the development of this site have already been considered and residential redevelopment demonstrated to be acceptable.

1.7 The application follows pre-application discussions and meetings regarding the amendments with local authority planning officer, Keiron Dunn and affordable housing officer Lloyd Downer.

Planning Statement
Design and Access Statement

Former Polar Ford Site at Dodworth Road, Barnsley

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1.0 INTRODUCTION

1.1 This report accompanies and supports a planning application submitted by Pegasus Planning Group on behalf of Bellway Homes PLC for residential development on land at Dodworth Rd, Barnsley.

1.2 The site has the benefit of an extant consent for residential use granted in January 2011 (2010/1098) for 58 dwellings. This consent has already been implemented and development is currently underway. This application seeks some amendments to the layout and house types previously approved. These amendments include, amendments to the road alignments, repositioning of street trees, and a change in the house types and layout necessitated by site investigation works and following negotiations with a Registered Social Landlord regarding the affordable housing. A separate planning application seeking the same amendments to the approved scheme and consent to extend the scheme into an adjacent site has also been submitted.

1.3 Following a description of the site and the surrounding area, consideration is given to the development proposed on the application site. The report assesses the proposal in light of relevant planning policy. Particular attention is paid to Government guidance relating to housing development as set out in Planning Policy Statement 3: Housing (PPS3) and the content of the recently adopted Barnsley Core Strategy.

1.4 The Design and Access element of this statement follows the guidance set by the Department for Communities and Local Government's (DCLG) Circular 01/2006: *Guidance on Changes to the Development Control System,* to explain:

"...the design principles and concepts that have been applied to the proposed development and how issues relating to access and the development have been dealt with" (para. 80, Circular 01/2006).

1.5 The extant consent on the site was granted following consideration of various technical assessments, including a noise assessment, tree survey, transport assessment, flood risk and drainage assessment, air quality assessment and site investigations study.

1.6 As the principle of residential development is already established on this site, it will not be revisited within this application. Similarly, detailed technical issues regarding

the development of this site have already been considered and residential redevelopment demonstrated to be acceptable.

1.7 The application follows pre-application discussions and meetings regarding the amendments with local authority planning officer, Keiron Dunn and affordable housing officer Lloyd Downer.

2.0 BACKGROUND

2.1 In January 2011 planning permission was granted for a residential development of 58 units (2010/1098) on the former Polar Ford garage on Dodworth Road, within the urban area of Barnsley. Bellway Homes have implemented that consent and are currently constructing units on the site.

2.2 During the site investigation works it became apparent that the position of a mine shaft and a sewer easement within the site were not in accordance with the site survey information. As the previous layout approved was based on survey information about the position of the mine and sewer, once the correct position was established an amendment to the layout of certain plots was required.

2.3 In addition, during negotiations with the Registered Social Landlord (RSL) post approval, other adjustments were required. The affordable housing provision was agreed during the planning application through discussion with the Council's affordable housing officer. However, the size of the properties was insufficient to meet Housing Quality Indicators (HQI) standards, which was a requirement of the RSL. Therefore, a change in the affordable house types is required in order to enable the properties to be purchased by a RSL. The affordable dwellings will have an increased floor area and will meet code 3 of the Code for Sustainable Homes.

2.4 In progressing discussions regarding the adoption of the highway within the site, a few minor adjustments were suggested. These are to realign part of the internal road and to set back some street trees into a verge, to avoid them being damaged by passing vehicles.

2.5 This application therefore seeks to amend some aspects of the previously approved layout to enable the full development to be completed.

3.0 PROPOSED DEVELOPMENT

3.1 The scheme approved in January 2011 represents a high quality residential development on a site that lies within the urban area of Barnsley.

3.2 The approved application was for a total of 58 units, comprising a mixture of 2, 3, 4 and 5 bedroom dwellings, with associated hard and soft landscaping, parking and turning areas, highways and public footpaths.

