

Lundhill Road, Wombwell
Planning Statement

Persimmon Homes (West Yorkshire)

July 2017

3 Hepton Court
York Road
Leeds
LS9 6PW
Tel: 0113 240 9726



Document Control

Project: Lundhill Road, Wombwell: Planning Statement

Document Reference: LRW-PS-2017


File Origin: <\\psn-wyor-fs01.psn.persimmonhomes.net\Shared\Technical\A - Site Files\Prospective Sites\Lundhill Road, Wombwell\Planning\Planning Reports\Planning Statement>

Document Inputs:

Written by:

Planner	Matt Burrow	Signed:	
---------	-------------	---------	---

Checked by:

Planning Manager	Paul Thornton MRTPI	Signed:	
------------------	---------------------	---------	---

Issue	Date	Status
1	12-04-2017	Draft
2	24-04-2017	2 nd Draft
3	26-04-2017	Final Version
4	07-07-2017	4 th Issue



Contents Page

1.0	Introduction	1
2.0	Site Description and Context	3
3.0	The Proposed Development	5
4.0	Planning Policy Review	8
5.0	Planning Case	19
6.0	Planning Obligations.....	28
7.0	Conclusions	29

Appendix Contents

Appendix A – Affordable Housing Statement

Appendix B – S.106 Heads of Terms

Appendix C – Sustainability Statement



1.0 Introduction

1.1 Document Overview

- 1.1.1 This Planning Statement has been prepared in support of a full planning application for residential development of 150 dwellings on a parcel of land measuring 5.08 hectares to the east of Lundhill Road in the Wombwell area of Barnsley.
- 1.1.2 The purpose of this Planning Statement is to provide Barnsley Metropolitan Borough Council (BMBC) with all necessary facets to assess and determine the proposal within the context of relevant national and local planning considerations, together with any other material considerations.
- 1.1.3 This Planning Statement will first provide an overview of the site in its current setting before outlining the scheme proposals and reviewing national, local and site specific planning policy. It will then go on to set out the planning case in the context of relevant policy and technical considerations before discussing planning obligations and drawing conclusions.

1.2 Application Submission

- 1.2.1 The scope of this planning application has been discussed and agreed during formal pre-application discussions with planning and technical officers from BMBC. The application submission comprises of the following:
- Completed Application Forms and Notices;
 - Cheque for £30,549.00 to cover the requisite application fee;
 - Planning Statement prepared by Persimmon Homes (West Yorkshire);
 - Design and Access Statement prepared by Pegasus Group;
 - Statement of Community Involvement prepared by Persimmon Homes (West Yorkshire);
 - Affordable Housing Statement prepared by Persimmon Homes (West Yorkshire);
 - Draft S.106 Heads of Terms prepared by Persimmon Homes (West Yorkshire);
 - Sustainability Statement prepared by Persimmon Homes (West Yorkshire);
 - Site Plans/Drawings prepared by Persimmon Homes (West Yorkshire) – see Drawing Schedule for details;
 - Transport Statement and Travel Plan prepared by WYG;
 - Flood Risk Assessment and Drainage Strategy prepared by ID Civils Design;
 - Engineering Feasibility prepared by Persimmon Homes (West Yorkshire);
 - Preliminary Geo-Environmental Investigation prepared by Lithos;

- Archaeological Evaluation prepared by Archaeological Services WYAS;
- Preliminary Ecological Appraisal prepared by Brooks Ecological;
- Great Crested Newt Survey ref: R-2667-04 prepared by Brooks Ecological;
- Water Vole and Crayfish Survey ref: R-2667-04 prepared by Brooks Ecological
- Noise Impact Assessment prepared by Environmental Noise Solutions Ltd;
- Landscape Masterplan prepared by Pegasus Group;
- Preliminary Tree Survey prepared by Brooks Ecological;
- Topographical Survey prepared by Centara.

2.0 Site Description and Context

2.1 Site Description

2.1.1 The site bound by the red line as shown on the accompanying Location Plan measures approximately 5.08 hectares or 12.6 acres in area.

2.1.2 The site is separated into two distinct fields. The western field measures around 2.88ha whilst the eastern field is 2.2ha. The historical OS plan indicates that there are no recorded former uses on either parcel; the site is currently used for grazing and the stabling of horses.

2.1.3 The site's immediate boundaries can be described as follows:

Northern Boundary: The site is bound to the north by an existing residential area developed in the late 1970s. There is also a small parcel of undeveloped land that lies between these dwellings and the development site.

Eastern Boundary: The eastern boundary of the site is bordered by a number of trees and the disused Dearne and Dove Canal and beyond this stretch of water is the A6195 Dearne Valley Parkway.

Southern Boundary: The site is bordered to the south by Greenlands Farm, a small-holding with various agricultural buildings.

Western Boundary: The site is bound to the west by Lundhill Road.

2.1.4 The site is generally flat although typically the western field slopes down from the northern boundary towards the south, south-west and south-east; creating a central ridge. The eastern field is more gently sloping at around 1 in 25, again falling down to the southeast

2.1.5 The site is generally quite overgrown but the significant trees and shrubbery tend to be situated around the perimeter of the site. There is a row of Poplar trees situated just outside the site adjacent to the southern boundary of the western field.

2.1.6 The site is described in greater detail in the accompanying Geo-environmental Appraisal.

2.2 Site Context

2.2.1 The site is situated approximately 1km to the south of the centre of the principal settlement of Wombwell which is located in the Metropolitan Borough of Barnsley in South Yorkshire. Wombwell centre is located approximately 5.5km south east of Barnsley Town Centre.

2.2.2 There are two existing vehicular access into the site although via farm gates served from Lundhill Road.

- 2.2.3 Lundhill Road lies on a north/south alignment and provides access to the centre of Wombwell via Park Street or the A633. To the north it forms a staggered priority junction with Park Street, Wath Road and Everill Gate Lane. To the south, Lundhill Road passes under the A6195 Dearne Valley Parkway, south of this it becomes Beech House Road which continues on into Hemingfield Village.
- 2.2.4 There is a Public Right of Way (Wombwell 43) that runs the south of the site and eventually crosses the canal to connect to the National Cycle Route 67 which forms part of the Trans Pennine Trail.
- 2.2.5 The nearest bus stops are located on Park Street approximately 800m to the north of the site with regular services within the borough of Barnsley and extending to Mexborough, Rotherham, Swinton, Doncaster, Wath-upon-Deerne and Bolton-upon-Deerne.
- 2.2.6 Wombwell train station is approximately 2.7km from the site which provides services to Leeds, Wakefield, Barnsley, Sheffield and Huddersfield.
- 2.2.7 Cortonwood Retail Park is located within 400m of the site, which has a good range of food, clothing and general goods stores including B&Q, Matalan, Argos, Morrisons, Halfords and SCS offering convenient retail amenity as well as ample employment opportunities within the vicinity of the site.

3.0 The Proposed Development

3.1 Layout

3.1.1 This application proposal is for the development of 150 dwellings as shown on the submitted proposed planning layout ref: LRW-2017:001B across a mixture of one, two, three and four bedrooms; 1, 2 or 2.5 storeys in height. The proposed residential accommodation comprises a range of house-types and styles as set out in the table below:

House Type	Style	No. of Bedrooms	Storey Height	Floorspace (Sqm)	No. of Units
Willow	Semi-detached Bungalow	2	1	58.3	4
Brampton	Semi-detached	2	2	61.7	4
Bickleigh	Terraced	3	2.5	84.6	7
Alnwick	Semi-detached/terraced	2	2	58.6	12
Hanbury	Semi-detached/terraced	3	2	70.7	20
Hatfield	Detached	3	2	90	15
Rufford Semi	Semi-detached	3	2	80.8	16
Rufford Detached	Detached	3	2	80.8	10
Souter	Semi-detached/terraced	3	2.5	88.4	9
Clayton Corner	Detached	3	2	92.8	7
Roseberry	Detached	4	2	101.8	16
Lumley	Detached	4	2.5	113.3	4
Chedworth	Detached	4	2	113.5	8
Kendal	Detached	4	2	110.6	7
Winster	Detached	4	2	118.5	11
Total					150

3.1.2 The dwelling types highlighted in yellow are proposed to be allocated as affordable housing units, which cumulatively make up 10% of the total number of units on site.

