
October 2018



Land at New Road, Tankersley, Barnsley

Planning Statement

Full planning application for the proposed development of 29 dwellings on the former Company Shop, New Road, Tankersley, Barnsley

On behalf of

Rouse Homes

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Executive Summary

This Planning Statement has been produced following instructions from Rouse Homes to support a full application for 29 dwellings on the former Company Shop site at New Road, Tankersley. This submission as a full planning application provides details specific to the house types, site layout and landscaping. The application proposes to deliver a high-quality residential development comprising a mix of dwelling types and sizes to meet the needs of the area and to create sustainable, inclusive and mixed communities. Parking is provided at an appropriate standard and the existing vehicular access from New Road is to be used.

1.0 Introduction and Description of the Proposed Development

- 1.1 This Planning Statement has been produced following instructions from Rouse Homes to support the full planning application for 29 dwellings on the former Company Shop site at New Road, Tankersley.
- 1.2 This Statement describes the application site and proposed development before identifying and examining the policies and issues relevant to the application.
- 1.3 This Statement seeks to establish whether the proposed development is appropriate, particular regard has been had to the planning history of the site, the statutory Development Plan and the National Planning Policy Framework.
- 1.4 The application is supported by the following documents and plans:
 - Completed application form and certificates;
 - Statutory Application Fee (£13,398);
 - Site Location Plan;
 - Site Layout Plan;
 - Full Plans and Elevations of all house types;
 - Planning Statement;
 - Design & Access Statement;
 - Statement of Community Involvement;
 - Transport Statement;
 - Flood Risk Assessment;
 - Noise Survey;
 - Ecological Appraisal;
 - Tree Survey & Tree Constraints Plan;
 - Phase 2 Site Investigation (including Gas Monitoring Reports and Supplementary Drilling Report);
 - Landscaping Masterplan;
 - Construction Management Plan;
 - Economic Viability Assessment;
 - Marketing Statement;
 - Topographical Survey

The Site

- 1.5 The site lies to the north of Tankersley and is a Brownfield site, previously in use as 'The Company Shop'. Access to the site is taken from New Road to the east and the site is bound by residential development to the south and mature woodland to the north and west.
- 1.6 The site is 1.21 hectares in size and hosts two warehouse buildings and associated hard surfacing for parking and servicing.

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- 1.7 The majority of the site is flat with the eastern edge of the site sloping down to New Road. The site is well contained along its boundaries by perimeter fencing and woodland.
 - 1.8 The southern boundary of the site is formed by residential gardens and properties on Thorncliffe Way and Woodbourne Gardens. Along this boundary is extensive tree planting.
 - 1.9 The development boundary of Tankersley runs along the northern boundary of the site, beyond which is designated green belt. The site is not allocated for any specific use and is considered 'white land' within adopted Local Planning Policy. The Emerging Local Plan allocates the site for residential development (ref H476) as part of the Main Modifications.
 - 1.10 Trees adjacent to the south western corner of the site are subject to Tree Preservation Orders (Potter Holes Plantation), full details are included in the submitted Tree survey and the entirety of the site lies within Flood Zone 1 (see submitted Flood Risk Assessment).
 - 1.11 The site is highly accessible and in a sustainable location. There are bus stops directly adjacent to the site on New Road. Tankersley itself lies directly adjacent to the M1, with links to the wider Trunk Road network closeby.

The Planning Application

- 1.12 In formulating the development proposals for the site, relevant Core Strategy and saved UDP Policies have been considered along with the emerging Local Plan and other material considerations.
- 1.13 It is considered that in developing a scheme that addresses these key aspects, the detailed plans and Design and Access Statement demonstrate how this residential development will be brought forward in an appropriate and sustainable manner, as a high-quality development for Tankersley.
- 1.14 There is limited planning history related to the site, after a search of the Council's public access website, no relevant planning applications were found relating to this development. Historic Planning application regarding the previous use of the site as a factory are evident.

2.0 The Proposed Development

- 2.1 The development proposes to deliver a high quality residential development comprising of 29 on a derelict Brownfield site within the development limits of Tankersley.
- 2.2 The existing vehicular access from New Road will facilitate the development and will form a spine road through the site. The internal layout of the site will provide private driveways and shared surface access roads running off the spine road.

