Planning Statement

Jackie's Fancy Dress and related land to the rear of site.

Policy Background

1. Jackie's Fancy Dress site has Planning approval (outline 2008/0435 extension of time limit) Land adj. 81 Sheffield Road, Penistone, Sheffield S36 6HL granted 24 May 2011. The current approval is for residential development.

2. A further area of land to the rear of 25-81 (odd numbers) Sheffield Road, Penistone is currently allocated as Employment Proposal Site as shown within the council's Unitary Development Plan. The policies of most relevance would be ED2 and ED7.The core strategy which will replace the UDP has been adopted and the UDP, although remaining, it's weight has to some extent diminished.

3. The new core policies include, "In considering which existing employment land allocations to carry forward into Development sites and places DPD, existing allocations which are no longer fit for purpose will be de-allocated and replaced by new sites which better meet the needs of modern industry (9. 3. 23)" New employment locations are currently being reviewed as part of the Local Development Framework exercise.

4. The New National Policy Framework is published and sets out the Government's requirements for the planning system. "Planning Policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose" (Delivering sustainable development 22) At the heart of the NPPF is a "presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision taking. Local Authorities are required to positively seek opportunities to meet the development needs of their area and assessed needs dealt with flexibly to adapt to rapid change where the development plan is absent, silent or relevant policies are out of date planning permission should be approved."

Current status of the proposed development area.

The site adjacent No 81 Sheffield Road has outline for up to 9 houses accessed off an existing entry to Sheffield road. This site effectively forms the entrance area to the land to the rear in different ownership.

If implemented, this development would frustrate the optimum development of the site behind 25 – 81 Sheffield Road with new roads to adoptable standards because control of

the entrance would effectively belong to the owners of Jackie's Fancy Dress. There is no viable or achievable access to the larger site without cooperation to the two land owners.

The larger site to the rear has been marketed and available for industrial development for over a decade. There is no record of any interest by any organisation for industrial or commercial use.

The reason for its non viability is a function of the considerable cross falls which prevent economic creation of larger building platforms and access roads and service apron s.

The site has no visual presence on Sheffield Road which is a disadvantage for organisations with any significant public profile.

Proposed combined land use.

The sites, if combined for residential uses would create an attractive location for new housing development because ground levels can be managed positively to deal with individual housing plots and groups.

Fully adopted highways can be achieved through the combined sites serving the housing development and existing limited frontage commercial space on adjacent land to the benefit of highway safety and general amenity.

The adjustment of land use allocation is supported both by the BMBC Core Strategy and the new NPPF as empirical evidence over a long period demonstrates that industrial use on the larger site is unachievable.

The combined site would create a more attractive land use scenario overall as the layout and design of the housing could be unconstrained by ownership restrictions on both sites and more readily address both UDP Policy BE6 and SPG2.

There is also the potential for some affordable housing units within the overall development in line with PAN34 and negotiations have taken place with the Council's Affordable Housing Officer to agree the appropriate level for the site.

Pursuing sustainable development as required in the NPPF includes replacing poor design with better design and improving the conditions in which people live, work, travel and take leisure. There is a requirement to widen the choice of high quality homes.

The combined site, being close to Penistone Town Centre (within walking distance) will support and encourage a wide range of existing facilities and services in Penistone in line with Core Strategy policies facilitating Penistone's renaissance as a market town.

If the land use of the larger site for housing is supported by BMBC, issues identified in the pre application meeting will be addressed in the Planning Application for residential development on the combined site.

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