3.1.3 All plots will feature off-street parking and private garden areas.

- 3.1.4 In addition to the provision of private amenity spaces to individual dwellings, there are also two areas of Public Open Space accounting for 0.77ha or just over 15% of the total site area.
- 3.1.5 The main area of Public Open Space is situated on the south-eastern boundary adjacent to the disused canal and will contain areas for general recreation as well as a dedicated ecological mitigation zone. Plots 56-62 and 72-80 will benefit from the open aspect offered by this area of greenspace as well as providing a degree of surveillance.
- 3.1.6 There is also an area of greenspace in front of Plots 106-11; 125-129 and 144-146 which is designed mainly to provide a buffer between the development site and the existing smallholding to the south but will also provide a pleasant open aspect for the future occupiers of these proposed dwellings.
- 3.1.7 Soft landscaping is provided throughout as illustrated by the accompanying Landscape Master-plan; a number of mature trees and hedgerows along the boundaries are to be retained (and protected) whilst any trees that are identified for removal will be replaced by a suitable similar species.
- 3.1.8 A new hedgerow will be established along the northern boundary to provide a planting buffer between existing and proposed dwellings.

3.2 Access and Parking

- 3.2.1 Access into the site is proposed to be taken via a priority junction from Lundhill Road to the west; appropriate visibility splays have been incorporated based on speed surveys and traffic counts in accordance with Manual for Streets.
- 3.2.2 Internally the access road continues eastwards to serve all of the dwellings on the northern boundary, with two separate spurs forming a shared surface loop to serve additional dwellings in this area. The primary road then angles southwards and connects with another two spurs that create a shared surface loop in the southern half of the site. Additionally, there are some smaller sections of shared surfaces/private drives that permeate through the site to provide vehicular access to all built dwellings.
- 3.2.3 Adequate car parking will be provided throughout, all three and four bedroom properties will have at least 2 dedicated parking spaces within the dwelling curtilage with the majority also having a garage which could be used for both car parking and/or cycle storage. Visitor parking is also provided at appropriate locations along the proposed highways within the development.
- 3.2.4 Footways and shared surface streets will be provided throughout the site and a footpath loop will be created within the Public Open Space.

3.2.5 The access and parking arrangements are covered in greater detail in the accompanying Transport Assessment and details of the various parking solutions that have been incorporated into the scheme proposals are set out in the accompanying Design and Access Statement.

4.0 Planning Policy Review

4.1 National Planning Policy Framework

4.1.1 The National Planning Policy Framework (NPPF) was published in March 2012 and replaces virtually all previous national guidance. The introduction to the document confirms it should be a material consideration in the determination of planning applications. The NPPF sets out 3 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; 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.

4.1.2 In respect of decision-taking, Paragraph 14 of the NPPF states that proposed development that accords with an up-to-date Local Plan should be approved without delay.

4.1.3 Paragraph 50 states that there is a need to deliver a wide choice of high quality homes and that 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).

4.1.4 The NPPF also considers design matters and states the Government attaches great importance to the design of the built environment (Para. 56). As such developments should function well and add to the quality of an area, as well as optimising the potential of the site to accommodate development. Developments should be visually attractive and create safe and accessible environments (Para. 58).

4.1.5 The NPPF also considers sustainability matters and states new development should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption (Para. 96).

4.1.6 Finally, the NPPF 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 (Para. 188). The guidance goes on to reinforce the need for applicants to engage with the local community before submitting applications since the more issues which can be resolved at the pre-application stage, the greater the benefits (para.190).

4.2 National Planning Practice Guidance

- 4.2.1 The National Planning Practice Guidance (NPPG) was initially published in March 2014 and brings together many areas of English planning guidance into a new web-based format to replace a series of older guidance.
- 4.2.2 The NPPG contains various guidance of relevance to the registration, processing and consideration of planning applications for proposed development.
- 4.2.3 One of the key components of the practice guidance is the issue of design; it states that ‘good quality design is an integral part of sustainable development’. It adds that good design should respond in a practical and creative way to both the function and identity of a place. It should put land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long and short term.
- 4.2.4 The NPPG also offers further practical advice in the following areas, of relevance to the Proposed Development:
- Flood Risk and Coastal Change;
 - Health and wellbeing;
 - Natural Environment;
 - Noise;
 - Planning Obligations;
 - Open space, sports and recreation facilities, public rights of way and local green spaces;
 - Self-build and custom house-building;
 - Strategic environmental assessment and sustainability appraisal;
 - Travel plans, transport assessments and statements in decision-taking.
- 4.2.5 The NPPG sets out the definition of housing need as follows: ‘*The scale and mix of housing and the range of tenures likely to be needed in the housing market area over the plan period*’.
- 4.2.6 Guidance on the Community Infrastructure Levy was added to the website on 12 June 2014 to replace the previous standalone guidance. It sets out the parameters for establishing the charging schedule as well as clarifying the forms of CIL relief for social housing and self-build.
- 4.2.7 Reference is made to other pieces of guidance set out within the NPPG where relevant within this statement.

4.3 Local Plan

4.3.1 Barnsley Metropolitan Borough Council is currently preparing a new Local Plan which was submitted to the Secretary of State for examination at the end of 2016. The Local Plan will replace the Core Strategy and the Unitary Development Plan once adopted, until then these remain the documents which will be used by the council to make planning decisions.

Core Strategy (September 2011)

4.3.2 The Barnsley Core Strategy was adopted in September 2011 and there are a number of policies within the document which are relevant to the proposed development.

CSP8: The Location of Growth

4.3.3 This Policy states that priority will be given to development in Urban Barnsley and the Principal Towns of Cudworth, **Wombwell**, Hoyland, Goldthorpe (Dearne Towns), Penistone and Royston. Principal Towns will be the main focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities.

CSP9 and CSP10: The Number and Distribution of New Homes to be Built

4.3.4 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 a minimum of 2,000 (9%) of these dwellings should be located in Wombwell over the plan period.

CSP14: Housing Mix and Efficient Use of Land

4.3.5 Policy CSP14 states that housing proposals will be expected to include a broad mix of house sizes, types and tenures 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. A minimum of 40 dwellings per hectare should be achieved unless sustainable design or viability reasons dictate otherwise.

CSP42: Infrastructure and Planning Obligations

4.3.6 Policy CSP42 states that Development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily. Contributions can either be made directly by the developer or secured through planning obligations.

CSP25: New Development and Sustainable Travel

4.3.7 Policy CSP25 deals with new development and sustainable travel. 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 that travel plans should be provided in accordance with national guidance.

CSP26: New Development and Highways Improvement

- 4.3.8 Policy CSP26 highlights that new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

CSP29: Design

- 4.3.9 Policy CSP29 sets out design principles and states high quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley. Developments 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 states that residential developments of ten or more dwellings should score a minimum of a 'good' rating in the Building for Life Assessment.