3.3 The above consented development is intended to be carried out with the addition of the proposed amendments below:

Layout

3.4 A change in layout to plots 15, 16 and 59 (1) of site layout in the north-west of the development, due to the discovery that the position of a mine shaft and a sewer easement is not in accordance with the site survey information.

Housing Type

3.5 A change in house type is required through negotiations with the RSL post approval of the previous scheme. The affordable house types are proposed to change to larger properties than those approved, to increase the floor space and meet HQI standards. The amount of affordable housing positioned in the east of the site will now be 9 units of affordable housing, in line with the new requirements of 15% affordable housing provision.

Highways

3.6 In addition to the above, negotiations with the highways authority identified a proposed amendment to the scheme to, realign part of the internal road, and reduce the fanning effect at the entrance to this road, in the west of the site. This application also proposes to set back some of the street trees in the centre of the development to avoid them being damaged by passing vehicles.

4.0 PLANNING POLICY AND GUIDANCE

Planning Policy Statement 1: Delivering Sustainable Development ("PPS1")

4.1 PPS1 sets out the Government's high level policy objectives for planning. The Government envisages that the planning system should facilitate and promote sustainable and inclusive patterns of development by contributing to sustainable economic development and by ensuring high quality development through good and inclusive design together with the efficient use of resources. This is to be actively sought by ensuring that new development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

4.2 The promotion of accessible public transport facilities is endorsed by PPS1 and complements the need to encourage more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings.

4.3 Paragraph 18 advises that the condition of our surroundings has a direct impact on the quality of life and that the conservation and improvement of the natural and built environment brings social and economic benefit for local communities. New development should be encouraged by Local Planning Authorities (LPAs) where it can help mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space.

4.4 Paragraph 23 states that there is a need to ensure that everyone has the opportunity of a decent home, particularly in locations that reduce the need to travel. This approach should take account of the range of effects of development in terms of economic benefits and social well being. Effects should be properly identified and assessed through the sustainability appraisal process, taking account of the current quality of the environment in the area and any existing environmental issues relevant to the plan.

4.5 New development should take the opportunity to improve the character and quality of an area and the way it functions. This can be achieved by promoting integrated developments which avoid segregation and have well planned public open spaces.

4.6 Paragraph 33 states that "*good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.*" Paragraph 34 goes on to say that "*planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.*"

4.7 Paragraph 35 states that although visual appearance and the architecture of an individual building is an obvious factor in achieving these objectives, securing high quality and inclusive design goes beyond aesthetic considerations. Consequently good design should include consideration of the connection between people's homes and their place of work and careful integration into the existing urban form.

Planning Policy Statement 3: Housing ("PPS3")

4.8 PP3 sets out how housing within sustainable communities will be delivered at regional and local levels.

4.9 Paragraph 10 sets out the housing policy objectives, stating that the planning system should deliver high quality well designed housing, a mix of housing and sufficient quality of housing in suitable locations, as well as a flexible and responsive supply of land.

4.10 The provision of an appropriate quantity of affordable housing in new developments is a key objective of PPS3. To achieve this objective, the Government is seeking (paragraph 9):

- To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need;
- To improve affordability across the housing market, including by increasing the supply of housing.

4.11 Paragraph 12 highlights the need for good design for the development of high quality new housing to create sustainable, mixed communities. This is supported by

paragraph 13 which states that '*design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted*'.

4.12 Paragraphs 27 to 29 provide additional guidance in respect of affordable housing provision. Regional Spatial Strategies should set out the regional approach to addressing affordable housing needs. At the local level the emerging LDF should set an overall target for the amount of affordable housing to be provided, this target should:

"reflect an assessment of the likely economic viability of land for housing within the area, taking account of risks to delivery and drawing on informed assessments of the likely levels of finance available for affordable housing, including public subsidy and the level of developer contribution that can reasonably be secured."

