

HOUSING PLANNING STATEMENT

Hybrid Application for the Erection of Foodstore (in Full), with Car Parking,
Landscaping and Associate Works and Construction of Residential
Development (Outline), Access Unreserved

AT

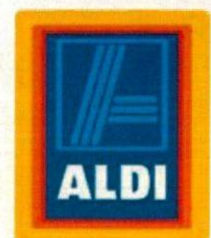
Land South of High Street, Royston, Barnsley

ON BEHALF OF

Joint Developers
'QUORA Ltd' and 'Aldi Stores Limited'

QUORA

excellence in property development



MARCH 2014

CONTENTS

	<u>Page</u>
1.0 Introduction	3
2.0 Site Description and Planning History	5
3.0 Proposed Development	8
4.0 Planning Policy Review	10
5.0 Planning Assessment	16
6.0 Conclusions	23

APPENDICES

1. Location Plan
2. Demographics
3. Policy Review

1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of joint applicants 'Quora Ltd' and 'Aldi Stores Limited' in support of a hybrid application for the erection of foodstore (in full), with car parking, landscaping and associate works and construction of residential development (outline), with access unreserved at Land South of High Street, Royston. A site location plan is attached in **Appendix 1**.
- 1.2 The site is located within the built fabric of Royston; a principle town within Barnsley Council's settlement hierarchy, where growth and investment is directed to. The site comprises a cleared development site which is in need of regeneration and investment, to enhance the street scene in this key location.
- 1.3 The application proposal seeks outline planning permission for residential development and a new Aldi foodstore with a gross footprint of 1,590sqm and net area of 1,000sqm. The proposals are connected by a shared access and internal road network. The schemes combined will enable the regeneration of this vacant site.
- 1.4 The housing requirement for Barnsley is substantial, and there is a significant challenge in finding land to satisfy this need. On this point, Paragraph 51 of the NPPF encourages LPA to approve planning applications for change to residential use, and any associated development from commercial buildings where there is an identified need for additional housing in that area. The application site was previously occupied by commercial premises and therefore represents an ideal opportunity to deliver much needed housing within Royston.
- 1.5 We note that an area's housing requirement is not just about population increase and migration, all of which are nevertheless relevant to the Royston area. It is also about employment growth and economic prosperity.

- 1.6 **Section 2** considers the site's location, and planning history in detail.
- 1.7 **Section 3** considers the application proposals in detail.
- 1.8 **Section 4** considers the national and local planning policy context for the proposal, in particular the NPPF's agenda to support sustainable economic growth, through the provision of new housing.
- 1.9 **Section 5** provides an assessment of the development proposal against key local and national planning policies and how the development meets the three dimensions of sustainable development.
- 1.10 Finally, **Section 6** summarises and concludes the statement.

2.0 SITE DESCRIPTION AND PLANNING HISTORY

Royston

- 2.1 The application site is located within Royston; a suburban village within in the Metropolitan Borough of Barnsley, located approximately 4.9 miles north east of Barnsley town centre.
- 2.2 Royston is an area in need of regeneration and investment. On this point, national statistics (2011) for the Royston Ward highlights that 4.6% of the residents are unemployed compared to an average for England of 4.4%. In terms of population densities 2011 statistics demonstrate that the area is densely populated at a figure of 14.2 numbers of persons per hectare. This is significantly above the national average of 4.1 – demonstrating a need for more housing. Demographics are attached in **Appendix 2**.

The Application Site and Surrounding Area

- 2.3 The application site is located along High Street (B6428), a key arterial route from the west into Royston district centre which lies approximately 170 metres to the east of the application site.
- 2.4 The site is approximately 1.02ha (2.53 acres) in size, and is regular in shape and is relatively flat, with a gentle slope from High Street. The site was once occupied by a factory and associated warehouses (Use Classes B1, B2, and B8). The site was cleared for redevelopment post 2009, and now comprises vacant scrubland, with mature trees and hedging which border the site.
- 2.5 At present the site is under-utilised in terms of built development when viewed from High Street. The site also suffers from a generally poor quality environment, with much of the land overgrown and in need of investment.

- 2.6 The site is bounded to the north by High Street (B6428), beyond which are a small working men's club (Alexandra); area of green space; and dense areas of residential development. Located to the west of the site is a small NHS practice including a pharmacy, and cluster of residential dwellings. The dwellings provide a mixture of types, including new three storey townhouses, and small semi-detached dwellings. Located to the southwest of these land uses is a school, with play grounds and dense areas of residential development. To the south of the site are dense areas of residential development in cul-de-sac formations. Located to the east of the site fronting High Street are a mixture of detached and semi-detached dwellings which extends towards Royston district centre. At the entrance to the centre is a small Co-op, with car park.
- 2.7 Vehicular access to the site is from High Street to the north. The route connects the site to the district centre and is subject to a 30mph speed limit.
- 2.8 In terms of public transport, there are a number of bus stops located along High Street. Bus numbers 57, 59 and 59A provide a regular service into Royston district centre and the surrounding settlements.
- 2.9 Pedestrian access to the site can be achieved from High Street. We note that existing footpaths are wide, well-lit, clean and overlooked by neighbouring residential properties- facilitating clear, safe and direct pedestrian linkages to Royston district centre and the wider residential areas which is a 3 minute walk (based on Google Maps).
- 2.10 It is important to note that the site does not lie within a Conservation Area, and no Listed Buildings or TPO trees will be affected by the development proposal.

Planning History

- 2.11 The planning history of the site relates to its previous commercial uses (factory and associated warehouses) which have now been demolished. The site now comprises vacant scrubland and has 'nil' planning use.

3.0 PROPOSED DEVELOPMENT

Context

- 3.1 The application site is located within the urban fabric of Royston. The site comprises vacant scrubland, formally occupied by commercial uses (Use Classes B1, B2 and B8). The previous uses have been demolished, and at present the site is under-utilised in terms of built development when viewed from High Street. The site also suffers from a generally poor quality environment, with much of the land overgrown and in need of investment.

The Development Proposals

Residential Element

- 3.2 The layout for the proposed development shows an area of 0.33ha (0.82acres) for residential development. This site has the potential to deliver approximately 10 two and three bedroomed dwelling houses, all capable of being provided with car parking and private gardens in line with the LPA's requirements. This figure is based on a d.p.h figure of 37.
- 3.3 Given the size of the development plot and number of dwellings proposed; in line with Core Strategy Policy CSP15 'Affordable Housing' no affordable housing is required.
- 3.4 Vehicular access to the site will be via High Street located to the north of the site. This access point is designed to facilitate movement within the site and onto the existing highway network, and will be shared with the proposed Aldi foodstore. Within the site, both schemes will benefit from separate access points, of which the residential site will be gated, in the interest of security.
- 3.5 The site layout also seeks to maximise existing pedestrian and vehicular

movement, ensuring the site is easily navigable on foot. Consequently, the application proposes wide and clear pedestrian footpaths around the site, alongside private off road car parking for each dwelling in line with the Council's specifications.

- 3.6 Details on specific design and layout will form part of the subsequent reserved matters submission.