CSP30: The Historic Environment

- 4.3.10 Policy CSP30 states that Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect archaeological remains of national or local importance.

CSP33: Green Infrastructure

- 4.3.11 Policy CSP33 addresses 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.

CSP36: Biodiversity and Geodiversity

- 4.3.12 Policy CSP36 addresses biodiversity and geodiversity and states development will be expected to conserve and enhance the biodiversity and geological features of the borough by protecting, maximising and conserving biodiversity and geodiversity opportunities in and around new developments.

CSP37: Landscape Character

- 4.3.13 Policy CSP37 states that development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character Area in which it is located (as defined by the Landscape Character Assessment of the Barnsley Borough, 2016 review).

CSP39: Contaminated and Unstable Land

4.3.14 Policy CSP39 sets out the need for planning applications of the type whereby future occupiers would be affected by contamination issues to be accompanied by an appropriately compiled Ground Investigation report.

CSP40: Pollution Control and Protection

4.3.15 Policy CSP40 states that Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

4.3.16 New housing developments will not be permitted 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.

4.3.17 It also states that developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

CSP1: Climate Change

4.3.18 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.

CSP3: Sustainable Drainage Systems (SuDS)

4.3.19 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.

CSP4: Flood Risk

4.3.20 Policy CSP4 requires site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3.

CSP5: Including Renewable Energy in Developments

4.3.21 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

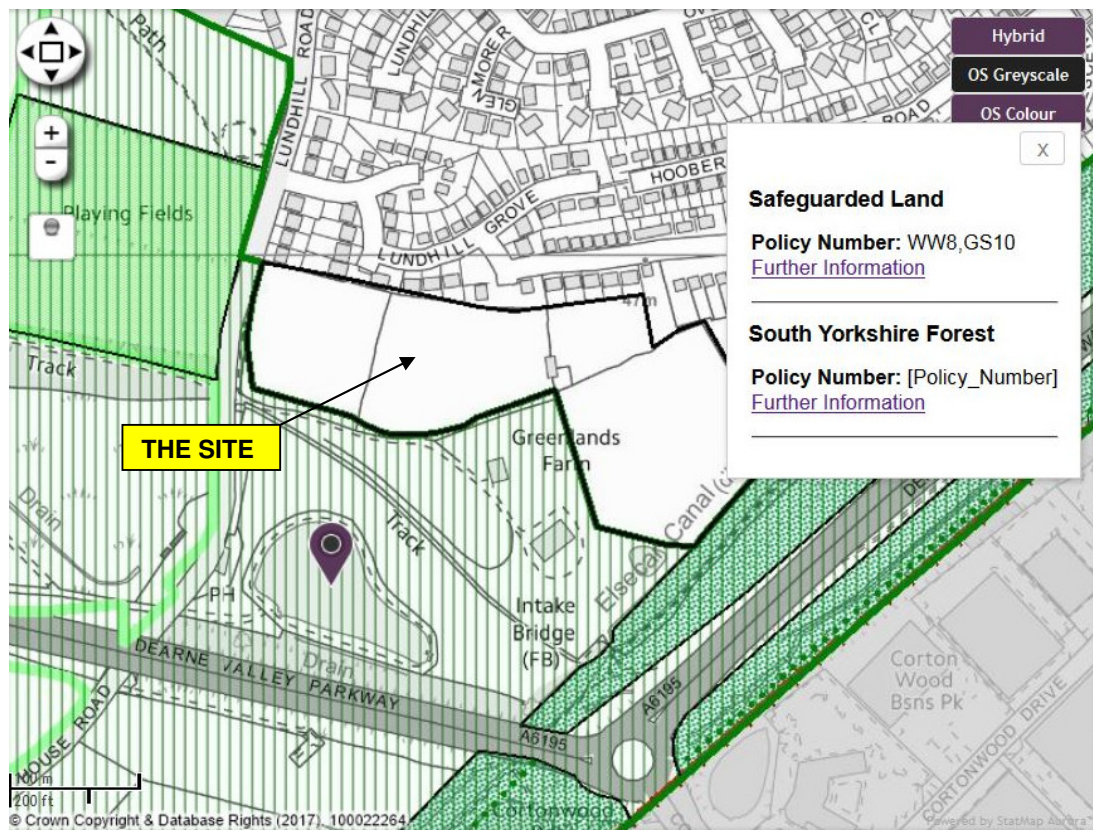
reduce the development's carbon dioxide emissions by at least 20% for applications submitted after 2015.

Unitary Development Plan (December 2000)

4.3.22 Until the adoption of the new Local Plan, the saved policies and site allocations remain the basis upon which planning decision can be made, however it should be noted that the NPPF takes precedence over out-of-date or incomplete local development plans. In such cases planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.

4.3.23 The site is allocated in it’s entirety in the UDP under Policy GS10 as ‘Safeguarded Land’. In areas shown as safeguarded land on the proposals map existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of the existing uses. Otherwise planning permission for the permanent development of such land will only be granted following a review of the UDP which proposes that development on the land in question.

4.3.24 An extract from the UDP proposals map is shown below:



The site is highlighted by the thick green line around the white centre. The land to the south is in Green Belt and the area of land either side of the disused canal is allocated as a Nature Conservation Site.

4.4 Emerging Local Plan

4.4.1 At the time of writing Barnsley Metropolitan Borough Council are producing a New Local Plan which will eventually replace the Core Strategy and Unitary Development Plan. The Local Plan is currently going through a process called Examination in Public and is expected to be adopted at some point during the Summer of 2017.

4.4.2 The Local Plan includes policies to deliver:

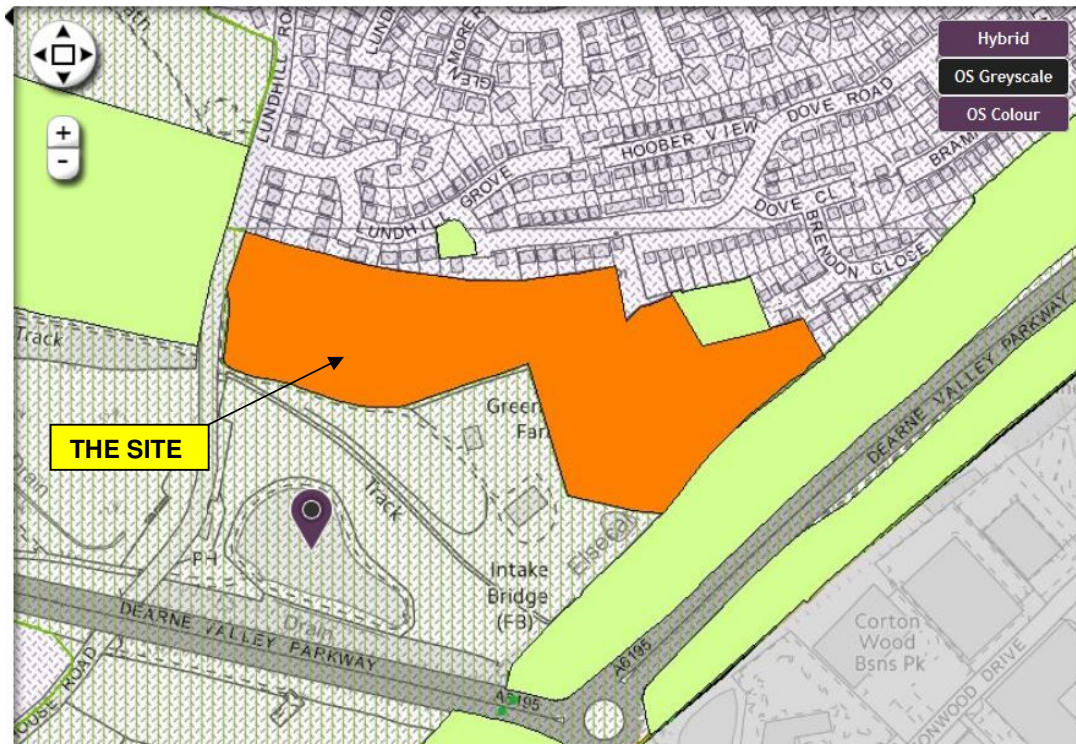
- Housing;
- Retail, leisure and commercial development;
- Education, health, police and community facilities;
- Support for transport, minerals, waste, energy, telecoms, water supply and sewage treatment;
- Energy, including renewable sources;
- The protection and improvement of historic and countryside areas.