The Development Plan

The Yorkshire and Humber Plan: Regional Spatial Strategy to 2026

4.13 The Regional Spatial Strategy (RSS) for the region was revoked by the Secretary of State on 6th July 2010; however, following a High Court Judgement on 10th November 2010, the RSS was re-established as part of the development plan until such time as the Localism Bill is enacted. A further High Court ruling has established that the intention to abolish the RSS can be a material consideration in the determination of applications, although an appeal against this ruling has yet to be determined.

4.14 The RSS sets out a spatial approach to development in the region, with an establishED settlement hierarchy for distributing growth. This is expressed in polices YH1 to YH9 of the plan.

4.15 As this site has already been granted consent for residential use, in accordance with the spatial approach and strategy in the RSS, it is not considered that these matters should be reconsidered in the determination of this application.

Local Development Framework

4.16 Following the introduction of the Planning and Compulsory Planning Act (2004), a new development plan system was introduced. District Councils, Unitary Authorities

and National Park Authorities are required to produce a Local Development Framework (LDF) that outlines the spatial planning strategy for the local area.

4.17 LDFs will be made up of a suite of Development Plan Documents (DPDs). These DPDs must include, as a minimum, the following documents:

- Core Strategy - outlines the general spatial vision and objectives for the delivery of the LDF
- Site Specific Allocations – identifies land for specific uses
- Proposals Map – illustrates all site-specific policies

4.18 In addition to the above, further DPDs may be produced as necessary. These include Area Action Plans for specific locations subject to conservation or significant change, thematic DPDs on topics such as housing or employment and generic development control policies DPDs.

4.19 DPDs should be subject to rigorous procedures of community involvement, consultation and independent examination. Once adopted, development control decisions must be made in accordance with the DPDs unless material considerations indicate otherwise. The Barnsley Core Strategy was adopted in September 2011. Until Barnsley's DPDs have advanced to adoption, some of the development plan for development control decisions will be the saved policies of the UDP. For the purposes of the determination of this application limited weight can be attached to the content of the other DPDs.

LDF Core Strategy (Adopted September 2011)

4.20 The Core Strategy sets out the key elements of the planning framework for Barnsley, and the approach to its long term physical development to achieve the Council's vision. As the Core Strategy has recently been adopted, its policies are assessed in this statement in the context of this application.

4.21 Policy CSP1 sets out how development can tackle and adapt to climate change, including through locating growth on previously developed land in sustainable locations. Development should be designed and located to minimise the risk of flooding and the use of sustainable drainage systems and investment in green infrastructure will be promoted.

4.22 Policy CSP2 expects development to demonstrate how it minimises resource and energy consumption, compared to the minimum target under current Building Regulations legislation, and how it is located and designed to withstand the longer term impacts of climate change. All new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes or equivalent.

4.23 Policy CSP3 states that all new development will be expected to use SuDS, unless it can be demonstrated that this is impractical. Planning applications must include an assessment to show that SuDS will work and be maintained.

4.24 Policy CSP4 seeks to reduce the extent and impact of flooding. All applications on sites over 1 ha in Flood Zone 1 will be required to have a Flood Risk Assessment.

4.25 Policy CSP5 expects all development (either new build or conversion) of 10 or more dwellings 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%.

4.26 Policy CSP8 directs growth to the urban area of Barnsley and the principal towns. Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town to accord with its place in the settlement hierarchy.

4.27 Policy CSP9 states the Council will seek to achieve the completion of at least 21,500 net additional homes during the period 2008 to 2026. A minimum five year supply of deliverable sites will be maintained.

4.28 Policy CSP10 sets out the distribution of dwellings to be delivered by CPS9. Barnsley will see 9,800 new dwellings completed over the plan period, which equates to 46% of overall provision.

4.29 Policy CSP14 deals with housing mix and the efficient use of land. 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. Priority will be given to the development of previously developed land, seeking to achieve between 55% and 60% of homes to be built on previously developed land. A minimum density of 40 dwellings per hectare will be expected, to

45 dwellings per hectare within good public transport corridors, and to 55 dwellings per hectare in Barnsley Town Centre.