Retail Element

- 3.7 The commercial element includes the provision of a Class A1 supermarket which will be operated by Aldi Stores Limited. Full planning permission is sought for the supermarket and outline consent is sort for the proposed residential element, as discussed above. The store is designed to serve the distinct local catchment of Royston, and will have a gross external area of 1,590sqm and net sales area of 1,000sqm.
- 3.8 Aldi's key focus is on the products that typically make up a 'bulk' food shopping trip. On this point, Aldi do not sell 'ancillary' lines that are normally found in a mainstream supermarket. This is important when considering the trading effects of an Aldi food store; as clearly in Aldi's case the potential for cross-over with the offer of independent high street retailers is far less than the 'mainstream' food retailers that stock a larger spectrum of goods. In addition, Aldi stores do not provide in-store butchery, delicatessen or hot food-counters, and Aldi's foodstore format does not accommodate cash dispensers, customer restaurants, or in-store franchises such as pharmacies, dry cleaning, opticians or photo processing. These factors are important when considering the trading effects of an Aldi foodstore; as clearly in Aldi's case the potential for cross-over with the offer of independent high-street retailers is far less than it is for 'mainstream' food retailers that stock a far wider spectrum of goods. This is discussed in detail in the accompanying Planning and Retail Statement, submitted in support of this application.

4.0 PLANNING POLICY REVIEW

4.1 This section addresses the planning policy background in respect of the application proposals. The National Planning Policy Framework (NPPF) is the principle national guidance in respect of sustainable development.

4.2 A full planning policy review relating to the site is contained at **Appendix 3** of this document. The principal policy issues as outlined in national and local guidance are outlined below.

National Planning Policy Framework (NPPF) (2012)

4.3 The new National Planning Policy Framework (NPPF) was published by the DCLG on the 27th of March 2012, and replaces the existing planning framework - which consisted of Planning Policy Guidance and Statements (PPGs and PPS).

4.4 The framework confirms the government's sustainable growth agenda as set out in the Greg Clark statements, and makes clear to local authorities that applications that support sustainable economic growth should be positively supported by LPA's. As such an application proposal must meet the following criteria as identified within the NPPF. This includes:

- Section 1: Building a strong, competitive economy
- Section 4: Promoting sustainable transport
- Section 6: Delivering a wide choice of high quality homes
- Section 7: Requiring good design
- Section 10: Meeting the challenge of climate change, flooding and coastal change
- Section 11: Conserving and enhancing the natural environment

Barnsley Unitary Development Plan (2000)

4.5 The current development plan for Barnsley is the UDP adopted in 2000. A number of the UDP policies have been saved whilst the Local Development

Framework is prepared. The site is allocated under Policy RO41 as an existing employment area.

4.6 The following policies are considered relevant to the determination of this application:

- Policy ED7 'Existing Employment Areas
- Policy BE5 'Improving Existing Areas of Poorer Quality Built Environment'
- Policy H8a 'Residential Amenity'
- Policy ED4 'Economic Development and Residential Amenity'
- Policy RO11 'Royston Community Area'

Local Development Framework

Barnsley Core Strategy (September 2011)

4.7 Adopted in September 2011, the Barnsley Core Strategy provides a spatial strategy for the future development of Barnsley up to the year 2026. The Core Strategy identifies Royston as a principle town in need of regeneration. The following policies are considered relevant:

- Policy CSP 1 'Climate Change'
- Policy CSP 2 'Sustainable Construction'
- Policy CSP 3 'Sustainable Drainage Systems (SUDS)'
- Policy CSP 4 'Flood Risk'
- Policy CSP 5 'Including Renewable Energy in Developments'
- Policy CSP 7 'City Regions'
- Policy CSP 8 'The Location of Growth'
- Policy CSP 9 'The Number of New Homes to be Built'
- Policy CSP 10 'The Distribution of New Homes'
- Policy CSP 14 'Housing Mix and Efficient Use of Land'
- CSP 15 'Affordable Housing'
- Policy CSP 19 'Protecting Existing Employment Land'
- Policy CSP 25 'New Development and Sustainable Travel'

- Policy CSP 26 'New Development and Highway Improvement'
- Policy CSP27 'Parking Strategies'
- Policy CSP28 'Reducing the Impact of Road Travel'
- Policy CSP 29 'Design'
- Policy CSP33 'Green Infrastructure'
- Policy CSP 39 'Contaminated and Unstable Land'
- Policy CSP 40 'Pollution Control and Protection'
- Policy CSP 42 'Infrastructure and Planning Obligations'

Draft Development Sites and Places DPD (2012): Now Local Plan

- 4.8 The above document was released for consultation between the 23rd July 2012 and 28th September 2012. Barnsley Council have confirmed that they are no longer progressing with this document, but instead promoting a Local Plan which will be an amalgamation of elements of the Core Strategy (2011) and information submitted in support of the Draft Development Sites and Places DPD. Consultation on the new Local Plan will take place summer 2014.
- 4.9 We note that the historic employment allocation for the site was not taken forward by the Council as part of this document, and comprised 'white land'.
- 4.10 Finally, we also note that the document identifies a list of policies. However, given that this document is no longer being progressed it holds no material weight and its policies have not been included on this basis.

Evidence Base

Employment Land Review (2009/2010)

- 4.11 Barnsley's most recent Employment Land Review is from April 2010. The Employment Land Review (2010) allocates a total of 127.86 ha of employment land which is below the Council's target of 350 ha which is set under CSP 11 Providing Strategic Employment Locations. It is evident

that the Council did not want to progress the existing allocation within the UDP. As such the site has not been included within future LDF documents as an existing employment location.

Barnsley Five Year 'Deliverable' Housing Land Supply Report (April 2012 – March 2017)

- 4.12 This report lays out the methodology used by the Council to arrive at the net requirement for the 2012/13 – 2016/17 period and the supply of dwellings that can be demonstrated to be deliverable in that period. 3303 net dwellings can be delivered against a requirement for 5705 net dwellings. Consequently, the Council cannot currently demonstrate a supply of specific, deliverable sites sufficient to meet the boroughs housing requirement. In this situation the NPPF is clear, at paragraph 49, that relevant policies for the supply of housing should not be considered up to date. As a result applications for residential planning permission in the borough (including proposals on UDP Safeguarded Land and UDP Urban Land to Remain Undeveloped allocations), where it can be demonstrated that they are in a sustainable location, will be allowed.
- 4.13 The proposals are classed as a 'windfall' site in any event due to the small scale.

Planning Advisory Note ("PAN") 30 – Sustainable Location of Housing Sites

- 4.14 PAN30 was adopted in July 2011 and provides guidance on housing development for the interim period prior to the Development Sites and Places DPD being adopted.
- 4.15 The aim of PAN30 is to promote the development of sustainable, deliverable housing sites consistent with national planning policy, the RSS (now revoked) and the Core Strategy. The objective is to focus new housing developments within the main settlements in the Borough and to ensure new development takes place in sustainable locations within them.

- 4.16 The guidance contains a checklist which must accompany all applications for residential development.

Supplementary Planning document – Open Space Provision on New Housing Development

- 4.17 The Supplementary Planning Document on Open Space Provision on New Housing Development was adopted in March 2012 and supplements Policy CSP35 of the Core Strategy. Given the scale of development the provision of open space is not required in this instance.

