January 2018

Planning Policy Statement

Outline Planning Application (with all matters reserved except for partial means of access to, but not within, the site) for the development of circa 125 dwellings at the former Goldthorpe Colliery, Kingsmark Way, Goldthorpe

On behalf of

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1.0 Introduction

1.1 This Planning Policy Statement has been prepared on behalf of Sir Robert Ogden CBE LLD to support an outline planning application (with all matters reserved except for partial means of access to, but not within, the site) for the development of circa 125 dwellings ("the proposed development") on land at the former Goldthorpe Colliery, Kingsmark Way, Goldthorpe ("the site").

1.2 Access is to be taken from Kingsmark Way in the form of a new roundabout.

1.3 This Statement describes the application site and proposed development before identifying and examining the issues relevant to the application. In seeking to establish whether the proposed use is appropriate, particular regard has been had to the statutory development plan and the National Planning Policy Framework.

1.4 The application is supported by the following documents and plans:

- Application from and certificates;
- Site Location Plan;
- Indicative Masterplan (Colour);
- Indicative masterplan (Mono);
- Design and Access Statement;
- Draft Section 106 Heads of Terms;
- Ecology Survey;
- EIA Screening Request;
- Flood Risk and Drainage Assessment;
- Planning Statement;
- Preliminary Site Investigation Report;
- Statement of Community Involvement;
- Tree Survey;
- Transport Assessment; and
- Travel Plan

2.0 Site Description and Planning History

Site Description

2.1 The site is approximately 4.17ha in size and was previously part of Goldthorpe Colliery. The site is bordered to the north, east and west by residential development. Grassland lies to the south of the site.

2.2 Vehicular access to the site is currently from Kingsmark Way, which links to Doncaster Road. Pedestrian access is via the same route with further access from Beever Street.

2.3 In terms of the wider area, the site is approximately 250m from the general amenity facilities in Goldthorpe and approximately 320m from the bus stops also on Doncaster Road. These bus stops provide regular access to the surrounding area and locations further afield such as Barnsley town centre and Doncaster town centre.

Planning History

2.4 The site forms part of the larger colliery site which has been the subject of a number of planning applications in the past, four of which are relevant to the proposed development.

2.5 Firstly, planning permission was granted in October 2005 for the wider re-development of the colliery (application reference B/04/2330/DE). This application proposed a mix of employment and residential uses on the site and showed the parcel of land which is the subject of this application as being used for employment purposes.

2.6 A second application was submitted in August 2006 seeking to use this parcel of land for residential purposes instead of employment uses (application reference 2006/1402). This application was refused by the local planning authority in September 2006. An appeal was subsequently allowed in August 2007 (appeal reference APP/R4408/A/07/2040687) and permission was granted to develop the site for residential purposes. The indicative masterplan for this application showed the site being developed for 190 dwellings comprised of 132 houses and 58 apartments.

2.7 Thirdly, an extension of time application (application reference 2010/0983) was approved in October 2010. This extended the lifetime of the 2007 permission to October 2013.

2.8 Most recently, following expiry of planning permissions (Ref: 2006/1402 / 2010/0983); a new submission for outline planning application, proposing the same as was agreed previously, was submitted in December 2013 (Ref: 2013/1330) and subsequently approved. This was required due to the extant nature of the previous permissions and sought to extend the lifetime of the permission for a further three-year period.

2.9 Subsequently, the planning approval from 2014 (Ref: 2013/1330) has now also expired. This planning application therefore seeks to re-implement the previously approved scheme for a further three-year period. There are no

material changes proposed between the current proposed development and that that was approved previously under applications (Ref: 2013/1330).

3.0 The Proposed Development

3.1 Details of the site access points accompany the application are applied for but all other matters, including the internal road layout, will form part of a reserved matters submission. Notwithstanding this, the Design and Access Statement and submitted indicative plans show how the site could be developed in a manner which has regard to surrounding developments and policy requirements.

3.2 For the avoidance of doubt, the layout plans are for illustrative purposes only. However, they demonstrate how the proposed residential development could be accommodated on the site. Access to the site is proposed to be from a new roundabout junction on Kingsmark Way.

3.3 The illustrative layout shows a variety of house types of varying sizes, all with parking facilities and private gardens. An area of open space is proposed in the south-western corner of the site in order to create a green space for the benefit of the community. The public open space will be overlooked by some of the proposed dwellings which will provide natural surveillance of this area.

