Town and Country Planning Act 1990
Environmental Permitting (England & Wales) Regulations 2010

Planning Statement

In Support of the Development of

Land Off Hill Top Lane

Redbrook Road
Gawber
Barnsley
S75 2RF

On behalf of

site4selfbuild.co.uk

Planning Application No: 2013/0528

AC00052/PS

June 2013

AC Environment Solutions Ltd
Unit 5A Enterprise Court, Farfield Park, Manvers,
Rotherham, South Yorkshire S63 5DB
Telephone 01709 711850
Email info@ACEnvironment.co.uk
Website www.ACEnvironment.co.uk

Registered in England & Wales 07280914
VAT Registration No 110 2658 59

Planning Statement

Contents

1 Background & Introduction 2
2 Site Location, Context and Description 3
3 Site & Planning History 4
4 Development Proposals 4
5 Summary of Technical Documents 5
Environmental Risk Assessment 5
Tree Survey / Arboricultural Report to BS5837:2012 7
Ecological Assessment / Extended Phase 1 Habitat Survey 8
6 Review of Planning Policy 10
National Planning Policy Framework 10
Regional Policy 10
Local Policy 11
7 Summary 13

Appendices

A Location Plan
B Site Plan
C Proposed Site Layout Drawing

1 Background & Introduction

1.1 Site 4 Self Build is seeking to dispel the myth that building your own home is only for a wealthy select few which prevents many people even considering self build as an option.

1.2 The Site 4 Self Build model helps people to build a house of their own, designed around their lifestyle, with only a small deposit and utilising both government (Homes and Communities Agency) and mortgage funding. The aim is to project manage the construction process from concept to keys, helping their clients secure funding, finding the development land (which may comprise a number of plots), sorting out design drawings and planning consent, project managing the build and procuring cost effective rates for materials and labour. The client gets the benefit of a new house built to fit their lifestyle at cost rather than the, higher, market value at the time the keys are handed over.

1.3 The scheme is ideal for first time buyers with an increasing number of mortgage providers now lending money to the self build market. Last year in the UK almost 14,000 new homes were self built which is around 1 in 10 of all the new homes built but this is a very small proportion compared to the rest of Europe. The UK Government wants to see the self build industry double in size over the next few years and has set up a number of initiatives including a £30 million rolling fund to enable larger sites to be purchased and divided into plots for self builders.

1.4 Paul Wright, the applicant, has launched his ideas and developed his business with the support of Genesis, which is run by Barnsley Business and Innovation Centre under the Enterprising Barnsley programme. The programme is aimed at supporting high growth innovative businesses like Site 4 Self Build which will benefit the local economy. The Site 4 Self Build scheme is unique and is expected to be extremely popular, indeed, Paul Wright already has interested parties for the development of the majority of the houses within the proposed development at Hill Top Lane.

1.5 AC Environment Solutions Ltd was given instruction to proceed with a Planning Statement for the development by Paul Wright of Site 4 Self Build on Tuesday 4th June 2013 to be submitted in support of a planning application for the development of 23 residential dwellings at the proposal site. This Planning Statement provides an overview of the proposals, sets out the clear regeneration benefits and provides a reasoned justification for the development in the context of the statutory development plan and other identified material planning considerations. The writer knows of no conflicts of interest in the production of this report.

1.6 This planning statement incorporates summaries of the Technical Reports that have been requested to support the planning application and should be read in conjunction with the full copy of each report submitted.

2 Site Location, Context and Description

2.1 The proposed development site is located to the north west of Hill Top Lane within the Gawber area of Barnsley, approximately 2 kilometres from the town centre. The surrounding area is residential in nature with a large residential estate, dating from the late 1980s and comprising mainly detached family homes, to the immediate north and older, established family homes to the south and east.

2.2 A location plan, showing the position of the site in relation to the surrounding area, is provided at Appendix A and a site plan, showing the extent of the redevelopment is presented at Appendix B. A drawing showing the proposal for the site layout has been made available to AC Environment Solutions Ltd which is provided as Appendix C. The National Grid Reference for the site is 432700, 407350 and the property is known to be approximately 0.66 hectares in aerial extent.

2.3 The site currently has pedestrian access off Barden Drive and although vehicular access is possible from Hill Top Lane part of the access route crosses the delineated area of a private residential property. Hill Top Lane is also known to comprise a private road.