Supplementary Planning Document – Residential Amenity and the Siting of buildings

- 4.18 The Supplementary Planning document on Residential Amenity and the siting of Buildings was adopted in March 2012 and supplements Policy CSP29 of the Core Strategy. The SPD sets out the design principles that will apply to the consideration of planning applications for non-residential buildings in proximity to existing residential properties.

Designing New Housing Development

- 4.19 The above document adopted March 2012, sets out the design principles that will apply to new housing development including infill and back-land development.

Supplementary Planning Document – Parking

- 4.20 The Supplementary Planning Document on Parking was adopted March 2012 and sets out parking standards the LPA will apply to all new development. The SPD supplements Core Strategy Policy CSP25.

Growing Barnsley's Economy (2012)

- 4.21 The Economic Strategy recognises that housing plays a key role in both stimulating and supporting economic growth. The Council is acutely aware of the importance of changing the housing mix within the Borough, particularly in terms of delivering lower-density housing and increasing the breadth of housing supply.

5.0 PLANNING ASSESSMENT

Context

- 5.1 As well as assessing the principle of residential development against national policy, it is also necessary to assess this proposal against relevant local detailed planning policies set out in the Saved UDP (2000) and adopted Core Strategy (2011).
- 5.2 Firstly, it is important to note that Policy CSP9 of the Core Strategy identifies a need for 21,500 new homes from 2008 to 2026, of which 1,000 are expected to be delivered in Royston (Policy CSP10).
- 5.3 Based on the Council's Housing Land Supply Report (2012-17); the Council cannot currently demonstrate a supply of specific deliverable sites, sufficient to meet the Boroughs housing requirement (a shortfall of 2,402 dwellings). Consequently, the Council's policies are at risk of being found out-of-date. In this situation, the NPPF is clear that applications for residential development in the Borough; where it can be demonstrated that they are in a sustainable location, should be allowed.

Urban Fabric

- 5.4 The site lies within the built form of Royston, and is comprised of a brownfield development site; the site is therefore sequentially preferable for development, as advocated by Policy CSP14 of the Core Strategy. On this point we note that the site was previously occupied by B Class commercial premises which were cleared to enable redevelopment opportunities; this is reflected by its employment allocation in the UDP. We note that this allocation has not been taken forward by the Council, as part of their LDF evidence base which will inform their new Local Plan.
- 5.5 In light of the above, we draw reference to Policy BE5 of the UDP which seeks to enhance the environmental quality of existing housing, commercial and industrial areas. It is considered that development on this

plot of land would rejuvenate the site and deliver much needed housing, in line with Barnsley's housing requirements. This is discussed in detail below.

Retail Issues

- 5.6 Full details on retail matters can be found in the supporting 'Retail Impact Assessment'. In summary, Royston is identified as a 'Principle Town' where current local planning policy seeks to direct investment and growth.
- 5.7 It is important to note from the outset that the application proposal represents a significant investment by the joint applicants in the local economy. This considerable investment in the local economy would undoubtedly have a tangible and long term positive impact on the local area. Notwithstanding the significant economic benefits that would be realised if the development came forward, there are also positive impacts arising from the proposed retail floorspace. This includes the creation of up to 40 new full and part time jobs, and redevelopment of a prominent brownfield site within Royston.
- 5.8 The supporting RIA addresses the sequential and retail impact considerations. The assessment concludes that given the nature and scale of the proposed Aldi foodstore, it is anticipated that the majority of trade will be drawn principally from the customers currently conducting their convenience food shopping at foodstores outside of Royston; thus improving trade retention and choice and competition in the area. A health check undertaken by Planning Potential established that the centre is healthy and vibrant, with low vacancy rates and existing stores acting as top-up shopping destinations. Finally, the study also identifies no sequentially preferable sites that are 'suitable' or 'available' for development.
- 5.9 Given the conclusions reached in the RIA it is considered that there will be no material conflict with the provisions of the NPPF or Policy S3 of the UDP and Policy CSP31 of the Core Strategy. Indeed the proposal will provide

choice and competition within the market place, alongside the introduction of jobs and local investment.

Layout, Design and Character of the Proposed Development

- 5.10 At this stage, the applicants are seeking outline consent for the residential element of the proposals, only access is to be determined. .
- 5.11 The Design and Access Statement and this Statement considers the relationship of the proposed development to the surrounding built environment. There is also an accompanying Transport Assessment which demonstrates the accessibility of the site.
- 5.12 The layout of the development will be led by the position of the access road which is for approval as part of the current application. The position of the residential element will also influenced by the position of the proposed Aldi foodstore to the north of the site.
- 5.13 The proposal can also benefit from extensive landscaping which will add to the visual quality of the site. This will be looked at in detail, as part of a reserved matters application
- 5.14 It is therefore considered that the development proposals comply with Section 7 of the NPPF; Policies contained within the UDP and Core Strategy; and in line with supplementary guidance in the form of the Planning Advisory Note 30 and Design New Housing Developments SPD for the reasons summarised above. This is discussed in more depth within the accompanying Design and Access Statement which provides details of the scheme.

Density

- 5.15 The overall density for the proposed development will be determined, as part of a future reserved matters application. However, 10 dwellings can

be accommodated on the site at a density of 37d.p.h, this is considered appropriate given the size and position of the site.

Affordable Housing

- 5.16 Policy CSP 15 of the Core Strategy states that housing developments of 15 or more dwellings will be expected to provide affordable housing. Given the size of the site it is considered that a maximum of 10 dwellings can be accommodated on site; consequently an element of affordable housing will not be provided in line with Policy CSP15.

Open Space

- 5.17 In line with the Council's 'Open Space Provision on New Housing Developments SPD'; given the size of the site it is considered that a maximum of 10 dwellings can be accommodated on site, therefore the provision of open space is not required. This is also consistent with Policy CSP35 of the Core Strategy.

Accessibility

- 5.18 A key objective of the NPPF and local policy is to support development which is accessible, and leads to the reduction in car journey lengths. Indeed paragraph 34 of the NPPF states that *'decisions should ensure developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised'*.
- 5.19 It is considered that the application site is a highly accessible location by a choice of means of transport. Situated within the built form of Royston, along High Street - the site is considered accessible to a large portion of residents.

- 5.20 The site is also accessible to a mode of public transport; a bus stop is available at the frontage of the site onto High Street. The bus stops consist of a flag, pole and timetable case. Bus services 57, 59 and 59A provide a frequent service into Royston and the neighbour residential area and surrounding villages/ towns.
- 5.21 The site is also accessible via walking, with established pedestrian linkages connecting the site to the surrounding residential areas. Existing pedestrian footways line both sides of High Street and are clean, wide and well lit. High Street also benefits from natural surveillance as a result of the residential properties located on all boundaries; therefore facilitating pedestrian movement to Royston district centre and the wider residential catchment.
- 5.22 Vehicular access to the site is from High Street to the north. This access point is designed to facilitate movement within the site and onto the existing highway network, and will be shared with the proposed Aldi foodstore. Within the site, both schemes will benefit from separate access points.
- 5.23 The site is accessible by all modes, the location offers high levels of permeability due to the number of highway routes connecting the site to the adjacent neighbourhood and onwards to the motorway network. The Transport Assessment demonstrates that the proposed development will not significantly impact upon the highway network. The site is situated within a sustainable location close to public transport routes and is widely accessible by a range of modes of transport; therefore travel by sustainable modes is a genuine possibility for both staff and customers. The proposed development complements policy objectives by promoting sustainable transport choices and reducing the need to travel by private car.
- 5.24 Overall the development fully complies with the requirements of Section 4 of the NPPF and Policies CSP25, CSP26 and CSP28 of the Core Strategy

which seeks to ensure developments are accessible and will not result in any adverse impact upon the surrounding highway network.