3.4 In total, the indicative layout shows circa 125 dwellings which would provide a mix of bedrooms. It is anticipated the dwellings would respect the existing dwellings in the locality in terms of design. However, these details would form part of the subsequent reserved matters submission.

4.0 Planning Policy Review

National Planning Policy Framework

4.1 The National Planning Policy Framework ("NPPF") was published in March 2012 and replaces all previous national guidance. The introduction to the document confirms it should be a material consideration in the determination of planning applications.

4.2 Paragraph 7 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. It advises at paragraph 7 that:

"There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

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

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

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

4.3 Paragraph 8 advises these three dimensions cannot be considered in isolation. It states:

"These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

4.4 Paragraph 14 sets out the Government's commitment to supporting sustainable development. In relation to decision taking, it states:

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be

seen as a golden thread running through both plan-making and decision-taking.

For decision taking this means:

- **Approving development proposals that accord with the development plan without delay; and**
- **Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:**
    - **Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or**
    - **Specific policies in this Framework indicate development should be restricted."**

4.5 The NPPF sets out 12 key principles which planning should seek to adhere to. These include:

- **Proactively drive and support sustainable economic development to deliver the homes and thriving places the country needs;**
- **Seek to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings;**
- **Take account of the different roles and character of different areas, promoting the vitality of our main urban areas;**
- **Encourage the effective use of land by reusing land that has been previously developed; and**
- **Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.**

4.6 The NPPF 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 47). This supply should also include an additional buffer of 5% (moved forward from later in the plan period) or 20% where there is a record of persistent under-delivery to ensure choice and competition in the market for land.

4.7 Paragraph 49 of the NPPF states housing applications should be considered in the context of the presumption in favour of sustainable development.

4.8 In addition to this, the NPPF states there is a need to deliver a wide choice of homes and paragraph 50 sets out what local authorities should do to deliver the housing that is required. It states:

"To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- **Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families**

with children, older people, people with disabilities, service families and people wishing to build their own homes); and

- **Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.**

4.9 The NPPF also considers design matters and states the Government attaches great importance to the design of the built environment (paragraph 56). Paragraph 58 sets out a list of design criteria which Local Planning Authorities should ensure developments:

- **"Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- **Optimise the potential of the site to accommodate development;**
- **Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;**
- **Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and**
- **Are visually attractive as a result of good architecture and appropriate landscaping."**

4.10 The NPPF also sets out guidance on pre-application engagement stating early engagement has the potential to improve the efficiency and effectiveness of the planning application system for all parties (paragraph 188). The guidance goes on to reinforce the need for applicants to engage with the local community before submitting applications as the more issues which can be resolved at the pre-application stage, the greater the benefits (paragraph 190).

4.11 Finally, the NPPF states from the date of the document's publication, decision makers may continue to give full weight to relevant policies adopted since 2004 (paragraph 214). In addition to this, the NPPF states weight can also be given to policies in emerging plans according to their stage of preparation and the more advanced the plan, the greater the weight.

Statutory Development Plan

4.12 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.

4.13 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 spring 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)

4.14 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.

4.15 The site is allocated in the UDP for employment purposes however this allocation is considered to be out of date and given that the site has planning permission for residential development, it is considered that no weight can be given to this matter as the principle of development for residential use has previously been agreed.

4.16 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. These details will be agreed at the reserved matters stage.

Barnsley Core Strategy (2011)

4.17 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.

4.18 **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

4.19 **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.

4.20 **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.

4.21 **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.

4.22 **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.

4.23 **Policy CSP8** sets out the location of growth and identifies Goldthorpe as one of six principle towns where priority will be given to development.

4.24 **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 3,000 of these dwellings (14% of the total) will be located within Goldthorpe.

4.25 **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.

4.26 **Policy CSP15** deals with affordable housing and states housing developments of 15 or more dwellings will be expected to provide affordable housing. Within the Goldthorpe area 15% of the overall development is expected to be affordable housing.

4.27 **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.

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

4.29 **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.

4.30 **Policy CSP33** deals with green infrastructure and states the network of green infrastructure will be secured by creating new open spaces as part of new development, and by using developer contributions to create and improve green infrastructure.

4.31 **Policy CSP35** deals with green space and states the loss of such areas will only be permitted if an appropriate replacement green space of at least an equivalent community benefit, accessibility and value is provided in the area which it serves. The issue of green space is fully considered in the overarching Planning Statement supporting the application.

4.32 **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.

4.33 **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.

4.34 **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.