4.4.3 The application site is allocated for residential use in the emerging local plan under Policy H70: Land east of Lundhill Road, Wombwell (Indicative number of dwellings 160), the accompanying policy text is as follows:

‘The development will be expected to:

- Provide off site highway works;
- Retain, enhance and manage the species rich grassland at the west, the marshy grassland in the north, and the species-rich hedgerow in the north-east of the site;
- 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:
 - (a) Information identifying the likely location and extent of the remains, and the nature of the remains.
 - (b) An assessment of the significance of the remains;
 - (c) Consideration of how the remains would be affected by the proposed development.’

4.4.4 An extract from the Local Plan Policy Allocation Map is shown overleaf:



The site is indicated as a housing allocation by the orange hatching, the land to the south remains as Green Belt whilst the land either side of the disused canal is proposed to be re-allocated as Greenspace (currently a Nature Conservation site).

Policy H7: Housing Mix and Efficient Use of Land

4.4.5 Draft Policy H7 of the emerging Local Plan states that Housing proposals will be expected to include a broad mix of house sizes, types and tenures 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. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs. A density of about 40 dwellings per hectare will be expected. Lower densities will be supported where it can be demonstrated that they are necessary for need, viability or sustainable design reasons.

Policy H8: Affordable Housing

4.4.6 Housing developments of 15 or more dwellings will be expected to provide affordable housing. 30% affordable housing will be expected in Penistone and Dodworth and Rural West, 20% in Darton and Barugh; **10% in Bolton, Goldthorpe, Thurnscoe, Hoyland, Wombwell, Darfield, North Barnsley and Royston, South Barnsley and Worsbrough and Rural East.** These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would

render the scheme unviable. The developer must show that arrangements have been put in place to keep the new homes affordable.

4.5 Open Space Provision on New Housing Development SPD (March 2012)

4.5.1 The Open Space Provision on New Housing Development supplements Policy CSP35 of the Core Strategy and the 'saved' policies of the Unitary Development Plan. It will be used as a material consideration in the planning process to advise applicants and assess planning applications.

4.5.2 The document confirms that 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.

4.5.3 The SPD sets out three types of green space which will be required and the relevant thresholds for each type of provision is set out below:

(a) Equipped Children's Play Areas

Over 100 houses: Provision generally required on site. In some circumstances a financial contribution for off site facilities may be acceptable if a suitable site is located nearby.

(b) Informal Play Space and Informal Landscaped Areas

Over 40 houses: Provision should be made on site. In some circumstances a financial contribution to enhance informal space off site may be acceptable if any is located nearby.

(c) Formal Recreation (sports pitches, courts greens etc)

20-200 houses: Financial contribution required to enhance existing facilities or to provide additional provision if there is a shortfall in quantity or quality in the locality.

4.6 Trees and Hedgerows SPD (March 2012)

4.6.1 The Trees and Hedgerows SPD supplements Policy CSP36 (Biodiversity and Geodiversity) of the Core Strategy and sets out the required standards for protection and retention of existing trees and hedgerows during development.

4.6.2 There are various existing trees and hedgerows across the site, some of which are proposed to be retained so this will need to be considered.

4.7 Designing New Housing Development SPD (March 2012)

4.7.1 The Designing New Housing Development SPD supplements Policy CSP29 (Design) of the Core Strategy.

4.7.2 The SPD confirms the need for the layout and design of new housing to complement existing housing in the locality. The document sets out specific guidance on key design considerations including:

- Relationship with existing dwellings and space between proposed dwellings;

- External space standards;
- Internal space standards;
- Character;
- Streets;
- Design of residential parking and garages;
- Front gardens;
- Walls and fences;
- Public rights of way;
- Drainage and Flood Risk;
- Recycling/waste provision;
- Signage and street furniture;
- Technical requirements;
- Removal of PD rights;
- Specific types of housing development;

4.8 Parking SPD (March 2012)

- 4.8.1 The Parking SPD supplements Policy CSP25 (New Development and Sustainable Travel) of the Core Strategy. It sets out the guideline parking standards for new development sites.
- 4.8.2 The maximum number of parking spaces for housing is set at 1 space for 1 and 2 bedroom dwellings and 2 spaces per 3+ bedroom dwelling. Residential parking bays should be designed in accordance with the criteria set out in the South Yorkshire Residential Design Guide (see below).
- 4.8.3 The SPD also sets out cycle parking standards and states that all new developments must include the relevant number of short and long stay cycle parking areas.

4.9 South Yorkshire Residential Design Guide (January 2011)

- 4.9.1 The South Yorkshire Residential Design Guide is intended to provide a clear and consistent approach to design in the development management process that will result in higher quality neighbourhoods and efficiency savings for developers. The guide is to be used by the four South Yorkshire local authorities to support their assessment of proposals. It incorporates both their planning and highway responsibilities.
- 4.9.2 On-street parking should be designed as an integral part of the street space and used intelligently as part of the street scene. On-street parking must not present a barrier to inclusive access.
- 4.9.3 Off-street parking must be integrated within the overall scheme so that it does not visually dominate the street or shared private areas. The four general locations for off-street parking are identified as Front (between the street and building); Integral /Undercroft; Side (alongside the building) and Rear (behind the line of the building and away from the street).

5.0 Planning Case

5.1 Principle of Development

5.1.1 Policy CSP9 of the Core Strategy sets out the requirement for 21500 new homes in the plan period 2008-2026 and Wombwell is identified in the adopted Barnsley Core Strategy as a Principal Town suitable for the delivery of up to 2,000 new homes in the Plan period (Policy CSP10). Therefore the development of this site will help meet the housing requirements for the Borough.

5.1.2 The application site is currently allocated as Safeguarded Land under the saved policy GS10 of the UDP. Within 6-8 years of the adoption of the UDP it was envisaged that a new Local Plan would be adopted, with safeguarded sites being one of the first options for new housing allocation. Whilst the saved policies of the UDP remain relevant, greater weight should be attached to the NPPF and the need for sustainable housing development.

5.1.3 Paragraph 47 of the NPPF requires Local Planning Authorities to, "...boost significantly the supply of housing." It states that evidence bases must ensure that Local Plans meets the full, objectively assessed needs for market and affordable housing in the housing market area. It is incumbent on the Council to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. A consideration of this criteria is set out below:

- Be Available – the site is available now and under the control of a major house builder. We are seeking to develop the site at the earliest opportunity.
- Be Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.
- Be Achievable – this site can deliver up to 160 new homes, early in the Plan period as a suitable residential allocation and can make a substantial contribution to meeting the housing needs of Barnsley and the Principal Town of Wombwell.

The scheme proposals therefore address the requirements of Para 47 of the NPPF.