- 5.25 Further clarification will be provided in the Transport Assessment prepared by Transport Potential, which demonstrates the accessibility of the site in the context of the surrounding area.

Amenity

- 5.26 Paragraph 123 of the NPPF and Policy H8a of Barnsley's UDP seek to ensure that developments do not conflict with or have any adverse impact upon neighbouring noise sensitive land uses.
- 5.27 The final layout can be designed to protect the amenities and outlooks of neighbouring properties whilst creating satisfactory relationships between the new dwellings within the scheme itself.
- 5.28 Whilst the proposal is outline in form, the overall layout and design of the proposed residential scheme has been designed to be sympathetic to the site's characteristics. In particular the existing screening on the sites boundaries is to be retained and reinforced as part of the application scheme. In addition, the proposed houses will not exceed 2 storeys in height, in order to respect the scale and setting of the existing properties that abut the site and the general scale of houses along High Street and immediate surrounds.
- 5.29 A noise measurement survey and desk-based assessment have been produced as part of the application package and confirm that the site is suitable for residential and retail development.
- 5.30 We note that the development proposals is in line with Policies H8a and ED4 of the UDP; Policy CSP29 of the Core Strategy and guidance contained in the 'Residential Amenity and the Sitting of Buildings SPD'.

Further details will be provided within the reserved matters application.

Flood Risk and Drainage

- 5.31 Due to the combined site area of 1.02ha, a Flood Risk Management and Drainage Statement for the site has been submitted as part of the application package and the first important point to note is that the development site falls within Flood Zone 1 and the Sequential Test of the NPPF is therefore satisfied.
- 5.32 The report concludes that the risk of flooding has been considered across a wide range of sources and the site is not exposed to any significant risks of flooding.

Sustainability

- 5.33 Another key objective of the NPPF is to support the transition to a low carbon future. As a result, the proposal seeks to incorporate a number of energy and sustainability aspects. The Design and Access statement provides details of the scheme's energy requirements, based upon energy efficiency and a low carbon and renewables assessment in line with Core Strategy Policies CSP1, CSP2 and CSP5.

Site Investigations

- 5.34 Site investigations have been undertaken, that confirm that the site is subject to contamination issues. The site will be fully remediated as part of the proposals.

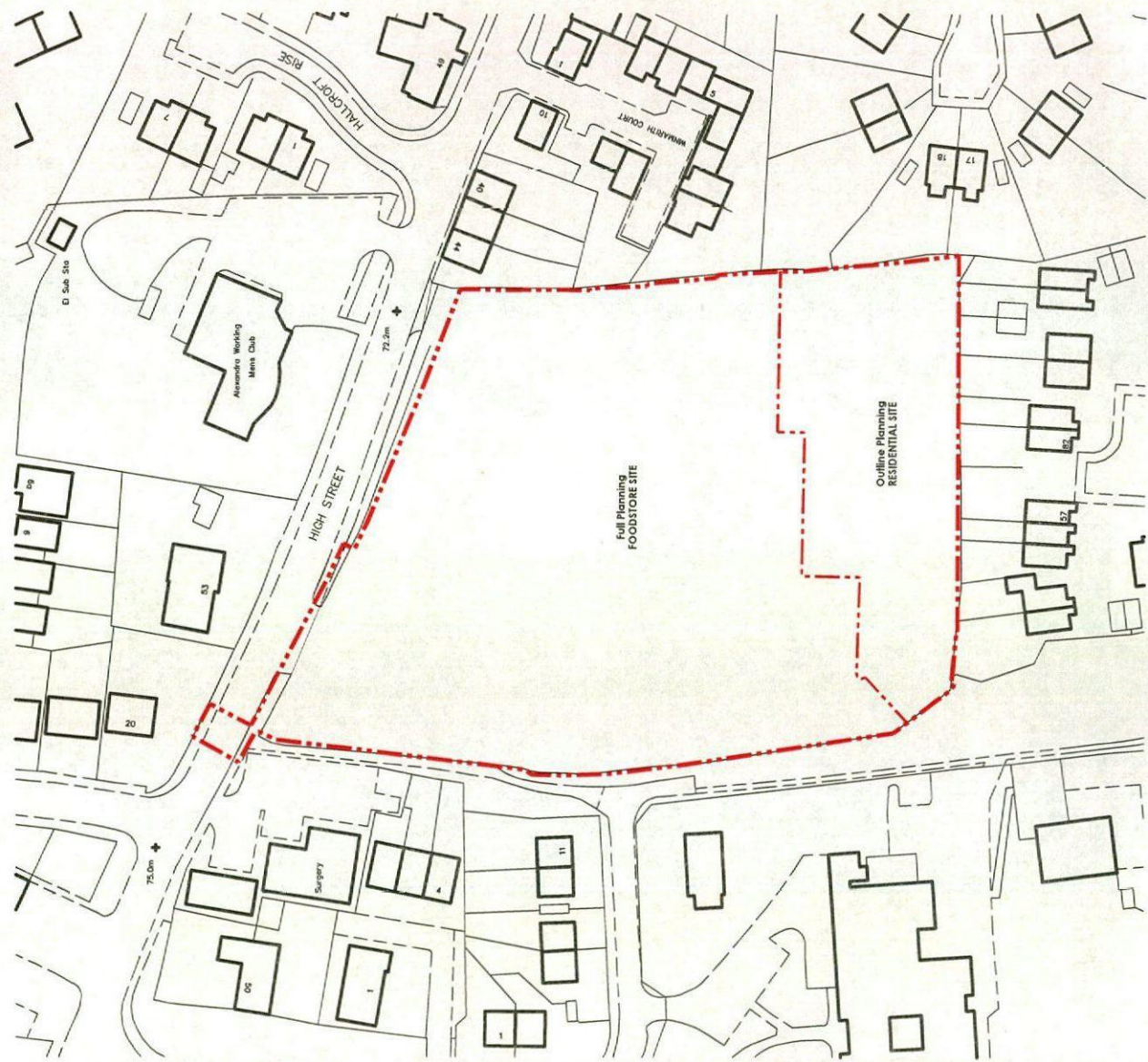
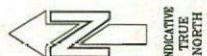
6.0 CONCLUSION

- 6.1 This Planning Statement accompanies a hybrid application for the erection of food store (in full), with car parking, landscaping and associate works and construction of residential development (outline), with access unreserved at Land South of High Street, Royston.
- 6.2 This statement has outlined how the plot of land identified for residential development is capable of delivering 10 dwellings with car parking and private gardens. Details of the site access accompany the application, but all other matters will form part of a reserved matters submission.
- 6.3 The site is in single ownership, and there are no legal constraints regarding the availability of the site; it is therefore deemed an available in this instance. The site is assessed as suitable, available and economically viable in the short term.
- 6.4 Further, it has been demonstrated that the proposals put forward are sound and should be looked upon positively by the Council.
- 6.5 In addition to the above, the NPPF states that decision-takers at every level should assume that the default answer to development proposals is "yes", except where this would compromise the key sustainable development principles set out in this Framework. This statement has outlined the acceptability of the proposals having specific regard to sustainable development and the principle of need for development has been established, following extensive consultation by the Council and pre-application discussions on behalf of the applicant.
- 6.6 Indeed, the proposal site is located within the built fabric of Royston and will contribute towards the Council's need for housing growth. The proposal should therefore be looked upon favourably.