Supplementary Planning Document - Open Space Provision on New Housing Development

4.35 The Supplementary Planning Document - Open Space Provision on New Housing Development ("the SPD") was adopted in March 2012 and supplements Policy CSP35 of the Core Strategy.

4.36 The document confirms a minimum of 15% of the gross site area must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.

4.37 The SPD sets out three types of green space which will be required and these are set out below:

- Equipped children's play areas – for over 100 houses, provision will generally be required on site.
- Informal play space and informal landscape areas – for over 40 houses provision should be made on site.
- Formal recreation space – for between 20 and 200 houses a financial contribution will be required to enhance existing facilities in the locality.

Supplementary Planning Document – Designing New Housing Development

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

4.39 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.

Goldthorpe Masterplan

4.40 Since 2008/2009 work has been ongoing with the community to develop a Goldthorpe Masterplan which identifies a variety of regeneration priorities and projects for central Goldthorpe. The final version of the masterplan was approved by the Council in August 2012. The Masterplan sets out the

framework for the overall regeneration of Goldthorpe and shows the intention is for the application site to be developed for residential purposes.

Barnsley Draft Local Plan (2016)

4.41 The Council are in the process of producing a new Local Plan which will become the Development Plan for Goldthorpe and will supersede the saved polices of the UDP.

4.42 The proposed development site is allocated for residential development in the emerging Local Plan under Site Ref: H52 (land south of Beever Street, Goldthorpe).

4.43 The allocation of the site under Ref: H52 states that: The development will be expected to:

- comply with the Goldthorpe Masterplan;
- retain, enhance and manage a buffer strip of existing vegetation to the disused railway at south plus mature trees and hedgerows;
- 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.

4.44 The Council's decision to allocate the site for residential development in the draft Local Plan (2016) 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.

4.45 **Policy SD1** states that the Council will take a positive approach that reflects the presumption in favour of development contained in the National Planning Policy Framework

4.46 **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 and culverts are considered;
- appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- any pylons are considered in the layout; and
- existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

4.47 **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 the will plan for the completion of at least 20,900 net additional homes during the period 2014 to 2033. A minimum five-year supply of deliverable sites will be maintained.

4.48 **Policies, T3, T4 and T5** – sets out guidance relating to new development, sustainable travel, highway improvements and reducing the impact of road travel.

4.49 **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.

4.50 **Policy I1** sets out guidance for infrastructure and planning obligations advising that development must be supported by appropriate physical, social, economic and communications infrastructure, including provision for broadband.

5.0 Assessment against Section 38(6) of the Planning and Compulsory Purchase Act 2004

Principle of Development

5.1 Planning permission has previously been granted on the site for residential development, thus establishing the principle of housing on the site as acceptable and whilst the site is allocated in the UDP for employment purposes this is considered to be out of date and no weight can be given to this matter given the age of the policy and the allocation of the site for residential use in the emerging draft Local Plan.

5.2 The allocation of the site for residential development in the emerging draft Local Plan (2016) is a material planning consideration. Residential development on the site would therefore be fully in accordance with the site's proposed allocation and consequently is in accordance with the emerging planning policy. The proposal would also contribute to the housing land supply in Barnsley as required by the NPPF.

5.3 There are a number of material circumstances which mean the site can be developed for residential purposes. Firstly, development of the site will help meet the housing requirements set out in the Core Strategy (Policies CSP9 and CSP10) and within (Policy H1) of the draft Local Plan. The proposals will also help increase the attractiveness of this part of the Barnsley district ensuring Goldthorpe maintains its role in the settlement hierarchy as a Principle Town (Policy CSP8). The development will also ensure the aims of the Goldthorpe Masterplan are met.

5.4 The proposed development would help to create a sustainable community and provide additional dwellings for future residents. The scale of development is appropriate to the site's location which will help maintain Goldthorpe's position within the Barnsley settlement hierarchy.

5.5 In conclusion, the principle of the proposed development accords with the provisions of the Development Plan and the proposals are fully in accordance with Policies CSP9 and CSP10 of the Core Strategy. The proposals also accord with the national guidance set out within the NPPF.

5.6 The principle of residential development on this site has been established by the previous planning approvals on the site and the site's proposed allocation for residential development in the draft Local Plan.

Affordable Housing

5.7 Policy CSP15 of the Core Strategy states that 15% affordable housing should be provided on new residential sites in the Goldthorpe area of 15 or more dwellings.

