

**THE CO-OPERATIVE GROUP**

**LAND TO NORTH OF WILSON GROVE,  
LUNDWOOD, BARNSELY**

**SUPPORTING STATEMENT**

**MARCH 2010**

**REF: 2010/005**

THE CO-OPERATIVE GROUP

SUPPORTING STATEMENT

MARCH 2010

REF: 2010-005

*Authorised for and on behalf NJL Consulting LLP*



Chris Jones  
Partner

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party. Any such party relies on this report at their own risk.

© Report copyright of NJL Consulting LLP



Adamson House  
Towers Business Park  
Wilmslow Road  
Manchester M20 2YY

tel: 0845 362 8202

info@njlconsulting.co.uk  
www.njlconsulting.co.uk

---

## CONTENTS

---

|      |                                  |    |
|------|----------------------------------|----|
| 1.0  | Introduction .....               | 1  |
| 2.0  | <i>Consultations</i> .....       | 4  |
| 3.0  | Sustainability Credentials ..... | 9  |
| 4.0  | Housing Policy Analysis .....    | 10 |
| 5.0  | Development Proposals .....      | 20 |
| 6.0  | Affordable Housing.....          | 21 |
| 7.0  | Highways and Access .....        | 23 |
| 8.0  | Technical Summary.....           | 25 |
| 9.0  | Planning Controls .....          | 29 |
| 10.0 | Summary and Conclusion .....     | 30 |
| 11.0 | Appendices .....                 | 31 |

---

## 1.0 INTRODUCTION

---

- 1.1 This statement has been prepared by NJL Consulting (NJL) on behalf of The Co-operative Group in support of an outline planning application for residential development on a 3.4 hectare site they own north of Wilson Grove, Lundwood. This statement supports an outline planning application for establishing up to 110 residential properties, associated infrastructure and ancillary facilities on the site.
- 1.2 The purpose of this application is to establish the principle of housing on the development site before submitting the detailed design once the change of use has been established. This process provides the local community and the Local Planning Authority increased opportunity to comment on the future siting, scale, massing, and design of the development proposals at the reserved matters stage.

### SITE AND SURROUNDING AREA

1.3 Red Line Plan of Site

Site Allocation – Policy BA1(Site 27)



- 1.4 The above Site Allocation plan identifies that the application site has been historically allocated under Policy BA1 as a housing site. It is the one remaining housing site of five that are currently allocated within the Local Plan in the Lundwood area that remains undeveloped and available for future housing development.
- 1.5 The application site is a vacant 3.4 ha greenfield area of land located on the north of Wilson Grove in Lundwood, Barnsley. It is bound by existing residential development

to the south, the east by a vehicular track and the A628 beyond and to the north and west by Greenfield land.

- 1.6 The site is located in the Monk Bretton Ward of the Urban Barnsley district. Monk Bretton Ward encompasses a number of diverse neighbourhoods on the north east side of Barnsley. In the east of the ward are Lundwood, Burton Grange and Cundy Cross, along Pontefract Road.
- 1.7 Although it contains some quite affluent areas, overall Monk Bretton is one of the more deprived Barnsley wards. Car ownership is slightly below average and bus use slightly above. Barnsley town centre is the main source of non-manual employment near the ward. Unemployment is around the Barnsley average but there are much higher levels in the Lundwood area. Skilled and partly skilled workers are the main social classes.
- 1.8 There are three large blocks of mainly council housing in the ward. The largest covers Lundwood, Burton Grange & Cundy Cross, all of which have high levels of deprivation.
- 1.9 The site is located within the wider Urban Barnsley Area.
- 1.10 Centrally located within the district, Barnsley Urban Area is the largest settlement in terms of population and contains most of its major facilities. Within the adopted Unitary Development Plan the Barnsley Urban Area is recognised as being well placed to contribute to the overall objectives of the district in terms of :
  - a) economic regeneration
  - b) revitalisation of existing communities
  - c) conservation and environmental improvement for the benefit of residents, the workforce and inward investment.

#### **SUPPORTING DOCUMENTATION**

- 1.11 This statement should be read in conjunction with all other components of the planning application documentation. The key supporting documents that comprise this application are as follows:
  - Planning Application Forms and Ownership Certificates
  - Plans package
  - Sustainability Statement

- Design & Access Statement
- Flood Risk Assessment
- Phase 1 Habitat Survey

1.12 This Planning Statement provides a summary of the key findings of the documentation and provides an overview of the key policy considerations.