4.30 Policy CSP15 expects housing developments of 15 or more dwellings in Barnsley to provide 15% affordable housing.

4.31 Policy CSP25 deals with the location and design of new development to help reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists. New development should provide the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people, and no more than the maximum number of car parking spaces set out in the Supplementary Planning Document. A transport statement or assessment in line with Department for Transport's *'Guidance on Transport Assessments'* and a travel plan statement or a travel plan in accordance with the Department for Transport's *'Good Practice Guidelines: Delivering Travel Plans through the Planning Process'* would also be expected. Travel plans will be secured through a planning obligation or a planning condition.

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

4.33 Policy CSP29 outlines design principles in order for development to respect, take advantage of and enhance the distinctive features of Barnsley. Development should contribute to place making and be of a high quality, creating accessible, healthy, safe and sustainable environments. Development should help transform the character of physical environments that have become run down and are lacking in distinctiveness. It should provide in particular, for the needs of families and children, and of disabled people and older people, contributing towards successful neighbourhoods and achieving a Building For Life assessment rating of 'good' or equivalent as a minimum, in developments of 10 or more dwellings.

4.34 Policy CSP36 expects development to conserve and enhance the biodiversity and geological features of the borough.

4.35 Policy CSP39 requires applications to be accompanied by a contaminated land report where issues of potential contamination might impact on future occupiers.

sustainability checklist with the objective of focusing new development within main settlements in the Borough to ensure that new development takes place in sustainable locations.

Financial Contributions to School Places (PAN33)

4.43 Planning Advice Note 33 identifies the financial contributions necessary to provide the physical spaces needed to accommodate new pupil places at the local school that would serve the new housing development.

4.44 The supplementary planning documents; Open Space Provision on New Housing Developments and Parking, have been revised and are currently in consultation. These documents are not yet adopted.

4.45 In addition to the Supplementary Planning Guidance and Planning Advice Notes mentioned above, Barnsley Metropolitan Borough Council have also published detailed guidance in relation to the design and layout of new housing developments, and the design of landscaping and parking. Regard has been given to the content of this guidance in the evolution of the scheme design.

5.0 ASSESSMENT OF DEVELOPMENT POTENTIAL

5.1 It is considered that the main issues to consider in the determination of this application, which seeks amendments to a previously approved and implemented scheme, are the layout changes and changes in affordable housing which are sought. This section also considers the recently adopted Core Strategy and other relevant material considerations.

Use and Amount

5.2 The site currently holds an extant consent for residential development of 58 units, which this application does not amend. This consent has been implemented and will be largely completed in accordance with the previous approval. It can therefore be considered that the principle of development of this site for residential use has already been established and deemed acceptable by Barnsley Metropolitan Borough Council. This application seeks only some changes to the layout and house types required by detailed site considerations as set out in paragraph 1.2 of this statement.

Layout

5.3 There are some amendments to the approved site layout due to the discovery that the position of a mine shaft and a sewer easement is not in accordance with the site survey information. The precise position of the sewer and mine shaft necessitates a change to plots 15, 16 and 59 (1) of site layout in the north-west of the development. This has also led to different housing types to be introduced to plots 1 (2), 15 and 16 of the site layout.

5.4 The realignment of the road has also led to a slight shift upwards in the position of the dwellings in plots 13 and 14. The remainder of the site layout is in accordance with the approved scheme.

Scale and Appearance

5.5 The previous scheme was approved and therefore deemed acceptable in scale and appearance. The proposed amendments are not considered to have a significant impact on what was approved previously.

5.6 As noted above plots 1, 15 and 16 have changed house type as a consequence of the discovered position of the mine shaft and a sewer easement. The new house types are as follows:

- Plot 1 changed from Oxford Type 2 to Sovereign
- Plot 15 changed from Oxford to Whitehall
- Plot 16 changed from Sovereign to Regent

5.7 The house types across the whole scheme are largely the same as those previously approved, only the Whitehall and Regent were not included in the housing scheme.