Housing Scale and Mix

- 2.3 The units are all proposed to be 2 storeys in height and the development proposes a mix of terraced, semi-detached and detached houses comprising a mix of 2, 3 and 4 bedrooms to meet the needs of the area and to create sustainable, inclusive and mixed communities.
- 2.4 The Housing Mix Comprises:
- 3 x 2Bed properties;
 - 10 x 3Bed properties, and;
 - 16 x 4bed properties
- 2.5 Full details of the housing types can be found in the submitted Floor Plans and elevations in addition to the submitted design and access statement.

Access and Parking

- 2.6 The site has a vehicular access point from New Road, which is existing and formed the access to the Factory/store on site. This access would safely accommodate the new development given its historic use accommodated significant HGV movements on a daily basis.
- 2.7 All dwellings have policy compliant parking spaces within the dwelling curtilage. The majority will also have a garage in addition which will be available for the storage of bicycles and cars. Dedicated parking for visitors is proposed adjacent to plot 20 and opposite plots 16-18 as shown on the site plan.
- 2.8 Specific details regarding the proposed access and layout of the site can be found in the supporting Transport Statement.

3.0 Assessment Against Planning Policy

National Planning Policy

National Planning Policy Framework (NPPF2)

- 3.1 The Second National Planning Policy Framework (“NPPF2”) was published in July 2018 and replaces the majority of all previous national guidance. The introduction to the document confirms it should be a material consideration in the determination of planning applications.
- 3.2 The NPPF2 is clear that there should be a presumption in favour of sustainable development where there is no conflict with the development plan
- 3.3 Paragraph 7 of the NPPF2 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. It advises at paragraph 8 that:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”
- 3.4 Paragraph 11 sets out the Government’s commitment to supporting sustainable development. In relation to decision taking, it states: -

“Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

- b) **strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:**
 - i. **the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or**
 - ii. **any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

For decision-taking this means:

- c) **approving development proposals that accord with an up-to-date development plan without delay; or**
- d) **where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:**
 - i. **the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or**
 - ii. **any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole**

Paragraph 11 of the NPPF2 is a significant material consideration in regard to assessing the residential nature of this application.

- 3.5 The NPPF2 sets out guidance in relation to differing themes, a number of which are relevant to the proposed development. The first of which is housing with the document stating there is a requirement for local authorities to have a five-year supply of deliverable housing sites (paragraph 67). This should also include an allowance for an appropriate buffer (paragraph 73) to ensure choice and competition in the market for land, to account for fluctuations in the market or to improve the prospect of achieving the planned supply.
- 3.6 Paragraph 68 of the NPPF2 sets out support for windfall sites **“giving great weight to the benefits of using suitable sites within existing settlements for homes”**.
- 3.7 The NPPF2 also considers design matters and states the Government attaches great importance to the design of the built environment (paragraph 124). Stating **“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”**.
- 3.8 Paragraph 127 of the NPPF2 sets out criteria for ensuring good design through the planning process;

“Planning policies and decisions should ensure that developments:

- a) **will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**

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- b) **are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
 - c) **are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
 - d) **establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**
 - e) **optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and**
 - f) **create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”**
- 3.9 The NPPF2 also considers sustainability matters and states new development should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption (paragraph 153).
- 3.10 Finally, the NPPF2 states (Paragraph 213) that **“existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”**
- 3.11 In this context, it is considered that the proposals meet the overall objectives of the NPPF2 in terms of achieving high quality housing.

Statutory Development Plan Policies

- 3.12 Barnsley’s current Statutory Development Plan consists of several documents. The documents relevant to this application are the Core Strategy (2011) and the Unitary Development Plan (UDP) (saved policies) (2007). A number of other Supplementary Planning Documents are also relevant to the proposed development.
- 3.13 The Council are progressing a new draft Local Plan (2016) which will become the Development Plan for Barnsley District and once adopted, will replace the UDP. The draft Local Plan is currently undergoing examination by the Planning Inspectorate and is scheduled to be adopted in late 2018. Given the advanced nature of the new draft Local Plan, it can be given weight when considering this application dependent upon the soundness of its policies in accordance with the NPPF.

Barnsley Unitary Development Plan (UDP)

- 3.14 The Barnsley UDP was adopted in 2000 with the policies subsequently saved in 2007. However, the adopted Core Strategy replaced a number of the UDP policies.
- 3.15 The site is unallocated in the UDP but is within the development boundary of Tankersley.
- 3.16 The only policy within the UDP relevant to the proposed housing development is **Policy H8a** which deals with residential amenity. This states the scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements. The proposed site layout details the development and ensures acceptable separation distances between properties.