---

## 2.0 CONSULTATIONS

---

- 2.1 A number of pre-application consultations have been held that accord with the recommended level of consultations detailed in Barnsley Metropolitan Borough Council's (Barnsley MBC's) Statement of Community Involvement (SCI) 2006.
- 2.2 Appendix 4 of Barnsley MBC's Statement of Community Involvement provides guidance on the level of consultation applicants should undertake as part the planning application process.
- 2.3 The proposed development sits between a Level 1 or Level 2 development when measured against the examples specified in the SCI. The recommended level of consultation for both Levels of development are identical within the SCI as follows:
- Write to people who live in the local area to tell them about your proposals and where they can see any plans or documents you have that show and explain what you want to do.
  - Hold a public meeting and exhibition.
  - Hold a local surgery where people can come and talk to you about your plans in a local venue.
  - Produce a development brief that sets out exactly what your plans are in some detail.
  - Involve the town or parish council. They will tell you what they think and may be able to help you solve any issues that are causing problems.
  - Use the local media, such as a local newspaper or radio station, to tell people about your plans.
  - Use your website, or set one up, so that people you tell about your plans can see them on-line.
- 2.4 Further to consultations with representatives of Barnsley MBC, the following stages of consultation have been undertaken:

## PUBLIC CONSULTATIONS

- A letter has been issued to a list of local residents that was agreed as appropriate with Barnsley MBC's planning department (see example letter and list of addresses in **Appendix 1 and 2** respectively).
- A public meeting was held at Burton Grange Community Centre, Wike Road, Lundwood (see **Appendix 3**) on Wednesday 28<sup>th</sup> September 2009 to explain the development proposals. There was a representative of the Estates Department of The Co-operative Group, an architect from 3d Reid, and a planning consultant from NJL Consultants to present and explain the outline planning application process and the indicative housing densities included in the Design and Access Statement. This Burton Grange Community Centre venue was chosen due to its close proximity to the application site and it being deemed the most appropriate location by Barnsley MBC.
- The site lies in the northern portion of the Monk Bretton Ward which borders Cudworth Ward. An e-mail was sent and telephone call was made to the Local Ward Councillors of both wards to inform them of the development proposals and notify them of the consultations we were holding at Burton Grange Community Centre. A list of the Ward Councillors is provided in **Appendix 4** of this statement.
- The public consultations were advertised in the Public Notices section of The Barnsley Gazette on Friday 16<sup>th</sup> October 2009. A copy of the advert is provided in **Appendix 5**.

2.5 The above consultations were deemed to be an appropriate level of consultation for an Outline planning application. Further consultations will be held on the detailed designs drawn up at the reserved matters stages of the application.

## LOCAL AUTHORITY CONSULTATIONS

- 2.6 Representatives of the Co-operative Group have consulted with Barnsley MBC's Planning Department on a number of occasions since May 2005. These consultations have informed the submitted scheme and indicative housing layout used for the public consultations<sup>1</sup>.
- 2.7 Consultations with Barnsley MBC has led The Co-operative Group to restrain from submitting a residential development on the land up until now due to the sequential approach identified in Planning Advice Note 30 (PAN30)<sup>2</sup> which limited prospects of Greenfield site development. In these consultations it has been acknowledged that

<sup>1</sup> Recent consultations include a meeting with Steve Kirkham on 15<sup>th</sup> July 2009 and a meeting with Steve Kirkham – Planning, Development Control, Barbara Wilson – Highways Department, and Sarah Ford – Public Rights of Way Officer on 3<sup>rd</sup> September 2009. Additional discussions have also been held with Lloyd Downer – Affordable Housing Officer.

<sup>2</sup> Planning Advice Note 30: Sequential Approach to Determining Planning Applications for Residential Development.

whilst PAN 30 has historically been successful in steering housing development to Brownfield sites, the policy document is no longer appropriate to Barnsley (due in part to the impact this has had on the loss of employment land) and development of the application site is desirable for the following reasons:

1. The site is accounted for within the 5-year housing land supply figures. Submitting an application now will ensure the site can be delivered within Barnsley City MBC's desired timescales.
  2. The well documented national slump in housing land values has resulted in brownfield sites becoming economically unviable to deliver. This is reflected in the Barnsley district.
  3. Developers are subsequently either revising the sites for other more economic uses, mothballing sites, or revisiting consented schemes and reduce down the number of housing units. All these scenarios will affect the 5-year housing land supply figures thus increasing the pressure for additional housing land.<sup>3</sup>
  4. Market demand has led to less demand for city-centre high density Brownfield schemes and there is an increased pressure for family sized accommodation.<sup>4</sup>
- 2.8 Barnsley MBC has continually referenced their anticipated updating of the Planning Advisory Note 30 throughout The Co-operative Groups consultations from 2008 onwards. The policy section have stated that the updated advice note will replace the Brownfield first sequential test criteria with sustainability tests for Greenfield sites due to the issues experienced in Barnsley MBC with loss of employment land and the unviability of delivering potential Brownfield sites.
- 2.9 NJL were subsequently advised to submit a robust Sustainability Statement to evidence the appropriateness of developing the site for housing on the allocated housing site.
- 2.10 The scope of documentation submitted as part of the application was proposed in a letter dated June 2009 (see **Appendix 6**).

#### STATUTORY AND NON-STATUTORY CONSULTEES

- 2.11 The Environment Agency, Barnsley MBC's Environmental, Planning and Highways departments, and Yorkshire Water were all consulted as part of the pre-application consultations.

---

<sup>3</sup> Paragraph 54 of Planning Policy Statement 3: Housing places a responsibility on Local Planning Authorities to identify sufficient specific deliverable sites to deliver housing in the first five years.

<sup>4</sup> Paragraph 23 of PPS 23 states "developers should bring forward proposals for market housing which reflect demand and the profile of households requiring market housing, in order to sustain mixed communities"

**OUTCOMES OF CONSULTATIONS**

2.12 The submitted scheme incorporates the following changes requested at these consultations:

1. The incorporation of appropriate pathways and linkages through the site to reflect the existing arrangements and the Barnsley UDP site allocation BA1 (27) .
2. Reducing the proposed maximum number of housing units from 150 to 110 units. Allowing for 'upto' 110 units allows a degree of flexibility in housing types and housing density for the site but also allows flexibility in future housing supply figures.
3. Providing three housing layouts that have evolved to respond to Barnsley City Council's design team comments, with a centralised public open space to improve natural overlook and improve public safety.
4. The planning application includes a Sustainability Statement with the Annex 3 of the current PAN 30 completed which confirms that the site is located in a Sustainable Location.
5. The planning application documentation has been updated to include a Transport Statement and evidence the off-site highways improvements that address comments received at the Public Consultations.
6. The Technical Reports submitted with this application identify feedback received from statutory and non-statutory consultees, and recommends appropriate mitigation measures that will be provided as part of future reserved matters application(s).



---

### 3.0 SUSTAINABILITY CREDENTIALS

---

- 3.1 Due to the imminent publication of the replacement PAN 30, the sustainability *credentials of the site are covered under a separate Sustainability Statement* that demonstrates that the core principles of Sustainable Development have been considered at this outline stage and will be integrated in the development of the future detailed reserved matters application(s) and specifications.
- 3.2 Annex 3 of PAN 30 has been completed to evidence that the site is sustainably located when the site prioritisation and site appraisal tests are applied.
- 3.3 The Design and Access Statement identifies that the architect has developed an *Environmental Management System (EMS) for Designing Buildings* to assist in the development and management of environmental aspects that are considered to be significant in relation to the design of buildings. The future reserved matters applications will be steered by the principles outlined in the EMS.

---

## 4.0 HOUSING POLICY ANALYSIS

---

### INTRODUCTION

- 4.1 The following chapter looks at the national policy position and the regional and local policy documents that comprise the 'development plan' that should be considered in determining the housing application in Barnsley MBC.
- 4.2 The starting point in assessing the appropriateness of the development proposals is Section 38 (6) of the 2004 Planning Act which states that:
- 4.3 "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".
- 4.4 The development plan comprises:
- 4.5 The Barnsley Unitary Development Plan (UDP) which was adopted in December 2000, and the Yorkshire and Humber Regional Spatial Strategy (RSS) which was adopted in May 2008.
- 4.6 If policies within the development plan conflict, the most up-to-date policy should prevail.
- 4.7 This section identifies relevant housing policy and how the planning application responds to the requirements.

### NATIONAL POLICY

- 4.8 The following analysis focuses on PPS3 – 'Housing'. Analysis of other appropriate national policy is provided in the Sustainability Statement and the Technical Reports accompanying this application.