2.4 A pedestrian right of way along Hill Top Lane to Redbrook Road is afforded to the Paddock Land. Redbrook Road is well served by local shops and services and enjoys good access to the town centre. The proposed development incorporates a pedestrian link through to Redbrook Road via Hill Top Lane which would greatly improve accessibility to local shops and services. Such pedestrian access would be to the benefit of existing and future residents and makes the proposed development of the site a sustainable proposition.

2.5 The proposal site has already been allocated for residential development purposes under the Barnsley Unitary Development Plan (UDP) by the Local Planning Authority. It currently comprises a disused area of open land, formerly used as a paddock, which slopes down to the north west.

2.6 The steep slope and lack of access render the site unsuitable for recreational activities or agricultural use and the site has therefore fallen into disuse. Vehicular access for the development would be via Barden Drive, as per the proposed layout drawing.

3 Site & Planning History

3.1 Mr Paul Wright of Site 4 Self Build has applied to Barnsley Metropolitan Borough Council for planning consent to construct a residential development of 23 no. dwellings comprising 2 pairs of semis and 19 detached properties. The planning application reference is 2013/0528.

3.2 Historical mapping indicates that in 1850 the site comprised an area of open ground, probably comprising agricultural land, with a number of enclosures along its north eastern edge. The site has remained as open land, with enclosures apparent on earlier extracts, throughout the period since 1850 while the surrounding area has become progressively more developed with residential dwellings. Part of the eastern edge of the site also appeared to form an open yard area with small outbuildings associated with the residential and farm premises to the south.

3.3 It has been identified that a mine shaft associated with coal extraction is located approximately 10 metres to the north of the site. This shaft is known to have been capped in 1988 when the area was being redeveloped for residential use. No known mine shafts are identified by the Coal Authority within the subject site.

3.4 Barnsley Metropolitan Borough Council's planning records indicate that an application for outline planning for residential development was first submitted for the site in 2005 (Ref 2005/2018) although this application was withdrawn by the applicant. In 2007 a second application for outline planning for residential development was refused by the Council but permitted at an Appeal hearing on 14 April 2008 (Ref 2007/0947). An extension to the time limit for the outline planning was granted in March 2011 (Ref 2010/1508) and the current application for full planning consent (Ref 2013/0528) was registered on 17 May 2013.

4 Development Proposals

4.1 As noted previously, the application is for the construction of a residential development of 23 no. dwellings comprising 2 pairs of semis and 19 detached properties. The scheme to be operated by Site 4 Self Build will allow 23 families the opportunity to commission the build of their own house with financing from the HCA and subsequently mortgage providers.

5 Summary of Technical Documents

Environmental Risk Assessment

5.1 A Phase I Contaminated Land and Environmental Desk Study has been undertaken by AC Environment Solutions to inform the development proposals. The study comprised:

- A detailed review of historical Ordnance Survey maps;
- An outline of the underlying geology;
- An assessment of the potential impact from mining and other ground stability issues;
- An assessment of hydrological and hydrogeological features and their vulnerability from potential contamination;
- An initial assessment of ground gas susceptibility;
- The proximity of historic and current licensed waste management facilities;
- A detailed site inspection with photographic record;
- A review of environmental data relating to the site;
- A review of the planning history of the site as it relates to environmental risk;
- A preliminary conceptual site model to identify the potential pollution source-pathway-receptor linkages and possible unacceptable risks to the proposed development from any potential contamination;
- A qualitative environmental risk assessment with respect to the proposed development.

5.2 The study includes information from a number of relevant sources including Ordnance Survey mapping, British Geological Survey the Environment Agency, the Local Authority and other organisations, some of which has been acquired as a dataset from Groundsure Limited. A site visit was also undertaken by AC Environment Solutions during which the Royal Institution of Chartered Surveyors (RICS) Property Observation Checklist was completed.

5.3 The risk assessment undertaken has concluded that, based on the information considered, the overall level of environmental risk associated with the redevelopment of this site is **Low**. The risk classification is designed to consider environmental risk in the context of the proposed redevelopment. It is considered that there is little risk of contamination where all development options are likely to be possible with little or no remediation measures. Only limited potential for environmental pollution has been identified and a number of recommendations have been made as follows:

- There is a potential for the natural occurrence of sulphate, in soils due to underlying coal measures strata which would suggest that routine testing for sulphates / sulphides and pH should be undertaken during the geotechnical investigation for the purposes of foundation design.
- The potential for Asbestos Containing Materials (ACMs) within areas of Made Ground and within the remaining dilapidated site buildings should be considered further by means of asbestos screening of composite samples and a type 3, pre-demolition, asbestos survey. Any identified ACMs would then need to be removed from site using licensed contractors. The disposal of non asbestos containing wastes should be arranged via registered waste carriers to licensed waste disposal or recycling facilities.
- Construction workers should be required to adopt work procedures in line with best practice including the use of suitable PPE, good hygiene practices and dust suppression measures as necessary.

