public transport with frequent bus services to and from the town centre offering access to a wide range of shopping facilities and other services. The site is also well related in terms of access to schools with both the Holgate and Kingstone Secondary Schools and the Shaw Lane Primary School within 1km of the site.

6.11 Policy ES7 and ES8 of the Barnsley UDP requires that where a site is suspected to be contaminated that appropriate investigations are carried out. The contamination survey submitted with the application package addresses the issues of on-site contamination and satisfies the requirements of Policy ES7 and Policy ES8. The contamination report provides a full outline remediation strategy based upon current information obtained on the site and outlines the methodology for the remedial works. The scope of the contamination survey has been agreed with the Contamination Land Officer at BMBC and WYG Environmental prior to the submission of the application.

6.12 The proposals comply with the overall objectives for housing development in Barnsley as is set out in Volume 1 of the UDP (Refer to Paragraph 5.15 in Section 5 of this statement). The proposals include for a range of different housing types to be provided, which will meet the demands of all types of housing need both locally and across the Borough. The proposals are well related to the surrounding residential development and the site is in a sustainable location offering excellent opportunities to transport routes, and local services and facilities.

6.13 More specifically, the proposals comply with UDP housing policies H2, H5 and H6 as detailed in Section 5 (Refer to Paragraphs 5.16, 5.17, and 5.19). The proposals will assist BMBC in ensuring that there is an identified and deliverable five year housing supply in the Borough, and allow the Authority to meet the housing requirement which includes the 20% uplift on its RSS requirement. The proposals included for a range of housing types to be delivered to meet the full range of need in the Borough. This also includes the provision of affordable housing, with 25% of all units being offered as affordable in accordance with BMBC's request for affordable housing delivery on this site. The proposals also include for 15% of the gross area of the site to be provided as on-site public open space, which accords with the requirements set out in Policy H6 of the UDP. The site is readily available and can be brought forward immediately.

Criteria 3- Supply of Employment land in Barnsley Urban community area

6.14 An up to date Employment Land Survey has been undertaken by Eddisons and submitted with this application. The conclusions of this survey confirm that there is a good supply of existing and potential sites within the Barnsley Urban community area. The survey concludes that there is an adequate range of sites and existing properties to accommodate a number of employment uses, which are widely distributed throughout the Barnsley Urban Community Area. (Please refer to Employment Land Survey report) It is therefore considered, that there is sufficient employment sites and properties to meet the requirements of employers within the locality.

6.15 The Employment Land Survey submitted with this application concludes that, based upon analysis of the Annual Monitoring Reports for the period 2006/2007 and 2007/2008 it is considered that the Borough has an 8 year supply of 'available' employment land. There is no reason to suggest from the analysis that this is not the situation in the Barnsley Urban Community Area.

6.16 It is considered that the release of the application site for residential use would not prejudice there being an adequate supply of employment sites in the Barnsley Urban Community Area as defined in Volume 2 of the UDP.

6.17 Furthermore, it is considered that immediately outside the western boundary of the Barnsley Urban Community Area, 1km from the application site, is Capitol Park to the west of Junction 37 on the M1. Capitol Park is a large employment development comprising 450,000 sq ft of offices, warehouse and distribution units, with excellent access onto the motorway and is away from the predominant residential areas along Dodworth Road.

6.18 In summary, it is considered that the loss of the site for residential development would not adversely impact upon the size, suitability and range of available employment sites and premises within the Barnsley Community Area or more widely across the Borough. Therefore, it is considered that Criteria 3 of SPG24 has been fully satisfied.

6.19 Where the development proposals for alterative uses on employment policy areas satisfy the three criteria, which have been addressed above, SPG24 also requires that the following criteria are taken into consideration when determining application proposals:

(a) The existence of significant existing buildings on the site, which are genuinely capable of accommodating the needs of modern employment users in terms of design, layout and condition;

(b) The potential for significant environmental benefits for local residents or the visual amenities of the area likely to result from the redevelopment of the site for alternative uses.

(c) The suitability of the site access to the Strategic Highway Network for continued employment uses;

(d) The attraction of the site to the market in terms of redevelopment for employment use in the medium to long term.

6.20 In relation to point (a), as previously indicated, the site has now been cleared, on the basis that they were not considered suitable for modern purposes following extensive marketing by commercial agents Eddisons. In any case in their Final Market Report submitted with the Barratts application (Application Reference 2008/1473) it was concluded that the layout and servicing area to the four factory buildings made the site unattractive to potential occupiers and buyers.