5.8 A change in house type is required for the provision of affordable housing. The change in house type will effect plots 28-36 changing from; Milton, Greenwich and Darwin to Pendle and Purley. These house types are larger properties than those approved, to increase the floor space and meet HQI standards. These new housing types will also meet the criteria of a level rating 3 of the Code for Sustainable Homes, achieving the equivalent required under policy CSP2.

5.9 Although the scale and appearance of the previous scheme were considered to be acceptable before the adoption of the Core Strategy however, the revised scheme is also considered to be appropriate and to comply with policy CSP14 and policy CSP29 of the Core Strategy.

Landscaping

5.10 A tree report was submitted with the approved application which surveys the trees within the site which are principally contained to boundaries to the north, west and south west of the site. The trees in this report will not be affected by the proposed amendments in this application.

5.11 A comprehensive landscaping scheme was submitted and approved with the previous application. This incorporated elements of hard and soft landscaping, to create a good balance between the built development, layout and landscaping. This remains so. The alone amendments are; the reposition of some planting due to the new change in housing type and layout, detailed above, at plots 59 (1), and 16; and to set back the street trees at the junction in the centre of the development, to avoid them being damaged by passing vehicles.

5.12 The landscaping scheme was approved before the adoption of the Core Strategy. However, the revised scheme is still considered to be appropriate and to comply with policy CSP36 of the Core Strategy.

Access arrangements

5.13 A Transport Assessment and Travel Plan were submitted and approved under the extant consent. This is not affected by the proposed amendments in this application. Although accepted before the adoption of the Core Strategy, these plans demonstrate that the impact of the proposed development on the transport network is acceptable under policy CSP25.

5.14 An amendment to the approved road layout is to realign part of the internal road and reduce the fanning effect at the entrance to this road in the west of the site. This is proposed from negotiations with the highways authority as part of the Section 38 agreement.

Other Relevant Matters

Affordable Housing

5.15 Policy CSP15 of the Core Strategy asks for a 15% provision of affordable housing. In line with this, this application proposes 9 affordable units to the HQI standard for the 58 total units proposed.

5.16 The proposed affordable housing will introduce a mix of intermediate and social rented properties which, in accordance with PPS3, will create an inclusive community where people have the opportunity of a decent home in a community where they want to live, at a price that they can afford. The proposed tenure split is 70/30, which is as approved on the previous scheme.

Flood Risk and Drainage

5.17 The application site is located within Flood Zone 1 as defined by the Environment Agency's online flood maps. The approved application was accompanied with a Flood Risk and Drainage Assessment and was deemed acceptable by the consent. Although the previous application was approved before the Core Strategy was adopted, this scheme complies with policy CSP4 of the Core Strategy.

Air Quality and Noise

5.18 An air quality assessment and a noise assessment were submitted and considered to be acceptable as part of the previous application. The proposed amendments will not affect these assessments.

Renewable Energy

5.19 To improve further the sustainability of the scheme from the previously approved application, Bellway Homes are providing the opportunity of 'fit for free' photovoltaic cells to all the appropriately sited south facing properties. This offer will be made available to all purchasers of qualifying plots. This offer, in addition to the 9 affordable units meeting Code 3, will reduce the carbon dioxide emissions of the development. Given that there is an extant consent which does not require any on site renewable energy generation or any Code of Sustainable Homes Standards, this is considered to be acceptable position in the context to CSP5 of the Core Strategy.

Section 106

5.20 The applicant shall seek a deed of variation to the approved s106 or a new s106 agreement for the changes to the affordable housing provision.

6.0 CONCLUSIONS

6.1 This statement has demonstrated that the proposed development in this particular instance is in accordance with the provisions of the complete content of the development plan and national and local policy guidance.

6.2 On the basis of the matters raised within this statement, it is considered that these amendments to the previously approved application in this location are acceptable and it is respectfully requested that the application is approved.