



Barnsley College Belle Vue
Addendum to Planning Statement
14 November 2014



CAPITA

We | Listen Create Deliver

ADDENDUM TO PLANNING STATEMENT

Introduction

- 1.1 This addendum to the Planning Statement report considers the revisions to proposals for Belle Vue House and the adjoining land at Honeywell Campus. Planning application reference 2014/0808 was submitted on the 1st July 2014 and registered as valid on 21st July. The original proposal was a hybrid scheme applying for full planning permission for the conversion of Belle Vue House to 5 no. apartments, and outline planning permission for residential development in the form of 12 no. dwelling houses and the creation of two mini pitches as well as other ancillary works and car parking.
- 1.2 The application has now been revised to provide in total of 17 new dwellings houses, the conversion of Belle Vue House into 5 apartments and the creation of one mini pitch for under 8year old players instead of the two that were initially proposed. The following documents have been submitted in addition to the information already provided to Barnsley Council;
 - Arboricultural Method Statement Nov 2014
 - Tree Protection Plan Nov 2014
 - Tree Impact Assessment Nov 2014
 - Flood Risk Assessment Nov 2014
 - Open Space Assessment Nov 2014
- 1.3 This latest proposal has come about following lengthy discussions with Barnsley planners and the Council's Conservation Officer, and taking into account the requirements of Sport England.
- 1.4 On the advice of Council's Landscape and Tree Officer the new scheme has been designed to retain and protect the most important trees on the site. The College consider that the layout of the housing in latest scheme, incorporating detached units with large gardens, better reflects the spacious residential development that characterises the surrounding area and in particular the Huddersfield Road Conservation Area.

Issued Arising From the Revision to the Scheme

- 2.1 In addition to those matters already considered within the main planning documents, the following elements of the scheme are considered to be impacted as a result of the proposed amendments to the scheme. The revisions will be considered by in the light of relevant planning policy.

Flood Risk

- 2.2 Paragraph 100 of the NPPF states that Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

- 2.3 Barnsley Core Strategy Policy CSP 4 sets out the measures that will be required to reduce the extent and impact of flooding through the provision of use of Sustainable Urban Drainage Systems (SuDS).
- 2.4 The revision to the development results in increase in hard surfacing area and the potential for increase in flood risk. An amended Flood Risk Assessment is submitted in support of the planning application. The assessment confirms that an appropriate Sustainable Urban Drainage (SUDs) which will deal with the surface water runoff either through site, source or bio retention control and details of which will be provided. The proposal will therefore comply with objectives of paragraph 100 of the NPPF and the requirement of Barnsley Core Strategy Policy CSP 4 in limiting and reducing flood risk and by the creation of appropriate Sustainable Urban Drainage system.

Transport

- 2.5 Para 32 of the NPPF confirms that development should only be prevented or refused on transport grounds, where the residual cumulative impacts of development are severe.
- 2.6 Barnsley Core Strategy Policy CSP 26 states that new developments will be expected to be designed and built to provide safe, secure and convenient access for all road users.
- 2.7 The Transport Assessment and the traffic surveys undertaken in relation to the Carrington, Belle Vue and The Fleets site are still relevant to consideration of the scheme. The additional traffic flows and am and pm peak traffic movements arising as a consequence of the increase in the scale of the development by an extra five dwellings are not significant. The residual cumulative impact of the traffic flows anticipated from the development would not have a severe impact upon the existing highway network. The proposal would provide two parking spaces for each property in order to meet Council parking standards. It is considered that the development would accord with the requirements of Barnsley Council Core Strategy Policy CSP 26.

Sport Provision and Open Space

- 2.8 The planning policy tests are addressed and considered within the supporting Open Space Assessment submitted separately.

Residential Amenity

- 2.9 The South Yorkshire Residential Design Guide 2011 was adopted by Barnsley Local Planning Authority for the purposes of establishing standards for the layout and design of new residential development. The illustrative layout submitted in support of the Belle Vue planning application has been designed to take into account the privacy standards set out within the South Yorkshire Guide, not only in respect of those relationships between proposed dwellings but primarily between proposed dwellings and those existing properties within Cockerham Avenue. The trees forming the northern boundary of the application site adjacent to Cockerham Avenue are to be

retained and views into the site would be restricted. On the basis of this, it is considered that the impact of the development on the amenity of local residents would be minimal.

Conclusion

- 3.1 The information contained within this addendum, the revised reports submitted separately, along with the supporting reports and Assessments have demonstrated that the scheme would comply with the economic, social and environmental considerations set out in the NPPF, subject to the implementation of the necessary measures within the respective reports. There are no adverse impacts that significantly or demonstrably outweigh the benefits of bringing this site forward for housing development.
- 3.2 The provision of a mini pitch that will serve not only the College but the wider community complies with the objectives of the Council's laying Pitch Strategy (2011) and the guidance set out within the NPPF. By removing the unsightly area of car parking and hard surfacing would allow the establishment of a suitable and respectful residential scheme enhancing the setting and appearance of Belle Vue and the Huddersfield Road Conservation Area. The benefits not only to the College but in the economic benefits of bringing forward a previously developed site for housing, outweigh the loss of the small area of Open Space to the east of Belle Vue House.