Barnsley Core Strategy (2011)

- 3.17 The Barnsley Core Strategy was adopted in September 2011 and is the statutory development plan alongside the saved UDP policies. There are a number of policies within the document which are relevant to the proposed development and these are set out below.
- 3.18 **Policy CSP1** sets out how the LPA will deal with climate change and states development will be expected to reduce and mitigate the impact of growth on the environment and carbon emissions ensure existing and new communities are resilient to climate change and increase the efficient use of resources through sustainable construction techniques and the use of renewable energy. The policy goes on to state the LPA will take action to adapt to climate change by giving preference to development of previously developed land in sustainable locations, locating and designing development to reduce the risk of flooding and promoting the use of sustainable drainage systems
- 3.19 **Policy CSP2** sets out the requirements to secure sustainable construction and states development will be expected to demonstrate how it minimises resource and energy consumption and how it is located and designed to withstand the longer-term impacts of climate change. A Construction Management Plan is submitted with the application.
- 3.20 **Policy CSP3** states all development will be expected to use Sustainable Drainage Systems ("SuDS") and only in exceptional circumstances, where it can be demonstrated that all types of SuDS are impractical, will other drainage management systems be permitted. Full drainage details are within the submitted Flood Risk Assessment and it is expected that drainage will be secured through an appropriately worded condition.
- 3.21 **Policy CSP4** deals with flood risk and states all development proposals on brownfield sites should reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates.

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- 3.22 **Policy CSP5** deals with the requirements for including renewable energy in developments and states all development of 10 or more dwellings will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15% for applications submitted up to 2015. Details of the methods proposed are included within the Design and Access Statement.
- 3.23 **Policy CSP9** deals with the number of new homes to be built and confirms the Council will seek to achieve the completion of at least 21,500 net additional homes during the period 2008 to 2026. Policy CSP10 confirms 1,000 of these dwellings (5% of the total) will be located within 'Other Settlements' such as Tankersley.
- 3.24 **Policy CSP14** deals with the housing mix and efficient use of land and states housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. The mix of housing is detailed in points 2.3-2.5 above and further detail is included within the Design and Access Statement.
- 3.25 **Policy CSP15** deals with affordable housing and states housing developments of 15 or more dwellings will be expected to provide affordable housing "unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable". A full Economic Viability Assessment is submitted with the application.
- 3.26 **Policy CSP19** protects existing employment land to safeguard existing and potential jobs. The site is currently vacant and has been from 2012 when The Company Shop moved to larger premises less than 1/2 a mile away. A Marketing Statement has been submitted, justifying the loss of employment provision for residential use.
- 3.27 **Policy CSP25** deals with new development and sustainable travel and states new development will be expected to be located and designed to reduce the need to travel as well as being accessible to public transport and meet the needs of pedestrians and cyclists. The policy goes on to state, travel plans should be provided in accordance with national guidance. The site has been assessed within the Transport Statement as being within a sustainable location close to public transport links.
- 3.28 **Policy CSP26** states new development will be expected to be designed and built to provide safe, secure and convenient access for all road users. An existing access is to be utilised which provided access for numerous HGV movements daily, the access is acceptable for residential purposes.
- 3.29 **Policy CSP29** sets out design principles and states high quality development will be expected. Development should also contribute to place making and be of a high quality that contributes to a healthy, safe and sustainable environment as well as enabling all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people. The policy also confirms residential developments of ten or more dwellings should score a minimum of a 'good'

rating in the Building for Life Assessment. A full Design & Access Statement is submitted to support the application

- 3.30 **Policy CSP36** deals with biodiversity and geodiversity and states development will be expected to conserve and enhance the biodiversity and geological features of the borough by maximising biodiversity and geodiversity opportunities in and around new developments. An Ecological appraisal of the site is submitted and concludes there is no reason the site cannot be developed, in accordance with NPPF guidance the report suggests biodiversity enhancements such as bat and bird boxes.
- 3.31 **Policy CSP39** deals with contaminated and unstable land and states where the future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must be accompanied by a report which shows that investigations have been carried out to work out the nature and extent of contamination or stability issues and the possible effect it may have on the development and its future users, the natural and historic environment and sets out detailed measures to allow the development to go ahead safely. A full phase 2 site investigation, gas monitoring results and report on supplementary drilling is submitted with the application.
- 3.32 **Policy CSP40** deals with pollution control and protection and states new housing where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against. The nature of the site as an employment factory ensures the residential development will have less of an impact upon the amenity of residents. A construction management plan is submitted for approval to prevent significant impacts upon amenity during the construction phase.