5.1.4 The site is allocated for housing under Policy H70 in the emerging Local Plan. The Local Plan has been through various rounds of consultation before getting to the stage it is at now (Examination in Public), therefore it is clear that a principle of development of the site for residential use has been established and subject to extensive consultation locally.

5.1.5 It is therefore proposed that the principle of residential development on this site has been demonstrated and would be acceptable subject to further policy and technical considerations. These are addressed in the remainder of this section.

5.2 Affordable Housing

- 5.2.1 In accordance with emerging Policy H8 and the Affordable Housing Viability Report (Updated after 2014 SHMA) the site will provide 15 units designated as affordable dwellings, equating to 10% of the overall number of proposed dwellings.
- 5.2.2 An appropriate mix is proposed and subject to further discussion with the Affordable Housing Officer. Currently there are 4 x 1 storey/2 bedroom, 4 x 2 storey/2 bedroom and 7 x 2.5 storey/3 bedroom dwellings proposed.
- 5.2.3 The single storey bungalows are proposed in order to meet a local need for this type of accommodation. Similarly, the other proposed affordable units will meet Building Regulations for accessibility and will also provide accommodation suitable for an ageing population.
- 5.2.4 In accordance with the Local Planning Authority's validation requirements for residential developments of 25 units or more, an Affordable Housing Statement is contained at **Appendix A**.
- 5.2.5 It is therefore considered that the scheme proposals have been prepared in accordance with Policy H8 and the council's validation requirements for planning applications.

5.3 Design

- 5.3.1 In accordance with Core Strategy Policy CSP29, Paragraphs 56 and 58 of the NPPF and Planning Practice Guidance, the design of the scheme has sought to create a high quality development that responds to the surrounding area and to the needs of the borough and which is also visually attractive and can safely and securely be accessed by all end users.
- 5.3.2 150 dwellings are proposed comprising 2, 3 and 4 bedroom homes which are terraced, detached and semi-detached each with dedicated off street parking and private gardens.
- 5.3.3 In accordance with Policy CSP14 of the Core Strategy, the density of development equates to approximately 30 dwellings per hectare. Whilst this is some way short of the target 40 dwellings per hectare, it is considered that this is justified due to some of the physical and technical constraints presented by the site. A higher development density could only realistically be achieved by the introduction of apartment blocks to the housing mix and it is considered that this type of development would be out of character with existing residential areas in the vicinity of the site.
- 5.3.4 The design of the development has sought to comply with the standards set out in the Local Development Framework Supplementary Planning Document 'Designing New Residential Development'. In accordance with the section regarding external space standards, back to back dimensions between facing habitable rooms are a minimum of 21m and the distance between proposed dwellings with habitable rooms to the rear which face non-habitable rooms of existing dwellings are a minimum of 12m.

- 5.3.5 The South Yorkshire Residential Design Guide (SYRDG) was consulted throughout the design process and the overarching principles were adhered to where achievable. Where possible the development has been designed to achieve the internal spacing standards set out in the Guide Technical Requirements section 4A.2, (p130-131). The design and layout of streets reflect the principles of Manual for Streets.
- 5.3.6 Overall the scheme provides active street frontages created by the proposed dwellings, 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 on the street scene. A mixture of adoptable highways, shared surface streets and private driveways have been incorporated to ensure the development provides a safe, efficient and environmentally acceptable site layout for all vehicles (including cycles) and pedestrians within a landscaped setting.
- 5.3.7 Parking solutions have been designed in accordance with the Parking SPD and the relevant sections of the South Yorkshire Residential Design Guide.
- 5.3.8 It is considered the proposed development is in accordance with the NPPF and Core Strategy policies relating to design, as well as the relevant Supplementary Planning Documents. Further details on the design principles that have been employed in the development of the scheme proposals can be found in the accompanying Design and Access Statement.

5.4 Highways

- 5.4.1 This planning application is supported by a full Transport Assessment (TA) which describes the existing highway network in the vicinity of the site as well as setting out the full details on highways and access considerations, the scope of which was subject to early discussions were held with Barnsley MBC Highways department. The key principles are set out below.
- 5.4.2 A single point of access is proposed to be taken from Lundhill Road via a priority junction. The available visibility from a 2.4m set-back is in excess of that required by the local highways authority.
- 5.4.3 It is established through the TA after a full assessment of trip generation and capacity analysis that the proposed development causes no capacity issues and can be accommodated safely within the existing highway network. A development of up to 160 residential units in the AM peak period of 77 trips and 78 trips in the PM peak period would have a negligible impact on nearby junctions and that no mitigation measures will be required.
- 5.4.4 The site is accessible to a range of local amenities by walking, cycling and public transport. The nearby bus stops on Park Street which provide services to Mexborough, Rotherham and Doncaster.
- 5.4.5 The Transport Assessment demonstrates that the development can be accessed in a safe manner and the impact of the scheme on nearby junctions is considered negligible. The TA concludes that there are no material highways or traffic reasons why planning permission should not be granted.

- 5.4.6 A separate Travel Plan has been prepared to accompany this application which details the proposed measures and monitoring targets that will further encourage sustainable travel.
- 5.4.7 In light of the above it is considered that the scheme proposals have been prepared in accordance with Core Strategy Policy CSP26 and paragraph 32 of the NPPF.

5.5 Flood Risk and Drainage

- 5.5.1 This planning application is supported by a Flood Risk Assessment and Drainage Strategy, which sets out the hierarchy principle of Sustainable Drainage Systems (SuDS) in the context of this site and ensures compliance with Policy CSP4 of the Core Strategy.
- 5.5.2 The development part of the site is in Flood Zone 1 and is therefore considered to be at the lowest risk of flooding although parts of the undeveloped parts of the site lie within Flood Zones 2 and 3.
- 5.5.3 Early engagement with Council Land Drainage Officers and Yorkshire Water were held to determine the scope of the Flood Risk Assessment and to establish an appropriate surface water and foul water drainage strategy.
- 5.5.4 The SuDs hierarchy has been followed to establish the most sustainable and feasible surface water drainage strategy. A connection to the culverted watercourse within the site just prior to the outfall to the disused canal is considered to be the most sustainable option for surface water drainage.
- 5.5.5 Due to site topographical levels which feature low lying land to the south east it is not possible to drain the site surface water by gravity without substantial lifting of floor levels to plots in the south eastern corner. Therefore it is considered that the pumping of surface water is required to drain the site and achieve acceptable floor levels against existing adjacent development.
- 5.5.6 The rate of discharge should be 13.15 l/s which is reflective of the greenfield rate of discharge for the developed part of the site which falls within the canal catchment. The rate should be maintained through all storms up to the 1 in 100-year event plus a factor of 40% for climate change. Residual storage should be located on site in a location which poses no risk to flooding.
- 5.5.7 Yorkshire Water have confirmed that the foul sewer serving the site can be discharged to the existing 225mm diameter foul sewer to the south east of the site located in Brendon Close.
- 5.5.8 It is anticipated that the foul system will require pumping and therefore an on-site pumping station has been indicated on the Drainage Strategy Plan. This assumption is subject to further assessment and design.
- 5.5.9 In light of the above it is considered that the scheme proposals have been prepared in accordance with Core Strategy Policies CSP3 and CSP4.