5.8 Further to this, the draft local plan 2016 indicates through Policy H8 that the Council propose a lower need for 10% affordable housing within the Goldthorpe area.

5.9 As this is an outline application, the application proposes 10% affordable housing and will be agreed in principle with the local planning authority as part of the S106 agreement with full details to be progressed through reserved matters applications.

Design

5.10 The Design and Access Statement which accompanies this application, provides details of the design of the scheme and the indicative scheme submitted as part of the planning submission demonstrates how development could be accommodated on the site.

5.11 In summary, whilst not for approval as part of this outline application, the layout of the development in particular is led by the position of the access road and surrounding residential development.

5.12 The indicative development provides circa 125 dwellings with dedicated off-street parking and private gardens.

5.13 In terms of the layout within the site although this is not for approval at this stage the indicative layout demonstrates how the housing on this site could be accommodated with all of the houses having large rear gardens and private parking facilities. Appropriate levels of parking would also be provided for visitors to the site.

5.14 To the south east of the site there is an area of public open space which is also overlooked by the proposed dwellings. This space compliments the private amenity space associated with each dwelling, and provides a focal point in this area.

5.15 Overall the scheme provides active frontages created by the proposed dwellings. The layout also includes both public and private amenity space for residents, which is carefully balanced with the provision of parking for all users of the site. However, the layout ensures that the parking of cars will not be the dominant feature within the site.

5.16 Although not for approval at this stage the scheme demonstrates on the indicative plans a suitable development is achievable in line with the NPPF and Core Strategy policies CSP1, CSP14, CSP29 and CSP33. The indicative layout also shows a development can be provided in accordance with the Supplementary Planning Documents on Designing New Housing Development and Open Space Provision on New Housing Development.

Highways

5.17 Full details on highway and access matters can be found in the supporting Transport Assessment and ravel Plan. A summary of the key highway issues is set out below.

5.18 The Transport Assessment submitted with the application provides a full assessment of trip generation, but in summary it is considered the proposed development will result an acceptable number of movements which will not have a detrimental impact on the surrounding highway network.

5.19 The Transport Assessment also includes an assessment of the proposed access and junction and confirms the access.

5.20 Turning to the design of the proposed development, the main access to the site for vehicles will be from a new roundabout junction on Kingsmark Way. Pedestrians will also be able to access the site from this entrance as well as via the existing footpath running east to west.

5.21 The indicative layout submitted with the application shows the arrangement of streets within the development, with the final layout to be considered at reserved matters stage. It is however apparent a safe and inclusive layout can be provided to reduce the risk of vehicle and pedestrian conflict.

5.22 In summary, it can be seen the proposed development will not have a detrimental impact on the local highway network. Furthermore, the design of the proposed access will result in a safe access for vehicles and pedestrians. Overall, it can clearly be seen the proposed development is in accordance with the NPPF and Core Strategy Policy CSP26.

Sustainability

5.23 As set out above, the site is in a sustainable location, close to good public transport links, with pedestrian links to be maintained and improved. The site has previously been assessed and allocated for development by the Local Planning Authority.

5.24 A Travel Plan Framework will also be provided as part of the development to encourage future occupiers and users of the site to participate in using public transport. Information will also be issued to every household and will most likely include details on the benefits of using public transport as well as details on local bus services. It is therefore considered the proposed development is in accordance with the aims of the NPPF.

Drainage and Flood Risk

5.25 Full details on drainage matters and flood risk issues can be found in the supporting Flood Risk and Drainage. In summary, the site is located in Flood Zone 1 and is considered to be at a low risk of flooding. The proposed development is therefore suitable for this location.

5.26 In terms of flood risk, the FRA confirms that the proposed development would not increase the risk of flooding elsewhere nearby.

5.27 With regard to drainage, the FRA states the surface water drainage system in the adjacent residential development was designed and constructed to cater for unrestricted flows from the application site and stub pipes have been provided for the future connections.

5.28 The FRA goes on to state Barnsley Council, the Environment Agency and Yorkshire Water have agreed in principle to the surface water drainage strategy. Furthermore, Yorkshire Water has confirmed that foul flows can discharge to the stub pipes provided by the Ben Bailey (Avant Homes) development, subject to Yorkshire Water confirmation of treatment works capacity.

5.29 The proposed development is therefore considered to meet the requirements of the NPPF and Core Strategy policies CSP3 and CSP4 insofar as they are relevant at this stage.