- An assessment of whether the site is being affected by landfill gas and or mine gas is required to enable the design of any gas protection measures. Since the site is also known to be within a Radon Affected Area, the minimum measures should include passive venting, a low permeability membrane and sealing of joints around service entry points whether or not any landfill and/or mine gas is detected during further investigations. Discussion with the Environmental Health Department of Barnsley Council will be required to determine the extent of the investigation expected.
- A capped mine entry has been identified within 20 metres of the site and further mine entries are apparent in the surrounding area. The structural engineer providing the engineering design should take the vicinity of mine entries into account during the design process alongside the potential for landfill gas and radon.

5.4 The recommendations are to be followed in design proposals in order to ensure that risk to human health, environmental features and property is minimised.

Tree Survey / Arboricultural Report to BS5837:2012

5.5 It is know that there are three trees within the site that are the subject of Tree Preservation Orders (TPOs). AWA Tree Consultants Ltd was therefore retained to undertake a tree survey (arboricultural report) to BS5837:2012 for the site.

5.6 The trees have been surveyed visually from the ground using 'Visual Tree Assessment' (VTA) techniques and in accordance with the guiding principles of the British Standard. VTA is used by arboriculturists to evaluate the structural integrity of a tree, measurements are taken or estimated and recorded to provide guidance in relation to the design of the proposed development.

5.7 The central part of the site contains no trees with all of the surveyed vegetation being situated along site boundaries or in adjacent gardens.

5.8 The survey has identified 3 trees which are within retention category 'B' where retention is desirable. These trees are of good quality and value with a significant life expectancy and are noted to be those that are the subject of TPOs.

5.9 It is noted that any development around the mature Sycamore tree at the eastern site boundary would require care in the design and construction to avoid conflicting with the tree. Ivy was noted throughout and AWA Tree Consultants has recommended that this is severed. This tree is one of the 3 subject to a TPO within the site.

5.10 The two other trees subject to TPOs, a Sycamore and a Common Ash, are known to be located on the south western site boundary. AWA Tree Consultants Ltd has not identified any specific management actions in relation to either of these other than indicating that retention is desirable.

5.11 A mature ash at the eastern boundary has been observed as being in poor condition with major dieback. The southern half of the crown was noted to be 70% dead or absent and management recommendations have been made to remove the deadwood and give consideration to either significant crown reduction or pollarding to 6 metres. It has been suggested that it may be preferable to remove this tree with replacement planting elsewhere within the site as mitigation.

5.12 Several adjacent trees' crowns are slightly overhanging the site but should not significantly impact the proposed development. It is noted that, if required, most of these trees would tolerate some minor crown lifting to avoid potential conflicts.

5.13 Most of the retained trees will require protection by fencing during the development phase in accordance with BS5837:2012. The fencing will be placed at locations to ensure protection of the Root Protection Area of each tree, as has been identified within the arboricultural report.

Ecological Assessment / Extended Phase 1 Habitat Survey

5.14 An ecological report is being prepared for the development by Peak Ecology Ltd on behalf of Site4SelfBuild Ltd. The report will provide details of an Extended Phase 1 Habitat Survey undertaken at the development site during June 2013.

5.15 The objectives of the Extended Phase 1 Habitat Survey are to:

- Identify, classify and map all site boundaries and habitats present;
- Identify statutory or non-statutory designated sites within or near to the site;
- Collate and consider existing records of protected and/or priority species (species of principal importance) in or around the site;
- Identify and map any invasive plant species which might be present on the site;
- Assess the potential for protected and/or priority species (species of principal importance) to be present within the site and consider the implication of their presence;
- Provide recommendations for further survey and assessment if/as required.

5.16 The desk study comprises a review of existing published and unpublished information held by the local Centre for Biological Records and other specialist groups, as may be appropriate. It will include a review of UK and local Biodiversity Action Plans (BAP), together with other available publications and reports (such as county bird reports and faunal atlases), and online databases such as MAGIC (Multi-Agency Geographic Information for the Countryside) and the NBN (National Biodiversity Network).