Supplementary Planning Document – Designing New Housing Development

- 3.33 The Supplementary Planning Document – Designing New Housing Development (“the SPD”) was adopted in March 2012 and supplements Policy CSP29 of the Core Strategy.

The SPD confirms the need for the layout and design of new housing to complement existing housing in the locality. The document also provides guidance on the spacing standards, streets and landscaping. The submitted architectural drawings and Design & Access Statement detail the accordance with this SPD.

Barnsley Examination Local Plan (including Main Modifications)

- 3.34 The Council are in the process of producing a new Local Plan which will become the Development Plan for the Metropolitan Borough and will supersede the Core Strategy and saved policies of the UDP.
- 3.35 The proposed development site is allocated for residential development in the emerging Local Plan under Site Ref: H476 (land off New Road, Tankersley).
- 3.36 The allocation of the site under Ref: H476 states that: The development will be expected to:

- Retain the mature boundary trees and the hedgerow at the south of the site. If proposed for removal the trees should be assessed for their ecological value and the hedgerow evaluated against all the criteria of the Hedgerow Regulations 1997; and;
 - Create a buffer strip of native tree planting at the boundary where the site abuts a Local Nature Reserve woodland to the south-west, which is an England Priority Woodland Habitat.;
 - archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:
 - Information identifying the likely location and extent of the remains, and the nature of the remains
 - An assessment of the significance of the remains
 - Consideration of how the remains would be affected by the proposed development.
- 3.37 The Council's decision to allocate the site for residential development in the Emerging Local Plan demonstrates that the site is suitable for residential development. Barnsley Council expect the site to be delivered for housing to assist in meeting its objectively assessed housing need.
- 3.38 **Policy SD1** states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Revised National Planning Policy Framework. This policy is worded with the 2012 NPPF in mind, but the premise is still met and a sustainable development is proposed.
- 3.39 **Policy GD1** - states that proposals for development will be approved where:
- there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
 - they are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
 - they will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
 - they include landscaping to provide a high-quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
 - any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
 - adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
 - any drains, culverts and other surface water bodies that may cross the site are considered;
 - appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
 - any pylons are considered in the layout; and

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- existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

The submitted supporting documents and architectural drawings ensure the development is in accordance with the above points.

- 3.40 **Policy H1** states how many new houses need to be built in the District over the plan period to meet objectively assessed housing need. Policy H1 states that they will plan for the completion of at least 21,546 net additional homes during the period 2014 to 2033. A minimum five-year supply of deliverable sites will be maintained. The proposed allocation of the site for residential development will ensure the site provides towards this supply.
- 3.41 **Policy H7** sets out the expected Housing Mix and Density in new developments. A density of 30 dwellings per hectare will be expected in 'the villages', the proposed development has a density of 24 dwellings per hectare given site constraints.
- 3.42 **Policies, T3, T4 and T5** – sets out guidance relating to new development, sustainable travel, highway improvements and reducing the impact of road travel. A Transport Statement is submitted with the application detailing the compliance with these policies.
- 3.43 **Policy D1** sets out guidance for good design principles advising that high-quality development will be expected to respect, take advantage of and reinforce the distinctive character and features of Barnsley. The architectural drawings and Design & Access statement detail this requirement.

4.0 Conclusions

- 4.1 This Planning Support Statement has been produced following instructions from Rouse Homes to support the full planning application for 29 dwellings on the former Company Sop, New Road, Tankersley.
- 4.2 The site is proposed to be allocated as housing land under Ref: H476 of the emerging Local Plan and is expected to be delivered to assist the Council in meeting and maintaining their five-year housing supply requirements.
- 4.3 The submission has a number of significant benefits deriving from it and should be supported by the Local Planning Authority for the following reasons:-
- It is promoting sustainable development through the development of a sustainably located site directly adjoining an existing settlement;
 - The proposal will provide a range of homes to meet the needs of the local community;
 - The development proposal will provide a development that is sympathetic to and reflective of the character of Tankersley as set out in the Design and Access Statement and detailed in the submission documents;
 - Parking is provided at an appropriate standard and an existing vehicular access from New Road will facilitate the development.
 - Each dwelling will have good private amenity space and the layout of the site and individual dwellings ensures the amenity of existing residents and future occupiers is protected; and
 - High quality landscaping and planting is proposed as part of the development and is detailed within the submitted documents.
- 4.4 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered planning permission should be granted.