6.21 In relation to point (b), as detailed above it is considered that the redevelopment of the site for housing offers the most compatible form of development with the existing surrounding land uses. Furthermore, the provision of public open space on the site will not only benefit the residents of the new housing development, but also those from the wider area. The redevelopment of the site will significantly improve the visual amenity along Dodworth Road which would also benefits existing residents who live adjacent to the site. It addition, the proposed outline remediation strategy sets out how the site will be remediated against any existing contamination, which will be of further enhance environmental benefit to the local community.

6.22 In relation to point (c), whilst the site is well situated in terms of its location to the Strategic Highway Network, the existing single access and limited commercial profile on the A628 Dodworth Road is a disadvantage, when compared with other employment sites such as Capitol Park on Junction 37. Sites such as Capitol Park are more suited in terms of access to the motorway network.

6.23 In relation to point (d), as was detailed in the Eddisons Final Marketing Report, the site was marketed extensively by Eddisons from March 2006 to March 2008. The site was initially marketed on a "for sale" basis during the period from 13th March 2006 to 12th June 2006 and then marketed on a "to let" basis during the period March 2007 to March 2008 following agreement with BMBC. The site was also

advertised during the intervening period between June 2006 and March 200 via the on-site marketing board, the Eddisons website, and also in *Commercial Property News.*

6.24 There was considerable interest in the site almost entirely from residential developers during the marketing period. The main factors detracting the re-use of the site for employment uses include, (i) the proximity to surrounding residential development, (which would potentially limit the hours of operation), and (ii) the issue of addressing access onto and from the site to accommodate HGVs.

6.25 To summarise the above, the site was marketed for a considerable period, without any significant interest for the redevelopment of the site for employment uses. The Employment Land Survey in the Barnsley Urban Community Area shows that there is an adequate supply of employment sites and premises for available within this area of the Borough. It is considered that the use of the application site for residential development will relate well to the surrounding land-uses, and will significantly enhance the amenity of the residential properties abutting the area. It is considered that the application satisfies all the criteria set out in SPG24 and should therefore by supported by the Authority.

2. Housing requirements of BMBC

6.26 The housing requirement for Barnsley over the period 2008-2026 is set at 1015 units (net) per annum. In addition, Barnsley has recently gained Growth Point Status, which has resulted in a 20% uplift in housing requirements above the RSS level. This equates to a target of 1,218 net dwellings per annum and 6,090 dwellings over a 5 year period. BMBC indicate in the Housing Land Availability Assessment 2008 (HLAA) that they are able to provide land in excess of that requirement i.e. for 7,316 dwellings that are deliverable over the next five years. However, that calculation does not appear to have taken into account demolitions, which is necessary in order to reach a net figure. Taking demolitions into account using the assumptions set out in the HLAA would result in a net dwelling figure of 5,865 dwellings, slightly ahead of the RSS target of 5,075 dwellings but below the target set with the RSS requirement and Growth Point status target combined of 6,090 dwellings.

6.27 The HLAA states that BMBC has carried out the assessment of housing land supply in accordance with the requirements of PPS3 (para 54). However, the HLAA contains little evidence to explain how BMBC has complied with the requirements of PPS3 in completing this assessment stating that:

"Allocated UDP sites which are still undeveloped have been assessed for deliverability" and "sites with planning permission have a reasonable possibility of delivering housing and therefore have not been individually assessed in terms of their deliverability...."

6.28 These statements do not indicate that BMBC has undertaken a rigorous assessment of the deliverability of the 5 year housing supply in accordance with PPS3 and therefore without this evidence there must be doubt as to whether the Authority can demonstrate a 5 year supply leaving aside the numerical inconsistency identified above.

6.29 In these circumstances, PPS3 (para 71) states that: "Where Local Planning Authorities cannot demonstrate an up-to-date five year supply, for example where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69...

6.30 In PPS3, paragraph 69 sets out in general the considerations LPAs should have regard to when determining planning applications (refer to paragraph 5.34). It is considered that the proposals set out in this planning application will support these objectives by providing high quality housing, ensuring a good mix of dwellings, including a significant element of affordable housing, re-using suitable previously-developed land, using land effectively and efficiently taking account of the density of the existing community. The proposals also include for an element of informal and formal on-site public open space which is in accordance with UDP Policy H6 and the aims and objectives set out in SPG20. It is considered that residential development in this location is in accordance with national and regional policy guidance and does not undermine the emerging housing strategy set out in the Barnsley LDF.