5.6 Ecology

- 5.6.1 In accordance with Policy CSP 36 this planning application is accompanied by a Preliminary Ecology Appraisal which is based on a desk study of designated wildlife sites and records or protected or notable species, and an extended Phase 1 Habitat Survey carried out in August 2016.
- 5.6.2 The report concluded that the site is suitable for residential development but the layout and design is likely to need to account for the retention of semi-improved grassland and the retention of habitat for Great Crested Newt (GCN).
- 5.6.3 Further pre-planning surveys in relation to bats, great crested newt and water-vole were recommended to support a planning application.
- 5.6.4 Pre-application consultations with Barnsley Metropolitan Borough Council (BMB) concluded that it could not consider a planning application until such time that full GCN population surveys were carried out (Spring/Summer 2017) unless the Council could be provided with information on the relevant case law.
- 5.6.5 Subsequently, a report entitled 'Review of EPS Caselaw and DEFRA Policies prepared by Baker Consultants was provided to the council incorporating evidence and analysis that the consideration of a planning application in advance of detailed population surveys would be compliant with the relevant legislation.
- 5.6.6 Due to unforeseen delays in the preparation of the planning application, it has been possible to complete the detailed population surveys for Great Crested Newt, Water Voles and White Clawed Crayfish; the accompanying reports are submitted alongside the application.
- 5.6.7 The GCN surveys consisted of 4no. standard protocol surveys of Ponds 1, 2 and 7 and the on site ditches between March and April 2017 as well as eDNA surveys of all identified ponds and ditches. No evidence of GCN was found in any of the ponds/ditches during any of the protocol surveys although large numbers of common toad were found to be present. The findings demonstrate a likely absence of GCN from ponds in the zone of influence and there are no anticipated constraints to development in this regard, it is also considered that the on site ditches are of low ecological value. It is recommended that an area of connectivity is provided across the southern boundary of the site together with the provision of an area of semi-natural habitat to support common toads, including wetland features such as wet grassland.
- 5.6.8 For Water Voles, two separate boat surveys were undertaken in October 2016 and April 2017, no evidence of the species was found during either survey. The survey report concludes that development can proceed with minimal impact on this species. It is recommended that a green buffer between the development site and the former canal is provided, to include wetland habitats.
- 5.6.9 Crayfish surveys were carried out in April 2017, no evidence of the species was found.

5.6.10 The ecological mitigation proposals are based on the recommendations of the individual species survey reports and the key findings of the Phase 1 Habitat Survey. A dedicated ecological mitigation zone will be provided within the POS adjacent to the canal, which will consist of rough grassland and sections of translocated marshy grassland to support Common Toad and provide a buffer between the canal and the development site, recognising the potential for Water Vole colonisation. In addition, the retention of the wet ditches along the southern and western boundaries will act as suitable sections of connectivity for wildlife.

5.6.11 It is therefore considered that the scheme proposals have been prepared in accordance with Core Strategy Policy CSP36 and saved UDP policy GS18.

5.7 Trees

5.7.1 A Preliminary Tree Survey accompanies this application which revealed a total of eighteen individual trees and seventeen groups of trees. Of these, nine were identified as retention Category B and twenty-six were identified as retention Category C.

5.7.2 None of the trees within or in the vicinity of the site are subject to a Tree Preservation Order (TPO).

5.7.3 A number of the lower value trees within the site will be removed as part of the development proposals, however these will be replaced by suitable trees and planting as shown on the landscaping proposals.

5.7.4 Retained trees will be protected during construction with fencing in accordance with BS 5837:2012 and the identified Root Protection Zones will be respected.

5.7.5 It is therefore considered that the scheme proposals have been prepared in accordance with the Trees SPD and Policy CSP36 of the Core Strategy.

5.8 Ground Conditions

5.8.1 In accordance with Policy CSP39 of the Core Strategy a preliminary geo-environmental appraisal was undertaken in September 2016, the findings of the geo-environmental appraisal can be summarised as follows:

- There are no known former uses of the site;
- The site is shown to be underlain by Coal Measures with a geological fault trending north-east to south-west roughly through the centre of the site;
- Hazardous gas monitoring will be required and it is recommended that allowance be made for provision of protection measures in accordance with at least Amber 1 conditions;
- There are no known quarries at or adjacent to the site;
- No significant contamination is anticipated.

5.8.2 A Phase II intrusive site investigation is undertaken which includes rotary probing; gas monitoring and trial pitting will be provided I due course, it is considered that the requirement for this can be secured subject to a suitably worded planning condition.

5.8.3 It is therefore considered that the scheme proposals have been prepared in accordance with Policy CSP39 of the Core Strategy.

5.9 Archaeology

5.9.1 In accordance with the accompanying text of the emerging policy allocation, an archaeological evaluation has been undertaken; the report is enclosed with this planning application.

5.9.2 The report concluded that although there is evidence of medieval activity in the surrounding vicinity. In conclusion, based upon the geophysical datasets the archaeological potential of the site is deemed to be low.

5.9.3 The archaeological desk-based assessment established that there is a medium potential for archaeological remains within the proposed development site based on the known heritage assets close to the proposed development site and mining activity in the vicinity, but in the absence of any known archaeological interventions, evidence for earlier activity cannot be excluded.

5.9.4 The report therefore recommends that the proposed development site is further evaluated by undertaking a geophysical survey. This should allow the presence or absence of archaeological anomalies to be assessed. It

5.9.5 It is therefore considered that the scheme proposals have been prepared in accordance with Policy CSP30 of the Core Strategy.

5.10 Noise

5.10.1 A Noise Impact Assessment has been undertaken which establishes that the ambient noise climate at the application site is due to road traffic noise from the A6195 Dearne Valley Parkway to the south east and, to a lesser extent, Lundhill Road to the west.

5.10.2 The ambient noise levels measured at the application site are relatively low. On this basis, the ambient noise climate does not pose a constraint to the proposed residential development.

5.10.3 It is therefore considered that the scheme proposals have been prepared in accordance with Policy CSP40 of the Core Strategy.

5.11 Sustainability

5.11.1 In accordance with the Local Planning Authority's validation requirements for residential schemes of 10 or more units, a Sustainability Statement is contained at **Appendix C**.

- 5.11.2 This document describes how the proposed development would minimise resource and energy consumption and how it would incorporate decentralised, renewable or low carbon energy sufficient to reduce the development’s carbon dioxide emissions by at least 20%.
- 5.11.3 Persimmon Homes will take a fabric first approach to energy saving.
- 5.11.4 Further details of the energy strategy will be provided in the form of an Energy Statement once the planning layout has been fixed and agreed. It is considered that the requirement for such a report can be secured via a suitably worded planning condition.
- 5.11.5 It is therefore considered that the scheme proposals have been prepared in accordance with Policy CSP5 of the Core Strategy and the council’s validation requirements.

5.12 Public Open Space/Landscaping

- 5.12.1 The main area of Public Open Space is situated on the south-eastern boundary adjacent to the disused canal and will contain areas for general recreation as well as a dedicated ecological mitigation zone. Plots 56-62 and 72-80 will benefit from the open aspect offered by this area of greenspace as well as providing a degree of surveillance.
- 5.12.2 There is also a strip of greenspace in front of Plots 106-11; 125-129 and 144-146 which is designed mainly to provide a buffer between the development site and the existing smallholding to the south.
- 5.12.3 Soft landscaping is provided throughout as illustrated by the accompanying Landscape Master-plan; a number of mature trees and hedgerows along the boundaries are to be retained (and protected) whilst any trees that are identified for removal will be replaced by a suitable similar species. A new hedgerow will be established along the northern boundary to provide a planting buffer between existing and proposed dwellings.
- 5.12.4 In accordance with the Open Space Provision on New Housing Development SPD (March 2012), and Policy CSP35 of the Core Strategy there will be 0.77ha of Public Open Space that will be conveyed to a resident’s management company for future maintenance. This equates to just over 15% of the total site area.
- 5.12.5 The make up of the open space provision will be discussed with relevant planning officers during the consideration of the planning application.