- 6.7 Overall, it is considered that the proposed development is in line with national and local planning policy, and we therefore respectfully request that planning permission is granted.

Appendix 1: Location Plan

Site from Ordnance Survey and subject to full topographical survey. Assumed site boundary.



Rev	Date	Description	Drawn By	Checked By
1	10/01/2017	Proposed Development		
2	10/01/2017	High Street Royston		
3	10/01/2017			
4	10/01/2017			
5	10/01/2017			
6	10/01/2017			
7	10/01/2017			
8	10/01/2017			
9	10/01/2017			
10	10/01/2017			
11	10/01/2017			
12	10/01/2017			
13	10/01/2017			
14	10/01/2017			
15	10/01/2017			
16	10/01/2017			
17	10/01/2017			
18	10/01/2017			
19	10/01/2017			
20	10/01/2017			
21	10/01/2017			
22	10/01/2017			
23	10/01/2017			
24	10/01/2017			
25	10/01/2017			
26	10/01/2017			
27	10/01/2017			
28	10/01/2017			
29	10/01/2017			
30	10/01/2017			
31	10/01/2017			
32	10/01/2017			
33	10/01/2017			
34	10/01/2017			
35	10/01/2017			
36	10/01/2017			
37	10/01/2017			
38	10/01/2017			
39	10/01/2017			
40	10/01/2017			
41	10/01/2017			
42	10/01/2017			
43	10/01/2017			
44	10/01/2017			
45	10/01/2017			
46	10/01/2017			
47	10/01/2017			
48	10/01/2017			
49	10/01/2017			
50	10/01/2017			
51	10/01/2017			
52	10/01/2017			
53	10/01/2017			
54	10/01/2017			
55	10/01/2017			
56	10/01/2017			
57	10/01/2017			
58	10/01/2017			
59	10/01/2017			
60	10/01/2017			
61	10/01/2017			
62	10/01/2017			
63	10/01/2017			
64	10/01/2017			
65	10/01/2017			
66	10/01/2017			
67	10/01/2017			
68	10/01/2017			
69	10/01/2017			
70	10/01/2017			
71	10/01/2017			
72	10/01/2017			
73	10/01/2017			
74	10/01/2017			
75	10/01/2017			
76	10/01/2017			
77	10/01/2017			
78	10/01/2017			
79	10/01/2017			
80	10/01/2017			
81	10/01/2017			
82	10/01/2017			
83	10/01/2017			
84	10/01/2017			
85	10/01/2017			
86	10/01/2017			
87	10/01/2017			
88	10/01/2017			
89	10/01/2017			
90	10/01/2017			
91	10/01/2017			
92	10/01/2017			
93	10/01/2017			
94	10/01/2017			
95	10/01/2017			
96	10/01/2017			
97	10/01/2017			
98	10/01/2017			
99	10/01/2017			
100	10/01/2017			

THE HARRIS PARTNERSHIP

THE HARRIS PARTNERSHIP MANCHESTER
2nd Floor, Carver Warehouse,
177-179, Market Street, Salford, Greater Manchester, M6 2PU
T: 0161 288 8555 F: 0161 244 4809
www.harrispartnership.com

THE HARRIS PARTNERSHIP MILTON KEYNES
The Old Rectory, 79 High Street
Milton Keynes, MK9 1JF
T: 01908 211 722 F: 01908 211 723
www.harrispartnership.com

THE HARRIS PARTNERSHIP READING
101 London Road, Reading, RG1 3BY
T: 0118 956 7700 F: 0118 956 8642
www.harrispartnership.com

This drawing is copyright and may not be reproduced in whole or part without written authority. Do not scale off this drawing.

CAD file reference

Appendix 2: Demographics

Neighbourhood Statistics



Original URL: <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6505421&c=Royston&d=14&e=9&f=32624&g=6353803&i=1001x1003x1004x1005&l=2484&o=362&m=0&r=1&s=1393932852434&enc=1>

Economic Activity, 2011 (KS601EW)

Period: Mar11

Area: Royston (Ward)

Variable	Measure	Royston	Barnsley (Metropolitan District)	Yorkshire and The Humber	England
All Usual Residents Aged 16 to 74 (Persons) ¹	Count	7,864	170,405	3,875,219	38,881,374
Economically Active; Employee; Part-Time (Persons) ¹	Count	1,114	24,807	564,578	5,333,268
Economically Active; Employee; Part-Time (Persons) ¹	%	14.2	14.6	14.6	13.7
Economically Active; Employee; Full-Time (Persons) ¹	Count	3,008	62,841	1,435,376	15,016,564
Economically Active; Employee; Full-Time (Persons) ¹	%	38.3	36.9	37.0	38.6
Economically Active; Self-Employed (Persons) ¹	Count	526	13,103	325,432	3,793,632
Economically Active; Self-Employed (Persons) ¹	%	6.7	7.7	8.4	9.8
Economically Active; Unemployed (Persons) ¹	Count	361	8,738	187,755	1,702,847
Economically Active; Unemployed (Persons) ¹	%	4.6	5.1	4.8	4.4
Economically Active; Full-Time Student (Persons) ¹	Count	172	3,817	136,834	1,336,823
Economically Active; Full-Time Student (Persons) ¹	%	2.2	2.2	3.5	3.4
Economically Inactive; Retired (Persons) ¹	Count	1,324	28,008	570,173	5,320,691
Economically Inactive; Retired (Persons) ¹	%	16.8	16.4	14.7	13.7
Economically Inactive; Student (Including Full-Time Students) (Persons) ¹	Count	309	6,225	228,653	2,255,831
Economically Inactive; Student (Including Full-Time Students) (Persons) ¹	%	3.9	3.7	5.9	5.8
Economically Inactive; Looking After Home or Family (Persons) ¹	Count	365	7,435	166,214	1,695,134
Economically Inactive; Looking After Home or Family (Persons) ¹	%	4.6	4.4	4.3	4.4
Economically Inactive; Long-Term Sick or Disabled (Persons) ¹	Count	550	11,925	174,493	1,574,134
Economically Inactive; Long-Term Sick or Disabled (Persons) ¹	%	7.0	7.0	4.5	4.0
Economically Inactive; Other (Persons) ¹	Count	135	3,506	85,711	852,450
Economically Inactive; Other (Persons) ¹	%	1.7	2.1	2.2	2.2
Unemployed; Age 16 to 24 (Persons) ¹	Count	129	2,942	56,251	471,666
Unemployed; Age 16 to 24 (Persons) ¹	%	1.6	1.7	1.5	1.2
Unemployed; Age 50 to 74 (Persons) ¹	Count	51	1,349	32,216	315,863

Unemployed; Age 50 to 74 (Persons) ¹	%	0.6	0.8	0.8	0.8
Unemployed; Never Worked (Persons) ¹	Count	56	1,639	32,785	276,121
Unemployed; Never Worked (Persons) ¹	%	0.7	1.0	0.8	0.7
Long-Term Unemployed (Persons) ¹	Count	147	3,577	75,113	668,496
Long-Term Unemployed (Persons) ¹	%	1.9	2.1	1.9	1.7

Last Updated: 30 January 2013

Source: Office for National Statistics

Notes

¹ National Statistics

This material is Crown Copyright. You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence, visit www.nationalarchives.gov.uk/doc/open-government-licence Information Policy Team, The National Archives, Kew, London TW9 4DU, or email: psi@nationalarchives.gsi.gov.uk.