3. Delivery of affordable housing

6.31 As detailed above (refer to paragraph 4.7), the proposals include for 25% of the residential accommodation to be affordable. The affordable housing requirement on the site has been informed by the Housing Market Assessment carried out in 2005, which in general terms requires that 25% of affordable housing be met through private housing developments where sites are not located within regeneration areas, which the application site is not. The Affordable Housing Officer at BMBC, has indicated that the preferred mix of the type of affordable housing is for 80% to be social rented housing and 20% to be intermediate housing in accordance with the identified local housing need in the area. The amount of affordable housing being offered is significantly above the 15% minimum requirement set

out in Policy H7 set out in PAN34: *Affordable Housing in New Residential Developments*. The applicant has agreed to meet BMBC's requirement for affordable housing provision on the application site, even though this is above the minimum requirement set out in Policy H7 of PAN34.

4. Design Proposals

6.32 The illustrative layout plan submitted with the application has been considered in terms of the existing constraints of the site in terms of; the exposed quarry faces on the south-eastern and eastern boundaries of the site, the access and egress to and from the site, existing trees and landscape on the site, surrounding land-use, the character of the street scene along Dodworth Road.

6.33 It is considered that the scheme has fully reflected the design comments made by BMBC in relation to the Barratts layout scheme. The illustrative layout plan is more in keeping with the surrounding area and integrates more appropriately with the residential areas surrounding the site.

6.34 The application proposals have considered the guidance set out in SPG2: *The Design and Layout of New Housing* and guidance given in PPS1 and PPS3 in terms of design, density, housing mix, and sustainability. The properties shown on the illustrative layout plan achieve 48.59 dwellings per hectare, and therefore complies with guidance in paragraph 40 of PPS3 in ensuring effective and efficient use of re-using land that has been previously developed. In addition, the illustrative layout proposes a mix of different housing types, which will cater for a range of housing needs in the Borough.

6.35 In accordance with SPG20: Open Space Provision on New Housing Developments, 15% of the gross area of the site is being provided for both informal and formal open space. The illustrative layout plan shows that a significant element of the informal and formal open space will be located in the south-west part of the site, with natural surveillance provided by the proposed dwellings that surround this area. A green pedestrian link way is also proposed from the access point on Dodworth Road to this area of open space. This green corridor will also invite residents to access the considerable area of open space to immediate across Dodworth Road.

6.36 Further detail on the rationale behind the illustrative layout plan is provided in the Design and Access Statement prepared jointly by LOROC Architects and WYG Planning & Design.

SECTION 7: CONCLUSIONS AND RECCOMENDATIONS

7.1 The key considerations are:

- The application proposes the redevelopment of a cleared derelict employment site for up to a maximum of 172 dwellings;
- It has been demonstrated that the loss of this employment site to residential is appropriate in this location and residential development on this site does accord with all the policy 'tests' and criteria set out in SPG 24;
- The extensive marketing process has shown that interest in the site was for residential redevelopment rather than employment uses on the site due to the constraints of the surrounding residential development and issues of access;
- The results from the Employment Land Survey show that there is an adequate supply, choice and availability of suitable employment sites and premises available within the Barnsley Urban Community Area. It is considered that the release of the application site is not detrimental to the wider strategic employment land objectives in the Borough;
- There are considerable doubts over whether BMBC can demonstrate a 5 year supply of deliverable sites. Whilst the HLAA indicates that there is sufficient supply to provide in excess of a 5 year supply against the RSS requirement, there is not sufficient supply to meet a 20% uplift as a result of Barnsley's Growth Point Status. Residential re-use should therefore be considered positively in the context of PPS3 (Paragraphs 69 and 71);
- The proposals will secure a mix of dwellings and widen the choice of housing available locally will therefore meet the needs of a variety of local people and will also include provision of 25% of affordable housing;

7.2 In conclusion it is considered that the proposals will deliver a mix of types of housing in a sustainable location in Barnsley. The development will also have a number of environmental, visual and ecological improvements and will enhance the amenity of the site to existing residents. On this basis it is considered that the proposals should be supported.

Appendix 1: Barnsley Urban Community Area Proposals Map



Image 1: Barnsley Urban Community Area Proposals Map

Key:

Application site