Contamination

5.30 A Preliminary Site Investigation Report has been prepared for the site. In this context, historical maps show the site was used as farmland and then spoil heaps and a railway yard associated with the former Goldthorpe Colliery. The Colliery itself extended over a much wider area to the east, and closed in 1994. Much of the former colliery land to the east was recently re-developed for housing.

5.31 The accompanying report states the presence of made ground on site, associated with tipping from the adjacent colliery and the former railway sidings, are likely to have given rise to some contamination.

5.32 As such it is recommended further intrusive work is carried out. This would include:

- Machine-excavated trial pits to determine near surface ground conditions including depth to bedrock, the presence of obstructions, groundwater and stability;
- Geotechnical soils analysis to enable foundation recommendations;
- Chemical testing on soil and if necessary groundwater, samples to assess the significance of contamination, if any, as a result of former industrial land use;
- Boreholes to enable the installation of monitoring wells; and
- Gas monitoring and risk assessment.

5.33 It is therefore considered that subject to the above works, the proposal would be in accordance with Policy CSP39 of the Core Strategy.

Landscape and Public Open Space

5.34 To the south east of the proposed development site it is intended to provide an area of public open space. It is anticipated this area will predominantly be grassed to provide a community space therefore shrub planting would be restricted to peripheral locations.

5.35 The public open space will be overlooked by some of the proposed dwellings which will provide natural surveillance of this area. The details of public open space provided will be agreed at the reserved matters stage.

5.36 In general landscape terms, there are no trees of high importance on the site and the site is considered to be of low landscape value.

5.37 In light of the above it is considered the proposals comply with policies CSP33 and CSP35 of the Core Strategy and the Supplementary Planning Document – Open Space Provision on New Housing Development which deal with the provision of open space within developments.

Ecology and Trees

5.38 Full details on ecological matters can be found in the supporting Ecological Appraisal. The assessment confirms almost the entire site is made up of secondary vegetation which is not of high value due to its recent origin, resulting from its restoration. These grasslands do not fall into BAP priority habitat types and are assessed as being of low value; consequently, their loss would not be of ecological significance.

5.39 The report does however advise that the planted tree belt along the eastern boundary has a good diversity of species and should be retained where possible. Loss of any boundary trees to facilitate development should be suitably compensated for through replacement planting.

5.40 The appraisal goes on to state the loss of the site would not be expected to have any significant impacts on protected or otherwise notable species and that no additional studies are considered necessary to support this conclusion. In addition to this the impacts on statutory, non-statutory wildlife sites or other listed habitats cannot be expected due to lack habitat connectivity, absence of footpath links and distance from the application site.

5.41 A Tree Survey has been undertaken to assess the health of any trees on-site and is submitted to accompany the application.

5.42 In light of the above it is considered the proposed development is in accordance with Policy CSP36 of the Core Strategy.

Community Involvement

5.43 Public consultation was undertaken in 2013 regarding the proposed development of the site for residential use. Full details on the community consultation undertaken as part of the application can be found in the supporting Statement of Community Involvement. The community consultation undertaken is in accordance with the aims of the NPPF and the Barnsley Council's Statement of Community Involvement.

4.0 Conclusions

4.1 This Planning Statement has been prepared on behalf of Sir Robert Ogden CBE LLD to support an outline planning application (with all matters reserved except for partial means of access to, but not within, the site) for the development of circa 125 dwellings on land at the former Goldthorpe Colliery, Kingsmark Way, Goldthorpe.

4.2 Access is to be taken from Kingsmark Way in the form of a new roundabout.

4.3 The principle of development of the site is already agreed as there is an extant planning permission in place from 2014 for circa 125 dwellings.

4.4 The site is allocated for residential development under Ref: H52 of the Council's draft Local Plan (2016) that is currently under examination. The proposal would also assist in supporting the objectives of the Goldthorpe Masterplan.

4.5 This application seeks to reinstate planning permission (Ref: 2013/1330) which has now become extant to allow permission for a further three-year period.

4.6 Indicative drawings submitted as part of this application demonstrate how the proposed residential development can be accommodated on the site and show a range of house types. The dwellings would replicate the existing dwellings in the vicinity and would be built using similar materials as the surrounding buildings. These matters will be fully addressed in a future reserved matters application.

4.7 The access arrangements to the proposed development are considered to be acceptable for residential development and would result in a new roundabout being created on Kingsmark Way. The volume of traffic resulting from the proposal has also been assessed and found to be acceptable.

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