When reproducing this material, the source should be acknowledged.

Appendix 3: Policy Review

APPENDIX 3: PLANNING POLICY CONTEXT

1. Within this section we provide a full review of the National Planning Policy Framework (NPPF) and key local and regional planning policies that are relevant to the consideration of this application.

National Planning Policy Framework (NPPF) (2012)

2. The new National Planning Policy Framework (NPPF) was published by the DCLG on the 27th of March 2012, and sets a precedence for sustainable economic growth.

The presumption in favour of sustainable development

3. The framework confirms the government's sustainable growth agenda as set out in the Greg Clark statements detailed in the following section, and makes clear to local authorities that applications that support sustainable economic growth should be positively supported by LPA's.
4. The framework is clear that development that is sustainable should go ahead without delay; a presumption in favour of sustainable development must be the basis for every decision. In addition where the development plan is absent, silent or relevant policies are out-of-date, LPAs are encouraged to grant permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - Specific policies in this Framework indicate development should be restricted.
5. Paragraph 15 states that 'policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay'.

6. In addition the NPPF identifies a number of core principles that LPAs must take into consideration for decision making.

Delivering sustainable development

Building a strong, competitive economy

7. Section 1 promotes sustainable economic development, and states that *'planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system'* (paragraph 19).
8. Paragraph 21 has been summarised and states *'Investment in business should not be over-burdened by the combined requirements' of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing'.*

Ensuring the vitality of town centres

9. Section 2 seeks to ensure the vitality of town centres. Paragraph 23 encourages local planning authorities to promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres. Policies should be set for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres.
10. As a result paragraph 23 has been summarised and encourages local planning authorities to:
 - promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;

- allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available;
- set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres; and,
- where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.

11. Paragraph 24 of the NPPF reflects Planning Policy Statement 4 'Planning for Sustainable Economic Growth' and states that "*local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan*". LPAs should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.

12. Paragraph 26 of the NPPF states that when assessing applications for retail development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500sqm). This should include assessment of:

- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.

Promoting sustainable transport

13. Section 4 of the NPPF relates to transport policies which reflect previous planning guidance provided in PPG13 'Transport'. The main objective of the NPPF in relation to transport is to "*actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in location which are or can be made sustainable*" (page 6).
14. Paragraph 37 states that planning policies should aim for "*a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.*"
15. Overall, the NPPF continues PPG13 'Transport' requirement of Transport Statement or Transport Assessment and Travel Plans for all development that generate significant amounts of movement. This will aid sustainable modes of transport.

Delivering a wide choice of high quality homes

16. Paragraph 47 encourages local planning authorities to identify and update an annual supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements, with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition.
17. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the LPA cannot demonstrate a five year supply of deliverable housing sites.

18. We note that the site is an existing commercial site. Paragraph 51 encourages LPA to approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

Requiring good design

19. Section 7 of the NPPF highlights the government objective to attach great importance to the design of the built environment. As a result, good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (Paragraph 56).
20. Under paragraph 58 *"planning policies and decisions should aim to ensure that developments:*
- *Will function and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
 - *Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
 - *Respond to local character and history, and reflect identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
 - *Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
 - *Are visually attractive as a result of good architecture and appropriate landscaping."*

Meeting the challenge of climate change, flooding and coastal change

21. Principle 10 addresses issues surrounding climate change, flooding and coastal change which is considered central to the economic, social and environmental dimensions of sustainable development.
22. Paragraph 95 states that *"to support the move to a low carbon future, local planning authorities should:*
 - *Plan for new development in locations and ways which reduce greenhouse gas emissions;*
 - *Actively support energy efficiency improvements to existing buildings; and*
 - *When setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards."*
23. In determining planning applications, local planning authorities should expect new development to:
 - *"Comply with adopted Local Plan policies on local requirements for decentralised energy supplies unless it can be demonstrated by the applicant , having regard to the type of development involved and its design, that this is not feasible or viable; and*
 - *Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption." (Paragraph 96)*

Conserving and enhancing the natural environment

24. Paragraph 123 states that Planning policies and decisions should aim to:
 - avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;

- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; and,
 - recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established.
25. Paragraph 124 of the NPPF requires planning policies to comply with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Royston is not located within an AQMA; however the scale of the proposal and cumulative impact with the additional supermarket approved at Royston requires an Air Quality Assessment to be submitted.

Ministerial Statement from Greg Clark, 23 March 2011

26. The Ministerial Statement is intended to ensure that local authorities prioritise growth and jobs when making planning decisions. A new presumption in favour of sustainable development underpins the statement ensuring a pro-growth policy stance with councils support growth. Specifically, the Statement states that:

'The Secretary of State for Communities and Local Government will take the principles in this statement into account when determining applications that come before him for decision. In particular, he will attach significant weight to the need to secure economic growth and employment'.

27. 'The Plan for Growth', which was published alongside the Budget in March 2011, indicates that the Ministerial Statement is intended to be a material consideration in planning decisions (page 43).

28. When deciding whether to grant planning permission, the Ministerial Statement states that local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant - and consistent with their statutory obligations - they should therefore:
- (i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;
 - (ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;
 - (iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);
 - (iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date; and,
 - (v) ensure that they do not impose unnecessary burdens on development.

Local Plan

Barnsley Unitary Development Plan (2000)

29. The current development plan for Barnsley is the UDP adopted in 2000. A number of the UDP policies have been saved whilst the Local Development Framework is prepared.
30. The Barnsley Unitary Development Plan is split in to 2 parts. Firstly 'Volume 1' contains policies which apply borough-wide. Secondly 'Volume 2-13- Community Areas', contains more community specific policies; Volume 6 provides specific policies for Royston.

31. The site is allocated as an Employment Policy Area (Policy RO4).

Volume 1: Policies

32. Section 2 of the UDP addresses Economic Development. Policy ED7 'Existing Employment Areas' states that other employment generating uses (other than traditional B class) may be permitted if they are compatible with adjoining uses. However Class A1 (Shops) are specifically defined as not a permitted use for such sites. However this is contrary to current NPPF policies and the RSS which acknowledges retail development as a form of economic development. As such, retail development is considered appropriate in this location due to the ability to generate employment; regenerate the site; attract further investment; and provide a localised convenience provision to serve the surrounding community.
33. Section 5 of the UDP sets out the Council's policies on Town Centres and Retailing. The UDP aims to enable adequate provision for retail development consistent with the needs of the community; reflect the needs of individual communities for ready access to convenience based facilities; and ensure that less able members of the community have ready access to a choice of retail facilities.
34. Policy S3 'Retail Development Outside Defined Shopping Centres' outlines that new retail development on an 'out of centre' site will be permitted where there are no alternative suitable sites available within defined centres, and where the site is accessible- therefore setting the requirement of a Sequential Assessment.
35. Policy S4 'Retail Development Outside the Defined Shopping Areas' replicated the retail and general impact tests and requires the cumulative impact of retail proposals in edge/ out of centre locations to demonstrate that such proposals will not harm any defined centre.
36. Policy BE5 'Improving Existing Areas of Poorer Quality Built Environment' seeks to enhance the environmental quality of existing housing,

commercial and industrial areas. Therefore the regeneration of the site for an Aldi foodstore would rejuvenate the site providing a fresh and modern foodstore and new public realm for the community.