5.17 The site was surveyed on the morning of the 17 of June 2013 using the standard Phase 1 Habitat assessment methodology (Nature Conservancy Council, 2003), extended to highlight the potential presence of protected and priority species. This involved a walk over of the survey area to identify, classify and map the survey area's boundaries and the habitat types present, marking all such features on to a base map. In addition, target notes (TNs) were used to record any features or habitats of interest.

5.18 A Phase 1 Habitat map, the accompanying target notes and photographs and the lists of plants species recorded within the survey area during the survey are to be detailed in the full version of the report to follow**.** Plant names follow Stace (Stace, 2010).

5.19 During the survey, observations or field signs of any notable species (including European and UK protected species, UK and local BAP species and invasive species) were noted. Particular attention has been given to species relevant to the survey area, particularly bats and nesting birds.

5.20 Briefly, the site has been seen to comprise neutral grassland which is unmanaged and is traversed by a number of informal footpaths. Bramble and nettles are present in the corners and along the edges of the site and the grassland has been observed to include Timothy, Yorkshire Fog, Cocksfoot, Meadow Buttercup, White and Red Clover, and Broad Leafed Dock.

5.21 Hedges and trees are present along the periphery of the site. Hedges include Hawthorne, Elder and Dog Rose, which are generally unmanaged and species poor, although there is some potential for use by nesting birds. Birds observed during the survey are garden species including Blackbird, Robin, Wren and Goldfinch.

5.22 Mature trees include two Sycamore and two Ash. One of the Ash trees is in poor condition and appears to have no features of value. Trees adjacent to Redbrook Road are ivy-clad but not densely so, and offer little potential for roosting bats.

5.23 The report includes recommendations in support of the retention of the central area of the site as a 'village green' incorporating a wildflower meadow. The report includes methodology for establishment of the meadow including an appropriate seed mix that will allow the developer to meet the objectives of attracting insects including butterflies and bees. The report also details requirements for future management.

6 Review of Planning Policy

National Planning Policy Framework

6.1 The National Planning Policy Framework has a presumption in favour of sustainable development at its heart alongside the promotion of economic growth. There are three dimensions to sustainable development, these being, economic, social and environmental:

- The proposed housing scheme will create local inward investment in the Barnsley economy during the construction phase, and future residents of the new dwellings will add to the local client base for the shops and other services on Redbrook Road.
- The development will create work for local construction workers and go towards meeting Barnsley's local housing need without extending the boundaries of the urban area.
- The location comprises an infill development on a site that is unsuitable for recreational or commercial use and, without maintenance has become overgrown. The proposal includes open space with a village green, incorporating a wildflower meadow, to be created within the central part of the site. This will also ensure that views across a pleasant open space are retained for the residents on Hill Top Lane.

6.2 In terms of plan making, local planning authorities must seek out opportunities that meet with the development needs of their area and the development proposals made have the full support of Barnsley Development Agency. Development proposals that accord with the development plan, as is the case with this proposal for residential development, are to be approved without delay.

Regional Policy

The Yorkshire and Humber Plan – Regional Spatial Strategy to 2026

6.3 Regional Spatial Strategy (RSS) documents were developed to manage the places we live, work, spend time and move around in. The Yorkshire and Humber Plan was published in 2008 to replace Regional Spatial Strategy 12, issued December 2004, and the focus of the strategy was where, and how much, in terms of priorities for investment and development across the wider area of Yorkshire and the Humber.

6.4 However, it should be noted that in January 2013 an Order to formally revoke the Yorkshire and Humber Plan RSS was laid before Parliament. The revocation came into force on 22 February 2013 which effectively puts the emphasis on local policies across the region.

Local Policy

Barnsley MBC Statutory Development Plan

6.5 Barnsley's current statutory Development Plan comprises:

- the Core Strategy (part of Local Development Framework (LDF));
- Barnsley Education Site Development Plan Document (DPD) (part of LDF);
- the remaining saved policies of the UDP, which was originally adopted in December 2000; and
- the Regional Spatial Strategy (now revoked).

6.6 The LDF is a portfolio of documents that will, alongside the spatial strategy, gradually replace the UDP and related Supplementary Planning Guidance as the statutory Development Plan.

6.7 The Core Strategy was adopted by Barnsley MBC in September 2011. The relevant core policies relating to housing seek to ensure the mix, type and density of housing is appropriate, to provide affordable housing where appropriate and to support the Housing Marking Renewal process.