5.13 Community Involvement

- 5.13.1 Full details on the community consultation undertaken as part of the application can be found in the supporting Statement of Community Involvement (SCI).
- 5.13.2 A letter-drop exercise was undertaken in January 2017 with consultation forming the basis for the SCI. Local ward members have been kept informed at key stages during the preparation of the application.

- 5.13.3 Feedback from both the local ward councillors and the members of the public have been considered and incorporated during the evolution of the scheme proposals. In particular, a request for the inclusion of bungalows as part of the housing mix was made by Councillor Richard Wraith.
- 5.13.4 It is therefore considered the community consultation undertaken is in accordance with the aims of the Council’s own Statement of Community Involvement as well as Paragraphs 188 and 190 of the NPPF and Planning Practice Guidance.

6.0 Planning Obligations

6.1 S.106 Heads of Terms

- 6.1.1 The S.106 package for this application has not been finalised and is dependent on agreement of the affordable housing tenure split. A draft version of the S.106 heads of Terms is available at **Appendix B**.
- 6.1.2 In accordance with Policy H8 of the emerging Local Plan and the Affordable Housing Viability Report (Updated after 2014 SHMA), 10% of the dwellings on site will be allocated as affordable units. This provision equates to 15 dwellings split across the following house-types:
- 4 x 2 bedroom Semi-detached dwellings of 1 storey in height (Plots 16-19);
 - 4 x 2 bedroom Semi-detached dwellings of 2 storeys in height (Plots 46-47 and 119-120);
 - 7 x 3 bedroom Terraced dwellings of 2.5 storeys in height (Plots 48-50 and 121-124).
- 6.1.3 In accordance with the Local Planning Authority's validation requirements for residential developments of 25 units or more, an Affordable Housing Statement is contained at **Appendix A**.
- 6.1.4 There will be a dedicated area of Public Open Space that accounts for just over 15% of the total site area.
- 6.1.5 A contribution towards education may be required subject to discussions with the Local Planning Authority.
- 6.1.6 A draft Travel Plan is provided which identifies a package of measures to be implemented, monitored and reviewed to encourage new occupiers of the development to use alternative means of transport as opposed to the use of private cars/private vehicles. The draft Travel Plan includes details of targets and arrangements for monitoring and reporting.
- 6.1.7 In light of the above, it is therefore considered that the planning application has been prepared in accordance Policy CSP42 of the Core Strategy.

7.0 Conclusions

- 7.1.1 This Planning Statement has been prepared in support of a full planning application for the development of 150 dwellings at a site located to the east of Lundhill Road in Wombwell, Barnsley.
- 7.1.2 This statement has evaluated the development proposals in the context of currently adopted and emerging national and local planning policies and a number of key issues have been identified.
- 7.1.3 The site is allocated as Safeguarded Land in the UDP and as a site suitable for residential use in the emerging Local Plan.
- 7.1.4 Due regard has been had to relevant policies in the Core Strategy, UDP and emerging Local Plan as well as various pieces of supplementary planning guidance.
- 7.1.5 Various technical and design considerations have impacted upon the evolution of the scheme proposals.
- 7.1.6 The proposals have been formulated in full consultation with the local community and stakeholders.
- 7.1.7 The proposals are sustainable and deliver net economic, social and environmental benefits in accordance with the NPPF and Development Plan.
- 7.1.8 The proposals will include a S.106 package to include affordable housing at a rate of 10%, an amount of Public Open Space equivalent to at least 15% of the site area as well as a series of financial contributions to be agreed.

Lundhill Road, Wombwell



Appendix A – Affordable Housing Statement



Lundhill Road, Wombwell
Affordable Housing Statement

Persimmon Homes (West Yorkshire)

24th April, 2017

3 Hepton Court
York Road
Leeds
LS9 6PW
Tel: 0113 240 9726



Document Control

Project: Lundhill Road, Wombwell

Document Reference: LRW-AH-2017

File Origin: <S:\Technical\A - Site Files\Prospective Sites\Lundhill Road, Wombwell\Planning\Planning Reports\Affordable Housing Statement>

Document Inputs:

Written by:

Planner	Matt Burrow	Signed:	
---------	-------------	---------	---

Checked by:

Planning Manager	Paul Thornton MRTPI	Signed:	
------------------	---------------------	---------	--

Issue	Date	Status
1	24-04-2017	Final Version



Contents Page

1.0	Introduction	1
2.0	Planning Policy	2
3.0	Affordable Housing Offer	4
4.0	Conclusion	5



1.0 Introduction

- 1.1.1 This Affordable Housing Statement has been prepared in support of a full planning application for residential development comprising 150 dwellings on land to the east of Lundhill Road in Wombwell, Barnsley.
- 1.1.2 The site is approximately 5.08 hectares or 12.6 acres in area and comprises two distinct fields currently used for grazing and the stabling of horses. The site is located approximately 1km to the south of the centre of the principal settlement of Wombwell which is located in the Metropolitan Borough of Barnsley in South Yorkshire.
- 1.1.3 This document evaluates the need for Affordable Housing in the context of relevant national and local planning policy and provides details of the Affordable Housing offer being made by Persimmon Homes as part of this planning application and associated S.106 agreement.
- 1.1.4 This statement has been prepared in accordance with Barnsley Metropolitan Borough Council's validation requirement for developers to prepare an Affordable Housing Statement for residential schemes of 25 or more units.

2.0 Planning Policy

2.1 National Planning Policy

2.1.1 The NPPF paragraph 50 states that local authorities should: *“where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.”*

2.1.2 The NPPF also states, which has been supported by recent appeal decisions, that local authorities must have an up to date evidence base upon which to support their policies.

2.2 Local Planning Policy

Barnsley Metropolitan Borough Council: Emerging Local Plan

2.2.1 Emerging Local Plan Policy H8: Affordable Housing states that Housing developments of 15 or more dwellings will be expected to provide affordable housing. 30% affordable housing will be expected in Penistone and Dodworth and Rural West, 20% in Darton and Barugh; **10% in Bolton, Goldthorpe, Thurnscoe, Hoyland, Wombwell, Darfield, North Barnsley and Royston, South Barnsley and Worsbrough and Rural East.** These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable. The developer must show that arrangements have been put in place to keep the new homes affordable.

Core Strategy Policy CSP42: Infrastructure and Planning Obligations

2.2.2 Policy CSP42 states that Development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily. Contributions can either be made directly by the developer or secured through planning obligations.

2.3 Affordable Housing Viability Report (August 2010)

2.3.1 The Affordable Housing Viability Report provided two key options in setting future Affordable Housing policies.

2.3.2 One of the options was that a more location specific approach, including a four way policy target. This would set a target for new developments to provide 35% affordable housing in Rural West; 25% in Darton, Barugh, Penistone and Dodworth; 15% for South Barnsley and 10% for the weakest three sub-markets which include Hoyload, Wombwell, Darfield, North Barnsley and Royston, Bolton on Dearne, Goldthorpe and Thurnscoe.

- 2.3.3 Since this report, further analysis has been undertaken by the Local Planning Authority looking at the relationship between housing supply, sub market locations and housing needs which followed on from updated work on the Strategic Housing Market Assessment (SHMA).
- 2.3.4 The conclusions of the follow up assessment are presented in a document entitled 'Barnsley MBC Affordable Housing and CIL Viability Summary Update Study – November 2014'. This study concluded that the following Affordable Housing targets are seen to be practical and deliverable:
- Rural West, Penistone and Dodworth 30% Affordable Housing;
 - Darton and Barugh 20% Affordable Housing;
 - **Elsewhere 10% Affordable Housing.**
- 2.3.5 This study and SHMA data was used as supporting evidence for the new policy on Affordable Housing in the emerging Local Plan which is expected to be adopted later this year.