37. Policy H8a deals with residential amenity. This states the scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particular in respects of the levels of mutual privacy, landscaping and access arrangements.
38. Finally, Policy ED4 provides guidance on economic development and residential amenity and states proposals for economic development adjoining or close to housing will be assessed with particular regard to the likely impact on residential amenity in terms of:
 - Air pollution including smell, fumes, smoke, soot, ash, dust or grit;
 - Noise from operations on, or traffic entering or leaving the site; and
 - Visually intrusive buildings, plant, fencing, lighting or outside storage.

Volumes 2-13

39. Volume 11 specifically sets policies for the Royston Area. The site is allocated under policy R04 'Employment Policy Areas' which states that in accordance with policy ED7 the site should remain in employment use. Retail is now acknowledged as such a use within the NPPF.
40. Policy RO4/1 allocates the site for employment use, in accordance with Policy ED7.
41. Policy RO11 in accordance with Policy S1 identifies the principal shopping/ commercial centre of Royston.

Local Development Framework

Barnsley Core Strategy (September 2011)

42. Adopted in September 2011, the Barnsley Core Strategy provides a spatial strategy for the future development of Barnsley up to the year 2026. The Core Strategy identifies Royston as a principle town in need of regeneration.
43. Policy CSP31 identifies Royston as a District Centre which have an important role serving localised catchments and meeting more local needs. To ensure they fulfil this role, the Policy states that District Centres should continue to complement and support the role of Barnsley Town Centre new retail and town centre development will also be directed to the District Centres.
44. Policy CSP31 also states that all retail and town centre developments are expected to be appropriate to the scale, role, function and character of the centres in which they are proposed. The Council's requirement of a sequential assessment is also outlined in this policy. This will help to achieve the spatial strategy for the borough and will focus development on identified centres in the first instance. 'Edge of centre' and 'out of centre' development will only be allowed where it meets the requirements of national planning policy. This is addressed in this application package.
45. Policy CSP 1 'Climate Change' requires development to reduce and mitigate the impact of growth on the environment and carbon emissions. Developments must increase the efficient use of resources through sustainable construction techniques and use renewable energy.
46. Policy CSP 2 'Sustainable Construction' requires all non-residential development to achieve at least BREEAM standard of 'very good' or equivalent.

47. Policy CSP 3 'Sustainable Drainage Systems (SUDS)' requires all developments to use Sustainable drainage systems (SUDS).
48. Policy CSP 4 'Flood Risk' requires a Flood Risk Assessment for proposals in flood zone 1 which are over 1ha in size. In addition, expecting proposals over 1000 m² floor space or 0.4 hectares in Flood Zone 1 must demonstrate how the proposal will make a positive contribution to reducing or managing flood risk. On this point, the Policy expects all development proposals on brownfield sites to reduce surface water run-off by at least 30 and use Sustainable Drainage Systems (SuDS) in accordance with policy CSP 3.
49. Policy CSP 5 'Including Renewable Energy in Developments' expects all developments of over 1000sqm of non residential floorspace to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15% for applications submitted up to 2015.
50. Policy CSP 7 'City Regions' seeks to maximise the opportunities and benefits of Barnsley's favourable location in the region and the unique economic position of sitting within two City Regions.
51. Policy CSP 8 'The Location of Growth' gives priority to development in urban Barnsley and Principal Towns including Royston.
52. Policy CSP 9 'The Number of New Homes to be Built' seeks to achieve the completion of at least 21500 net additional homes during the period 2008 to 2026. The policy also states that a minimum five year supply of deliverable sites will be maintained.
53. Policy CSP 10 'The Distribution of New Homes' seeks to deliver 1,000 new homes at Royston from 2008 to 2026. This represents 5% of the Council's overall target.

54. Policy CSP 14 'Housing Mix and Efficient Use of Land' deals with the housing mix and efficient use of land and states housing proposals will be expected to include a broad mix of housing 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. The policy goes on to state priority will be given to the development of previously developed land with the Council seeking to achieve between 55% and 60% of homes built on brownfield land.
55. CSP 15 'Affordable Housing' states the housing developments of 15 or more dwellings will be expected to provide affordable housing. This does not apply to the development proposal.
56. Policy CSP 19 'Protecting Existing Employment Land' seeks to safeguard existing employment sites.
57. Policy CSP 25 'New Development and Sustainable Travel' supports new development which is located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists. Developments must also provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people, and should not provide more than the maximum number of car parking spaces set out in a Supplementary Planning Document. Applications are also required to provide a transport statement or assessment and travel plan.
58. Policy CSP 26 'New Development and Highway Improvement'; supports new development which provides safe, secure and convenient access for all road users.
59. Policy CSP27 provides details on parking strategies in Barnsley and states that LPA will develop a parking strategy that will help to influence peoples travel. This will include the potential for shared management of car parks between the council and the private sector the potential for dedicated car

sharing spaces and other schemes to encourage change in travel behaviour.

60. Policy CSP28 deals with reducing the impact of road travel and states the Local Planning Authority will reduce the impact of road travel by implementing measures to ensure the current road system is used efficiently.
61. Policy CSP 29 'Design' expects high quality development respects, takes advantage of and enhances the surrounding areas. Development should:
 - contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment;
 - help to transform the character of physical environments that have become run down and are lacking in distinctiveness
 - enable 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 contribute towards creating attractive, sustainable and successful neighbourhoods.
62. Policy CSP33 deals with green infrastructure and states the network of green infrastructure will be secured by creating new open spaces as part of new development, and by using developer contributions to create and improve green infrastructure.
63. Policy CSP 39 'Contaminated and Unstable Land' requires a Phase I report for development on land that maybe subject to contamination. The Policy also encourages applications to address land stability issues resulting from coal mining activities.
64. Policy CSP 40 'Pollution Control and Protection' requires developments 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. Developers

will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

65. Policy CSP 42 'Infrastructure and Planning Obligations' states that all development must be supported by appropriate physical, social and economic infrastructure. Development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily. The Policy goes on to state that where the necessary provision is not made directly by the developer, contributions will be secured through planning obligations. Where appropriate, pooled contributions will be used to facilitate delivery of the necessary infrastructure.

Draft Development Sites and Places DPD (2012): Now Local Plan

66. The above document was released for consultation between the 23rd July 2012 and 28th September 2012. Barnsley Council have confirmed that they are no longer progressing with this document, but instead promoting a Local Plan which will be an amalgamation of elements of the Core Strategy (2011) and information submitted in support of the Draft Development Sites and Places DPD. Currently the Council are assessing sites submitted for allocation. Consultation on the Local Plan will take place summer 2014.
67. We note that the historic employment allocation for the site was not taken forward by the Council as part of this document, and comprised 'white land'. The document also defined Royston District Centre, including its primary and secondary frontages and primary shopping area.
68. Finally, we also note that the document identifies a list of policies. However, given that this document is no longer being progressed it holds no material weight and its policies have not been included on this basis.