6.8 Policy CSP13, relates to the release of allocated housing land and seeks to give priority to sustainably located sites within Urban Barnsley and the Principal Towns and support housing regeneration and renewal.

6.9 Policy CSP14 requires a mix of homes appropriate to meet local needs and seeks to achieve the redevelopment of previously developed land.

6.10 Although Policy CSP15 requires housing developments of 15 or more dwellings to provide affordable housing, the self build construction method is intrinsically affordable. The owners will pay the build cost rather than the market value of the property on the day the keys are collected which provides immediate equity. This is a sustainable method to develop houses that are affordable and attracts mortgage provision from lenders.

6.11 Following a period of concentrated study and analysis, Barnsley Metropolitan Borough Council, produced a recommendation to Cabinet for an addendum to the Affordable Homes Policy. The matter was approved under reference: Cab.13.3.2013/7.4. The cabinet approved recommendation states that for Self / Custom build projects such as the type proposed in this application (transparent, not for profit) that 15% of the proposed development must be set aside for first time buyers. This translates to 4 of the 23 homes proposed to be taken by first time buyers.

6.12 Under the UDP the proposal site in its entirety is allocated for housing development under Policy BA1 and in accordance with Policy H4. The site is allocated as BA1/7 *'Land off Barden Drive (Behind Redbrook Road)'* and described as *'an elevated site with access from Barden Drive'* which, *'in accordance with Policy ES9'* would need *'an investigation to determine whether landfill gas is affecting the site'*.

6.13 **Policy H4** of the adopted UDP indicates that:

'The sites shown as housing proposals on the proposal maps will be developed primarily for residential purposes. Uses other than residential within such areas will only be permitted where:

A) they comprise a use which is ancillary to the predominant use of the site for housing purposes but is integral with it, and
B) they provide a service or other facility predominantly for residents of the site, and
C) they would cause no undue harm to residential amenity for reasons such as excessive noise, fumes, smells, car parking or servicing or highway congestion, and
D) they could be accommodated satisfactorily within the site without giving rise to unacceptable conditions of highway congestion or safety. Particularly to pedestrians and cyclists.'

6.14 This policy seeks to secure development of a residential nature for the identified sites. Indeed, the location and nature of the subject site is such that it would be likely that no other use type would be viable.

Supplementary Planning Guidance
Planning Advice Note 30 (PAN30) – Sustainable Location of Housing Sites

6.15 Barnsley MBC first adopted PAN30 in January 2004 to set out the Council's approach to determining applications for residential development in terms of the need for a Sequential Approach in accordance with PPG3 (now PPS3). This has been superseded by an updated version, which was adopted in July 2011, and stands as interim guidance prior to the adoption of the Development Sites and Places Development Plan Document. PAN30 is a material consideration in the determination of planning applications for housing sites.

6.16 The guidance seeks to ensure that:

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

6.17 The proposed development on the land off Hill Top Lane is in keeping with these aims. The location comprises an infill development within the Barnsley sub-regional town area and will contribute to meeting the borough's housing requirement.

6.18 The western part of the site appears to comprise green field land whilst there is evidence that the eastern part of the site was previously used as enclosures, or yard areas, and outbuildings associated with the farmstead at Hill Top Lane. It should also be noted that the provision of the village green in the development proposal will retain an area of the site as green space and much of the site will comprise residential gardens.

6.19 For green field sites over 0.4 hectares in aerial extent in urban Barnsley a sequential approach is required to consider whether there are any alternative suitable 'previously-developed sites' within the urban Barnsley area. A sequential approach was adopted in the preparation of supporting information for the outline planning application (2007/0947) which was approved at appeal on 14th April 2008.

6.20 The site is allocated for housing development, under saved Policy BA1 of the UDP, and noted to be close to the local shops and services of Redbrook Road, which also has good public transport links into the town centre.

7 Summary

7.1 The proposals are seen to be in accordance with National and Local Planning Policies, will benefit the area economically and contribute to meeting the local population's housing needs without extending into greenbelt.

7.2 The Planning Review Board is therefore invited to recommend the granting of full permission for this development.

Authored by:

P Scutt MEng DipNDEA BSc
Environmental Surveyor

Authored and QA Checked by:

A Chitoriski BEng (Hons) CEnv MCIWM
Minerals, Waste and Contaminated Land Surveyor

Date: June 2013

Appendix A

Location Plan

Appendix B

Site Plan

Appendix C

Proposed Site Layout Drawing