3.0 Affordable Housing Offer

- 3.1.1 The Lundhill Road, Wombwell development is mainly targeted at first time buyers and is proposed to offer a range of 2, 3 and 4 bedroom homes. The open market asking prices will be aligned with existing market conditions although there will be scope to accommodate government backed schemes in the sales and marketing such as Help to Buy to increase affordability.
- 3.1.2 In accordance with Policy H8 of the emerging Local Plan and the Affordable Housing Viability Report (Updated after 2014 SHMA), 10% of the dwellings on site will be allocated as affordable units.
- 3.1.3 This provision equates to 15 dwellings split across the following house-types:
- 4 x 2 bedroom Semi-detached dwellings of 1 storey in height (Plots 16-19);
 - 4 x 2 bedroom Semi-detached dwellings of 2 storeys in height (Plots 46-47 and 119-120);
 - 7 x 3 bedroom Terraced dwellings of 2.5 storeys in height (Plots 48-50 and 121-124).
- 3.1.4 The proposed tenure split for the affordable units is as follows:
- Affordable/Social Rent = 8 x 2 bedroom 'Willow' and 'Brampton' house-types (53%)
 - Intermediate = 7 x 3 bedroom 'Bickleigh' house-type (47%)
- 3.1.5 In accordance with the supporting text of Policy H8 of the emerging Local Plan, the tenure of the affordable units will be agreed with the Local Planning Authority during the course of the planning application.
- 3.1.6 The affordable dwellings will be delivered in accordance with a series of covenants as part of a S.106 agreement that will be drafted and agreed with the council and current landowners. The S.106 agreement will include clauses that ensure the affordable housing units are retained as such in perpetuity.

4.0 Conclusion

- 4.1.1 This Affordable Housing Statement has evaluated local and national planning policy in relation to the allocation and delivery of affordable housing units for new residential developments of this size.
- 4.1.2 It has been written in support of a full planning application for 150 dwellings.
- 4.1.3 The affordable housing offer put forward as part of this development is policy compliant and reflects the current status of the housing sub-market area.
- 4.1.4 The obligations in relation to the delivery of affordable housing on this site are subject to the engrossment of a satisfactory S.106 agreement.

Lundhill Road, Wombwell



Appendix B – S.106 Heads of Terms



Persimmon Homes (West Yorkshire)

Lundhill Road, Wombwell: S.106 – Heads of Terms (Draft)

Based on submitted layout LRW-2017:001A

Affordable Housing

Policy requirement

10% of on-site units to be allocated as Affordable Units on sites with 15 or more dwellings in Wombwell (Policy H8 of emerging Local Plan)

Offer

15 dwellings to be provided as Intermediate/Social Rent Tenure across the following house-types:

- 4 x 2 bed 'Willow' (Plots 16-19) – Social Rented;
- 4 x 2 bed 'Brampton' (Plots 46-47 and 119-120) – Social Rented;
- 7 x 3 bed 'Bickleigh' (Plots 48-50 and 121-124) – Intermediate.

This equates to 10% of the overall number of units on site.

Public Open Space

Policy Requirement

15% of total site area (Policy CSP35 of the Core Strategy and Open Space Provision on New Housing Development SPD) to be provided as Public Open Space (POS).

Offer-: 0.77ha of site area to be provided as POS – this equates to just over 15% of the total site area (5.08ha).

Education

Policy Requirement

Financial contribution will be required for planning applications for housing developments of 20 or more dwellings where there is insufficient capacity in local schools (Planning Advice Note 33: Financial Contributions to School Places)

Offer-: To be confirmed during the consideration of the planning application

Sustainable Travel

A draft Travel Plan will be provided and a contribution towards sustainable travel may be justified, subject to discussions with the Local Planning Authority.

Lundhill Road, Wombwell



Appendix C – Sustainability Statement



Lundhill Road, Wombwell

Sustainability Statement

Persimmon Homes (West Yorkshire)

24th April, 2017

3 Hepton Court
York Road
Leeds
LS9 6PW
Tel: 0113 240 9726



Document Control

Project: Lundhill Road, Wombwell

Document Reference: LRW-SS-2017

File Origin: <S:\Technical\A - Site Files\Prospective Sites\Lundhill Road, Wombwell\Planning\Planning Reports\Sustainability Statement>

Document Inputs:

Written by:

Planner	Matt Burrow	Signed:	
---------	-------------	---------	---

Checked by:

Planning Manager	Paul Thornton MRTPI	Signed:	
------------------	---------------------	---------	--

Issue	Date	Status
1	24-04-2017	Final Version



Contents Page

1.0	Introduction	1
2.0	Planning Policy	2
3.0	Energy Strategy	3
4.0	Conclusion	4



1.0 Introduction

- 1.1.1 This Sustainability Statement has been prepared in support of a full planning application for residential development comprising 150 dwellings on land to the east of Lundhill Road in Wombwell, Barnsley.
- 1.1.2 The site is approximately 5.08 hectares or 12.6 acres in area and comprises two distinct fields currently used for grazing and the stabling of horses. The site is located approximately 1km to the south of the centre of the principal settlement of Wombwell which is located in the Metropolitan Borough of Barnsley in South Yorkshire.
- 1.1.3 This document evaluates how the proposed development would minimise resource and energy consumption and how it would incorporate decentralised, renewable or low carbon energy sufficient to reduce the development's carbon dioxide emissions by at least 20%.
- 1.1.4 This statement has been prepared in accordance with Barnsley Metropolitan Borough Council's validation requirement for developers to prepare an Energy/Sustainability Statement for residential schemes of 10 or more units.

2.0 Planning Policy

2.1 National Planning Policy

NPPF Paragraph 94

2.1.1 Paragraph 94 of the NPPF requires Local Planning Authorities to adopt proactive strategies to mitigate and adapt to climate change.

NPPF Paragraph 95

2.1.2 Paragraph 95 of the NPPF encourages Local Planning Authorities to adopt nationally described standards when setting a requirement for a building's sustainability.

NPPF Paragraph 96

2.1.3 Paragraph 96 of the NPPF states that new developments should comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated that this is not feasible or viable.

2.2 Local Planning Policy

CSP5: Including Renewable Energy in Developments

2.2.1 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 20% for applications submitted after 2015.

3.0 Energy Strategy

- 3.1.1 The Lundhill Road, Wombwell development is proposed to offer a range of 2, 3 and 4 bedroom homes.
- 3.1.2 Persimmon Homes proposes to incorporate energy efficiency measures into the design and build of all dwellings to reduce CO2 emissions beyond what is required by the Building Regulations Part L. These measures will account for the majority if not all of the saving necessitated by Policy CSP5.
- 3.1.3 If necessary, photovoltaic panels would be installed on a number of properties to increase the CO2 emissions reduction to 20%.
- 3.1.4 Full details of the energy strategy will be provided in the form of an Energy Statement once the planning layout has been fixed and agreed. It is considered that the requirement for such a report can be secured via a suitably worded planning condition.

4.0 Conclusion

- 4.1.1 This Sustainability Statement has evaluated local and national planning policy in relation to the requirement for the proposed development to minimise energy consumption.
- 4.1.2 It has been written in support of a full planning application for 150 dwellings.
- 4.1.3 The proposed energy strategy will take a fabric first approach supported by the incorporation of renewable energy sources if necessary.
- 4.1.4 A full Energy Statement will be provided once the proposed planning layout has been agreed.