Evidence Base

Retail Impact Analysis of Potential Superstore Developments in Barnsley (May 2011)

69. This study takes a number of superstore development scenarios and provides an analysis of their impacts on Barnsley Town Centre. It is designed to provide guidance to the Council in determining planning applications for superstores in edge or out of centre locations with regard to Barnsley Town Centre. The document provides information on market shares and trade draw analysis for existing commitments which will draw trade from the Royston zone.

Barnsley Town Centre Retail Capacity Update (March 2011)

70. This study provides an update on quantitative and qualitative capacity for additional retail development in Barnsley Town Centre (based on the 2007 household survey data). This study also provides expenditure figures for the 'Royston/North' zone until 2026. The study highlights that residents of Royston are predominately shopping at convenience stores within Barnsley. Notable convenience store destinations include ASDA, Old Moor Lane, Barnsley (£26.41 million from Zone 4) and Morrisons Barnsley (£9.63m from Zone 4) (at 2008). Consequently, both stores are significantly 'over-trading'. The district centre of Royston has a 6% market share within zone 4, which equates to a turnover of £4m.

Smaller Centre Study Addendum Report (May 2011)

71. This study updates the 'Smaller Centre Study Report' produced in 2010 following the production of Town Centre Retail Capacity Study (March 2011) and Retail Impact Analysis of Potential Superstore Developments in Barnsley Report (May 2011) for Barnsley MBC. This preceded the adoption of the Core Strategy of September 2011.

72. This Addendum Report states that PPS4 refers to the need to assess the impact of developments over 2,500 sqm gross floorspace that are not in line with the development plan and occupy either edge or out-of-centre site. This is consistent with the NPPF.
73. The document also suggest that major shopping proposals in locations outside the District Centres as defined on the maps in Figure 4 (this includes Royston) of the Smaller Centres Study report should not be permitted, in order to protect the vitality and viability of existing centres, unless the proposal can be demonstrated to be acceptable under national planning policies contained in PPS4. A "major" shopping proposal in the context of the District Centres is defined as a retail development of more than 1,000 sq. metres gross floorspace.

Smaller Centre Study Report (2010)

74. The Study provides the most up to date health checks of centres, including in centre surveys of visitors and population and expenditure figures.
75. Royston is a defined district centre within, with capacity to expand its existing town centre boundaries. A health check was undertaken as part of the study. Overall, the study found a higher than average representation of convenience stores particularly at Midland Road and therefore a lower than average comparison representation. Services uses represented 36% of total units, lower than the national average. There is a particular low leisure service representation within the area. The vacancy rate of 21% is considerably higher than the national average.
76. An in-centre study identified Royston as a popular convenience shopping destination (80%). We note that the former Netto (a discount trader) was a popular shopping destination retaining 38.7% of trade. This discount facility has now been removed, and rebranded under the ASDA banner.

Whilst the study identifies negative capacity, this was based on a static market share.

Employment Land Review (2009/2010)

77. Barnsley's most recent Employment Land Review is from April 2010. The application site is an allocated employment policy area within the UDP. However it is not an allocated site within the Employment Land Review (2009/2010). The Employment Land Review (2010) allocates a total of 127.86 ha of employment land which is below the Council's target of 350 ha which is set under CSP 11 Providing Strategic Employment Locations. It is evident that the Council did not want to progress the existing allocation within the UDP. As such the site has not been included within future LDF documents as an existing employment location.

Annual Monitoring Report

78. The Annual Monitoring Report (2009/2010) states that 3.8 hectares of employment land were developed in 2009/2010. This is below the council's policy aspirations for 350 hectares of employment land before 2026. This works out to be an average of 23.3 hectares of land a year. As noted in Paragraph 40 above, the site has not been identified or progressed through the Council's LDF documents as an existing employment site.

Barnsley Five Year 'Deliverable' Housing Land Supply Report (April 2012 – March 2017)

79. This report lays out the methodology used by the Council to arrive at the net requirement for the 2012/13 – 2016/17 period and the supply of dwellings that can be demonstrated to be deliverable in that period. 3303 net dwellings can be delivered against a requirement for 5705 net dwellings. Consequently, the Council cannot currently demonstrate a supply of specific, deliverable sites sufficient to meet the boroughs

housing requirement. In this situation the NPPF is clear, at paragraph 49, that relevant policies for the supply of housing should not be considered up to date. As a result applications for residential planning permission in the borough (including proposals on UDP Safeguarded Land and UDP Urban Land to Remain Undeveloped allocations), where it can be demonstrated that they are in a sustainable location, will be allowed.

Planning Advisory Note ("PAN") 30 – Sustainable Location of Housing Sites

80. PAN30 was adopted in July 2011 and provides guidance on housing development for the interim period prior to the Development Sites and Places DPD being adopted.
81. The aim of PAN30 is to promote the development of sustainable, deliverable housing sites consistent with national planning policy, the RSS (no revoked) and the Core Strategy. The objective is to focus new housing developments within the main settlements in the Borough and to ensure new development takes place in sustainable locations within them.
82. The guidance contains a checklist which must accompany all applications for residential development.

Supplementary Planning document – Open Space Provision on New Housing Development

83. The Supplementary Planning Document on Open Space Provision on New Housing Development was adopted in March 2012 and supplements Policy CSP35 of the Core Strategy. Given the scale of development the provision of open space is not required in this instance.

Supplementary Planning Document – Residential Amenity and the Siting of buildings

84. The Supplementary Planning document on Residential Amenity and the siting of Buildings was adopted in March 2012 and supplements Policy

CSP29 of the Core Strategy. The SPD sets out the design principles that will apply to the consideration of planning applications for non-residential buildings in proximity to existing residential properties.

85. The SPD states that for a development to make a positive impact it needs to be successfully integrated into the wider built environment in which it is located. To do this effectively new developments must fit in with their surroundings in terms of height, spacing, massing, landscaping and design and not cause undue loss of amenity to existing residents.

Designing New Housing Development

86. The above document adopted March 2012, sets out the design principles that will apply to new housing development including infill and backland development.
87. The document primarily supplements policy CSP 29 Design of the LDF Core Strategy. Whilst the document is relevant it is more focused for the reserved matters application.

Supplementary Planning Document – Parking

88. The Supplementary Planning Document on Park was adopted March 2012 and sets out parking standards the LPA will apply to all new development. The SPD supplements Core Strategy Policy CSP25.

Growing Barnsley's Economy (2012)

89. In 2012, Barnsley Council's Cabinet approved a document entitled 'Growing Barnsley's Economy (2012-2033) – An Economic Strategy for the Borough.' The document identifies a number of challenges to Barnsley in respect of job opportunities and raising the skill base of the district.
90. In light of the above, the Economic Strategy also recognises that housing plays a key role in both stimulating and supporting economic growth. The

Council is acutely aware of the importance of changing the housing mix within the Borough, particularly in terms of delivering lower-density housing and increasing the breadth of housing supply.