### PLANNING POLICY STATEMENT 3 - 'HOUSING'

- 4.9 Planning Policy Statement 3 - 'Housing' is the most appropriate national guidance to the development proposals and is a material consideration in decision making. Published in November 2006, this policy document introduced a delivery-focused agenda in relation to housing, the primary aim of which is to provide certainty that housing requirements will be delivered and needs met. Within the guidance there is the requirement placed on LPAs to identify specific deliverable sites in their Local

Development Framework (LDF) to ensure delivery of housing in the first 5 years of the plan period and a further supply of specific developable sites for years 6-15.

4.10 To be considered deliverable sites should be:

- Suitable – in that the site offers a suitable location for development now and would contribute to the creation of sustainable communities;
- Available – in that the site is available now; and
- Achievable – in that there is a reasonable prospect that the housing will be deliverable on the site within the next five years.

4.11 To be considered developable PPS3 confirms that the site should be suitably located for housing and there should be a reasonable prospect that the site is available and could be developed at the point envisaged.

4.12 Paragraph 7 of PPS3 refers to the requirement to:

"Identify and maintain a rolling five-year supply of deliverable land for housing, particularly in connection with making planning decisions."

4.13 Paragraph 71 of PPS 3 introduces a presumption in favour of planning applications for housing where a 5-year deliverable housing supply cannot be demonstrated:

"Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably applications for housing, having regard to the policies in this PPS including the consideration in paragraph 69."

4.14 Paragraph 69 sets out the general issues to be considered when deciding planning applications for housing. These are:

- Achieving high quality housing
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people
- The suitability of a site for housing, including its environmental sustainability.
- Using land effectively and efficiently.

- Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives
- 4.15 Importantly, PPS3 advises (paragraph 68) that in making decisions on housing developments regard should be had to the policies in the PPS as material considerations which may supersede the policies in existing Development Plans if it proceeds either the RSS or the UDP/Local Plan policies. For Barnsley MBC it is clear that the UDP (published in 2000) is superceeded by PPS 3, the RSS (published in 2008) and the Growth Point allocation (confirmed in 2008 and explained below).

## REGIONAL SPATIAL STRATEGY

- 4.16 Barnsley falls within the control of the Yorkshire and Humber Regional Spatial Strategy which was adopted in May 2008.
- 4.17 Table 12.1 of the RSS sets out a net housing requirement for Barnsley of 1,015 dwellings per annum from 2008-2026 (18,270 in total). This identifies an increase of 205 net dwellings per annum over and above the previous RSS requirement.
- 4.18 It should be noted that the RSS confirms at Policy H2C (5) that LPAs should “**adopt a flexible approach to delivery by not treating housing figures as ceilings.**”
- 4.19 In July 2008 the Council's bid for second round Growth Point status for the period 2008 to 2017 was announced as successful as part of a bid by the South Yorkshire authorities. This requires Barnsley MBC to deliver an uplift of 21% on the RSS figure of 1015 dwellings per annum for the period 2008 to 2016, thereafter reverting back to the requirement 1015 dwelling per annum to 2026.
- 4.20 The 2009 5-year Housing Land Supply confirms that the RSS and Growth Point allocation therefore places an onus on **Barnsley MBC to deliver an average of 1228 residential units per year in the next five years** to accord with the requirements of PSS 3.
- 4.21 The proposal of how the Council intends to address this is outlined in the proceeding analysis of the Publication Version of the Core Strategy (published 26<sup>th</sup> February 2010).

## LOCAL HOUSING POLICY

- 4.22 The following section provides an overview of the local planning policies relevant to the planning application.

## UNITARY DEVELOPMENT PLAN (UDP)

- 4.23 The statutory development plan in Barnsley MBC is the Barnsley Unitary Development Plan (UDP). The UDP was formally adopted in 2000 but was in use throughout the 1990s. The Secretary of State conducted a review of the UDP on 28th September 2007, reflecting the nationwide review of UDP's/Local Plans that resulted from delays experienced in production of the Local Development Framework Development Plan Documents proposed by the Planning and Compulsory Purchase Act 2004.
- 4.24 The site is currently allocated for housing under Policy BA1 (27) of the UDP. The Policy refers to a site area of 3.31 hectares and a capacity of 83 dwellings (equating to approximately 25 dwellings/hectare, below the 30 dwellings/hectare recommended by PPS3) this allocation includes requirements for access from Wilson Grove and provision of footpaths to the adjoining public spaces.
- 4.25 Barnsley City Council has prepared 35 guidance notes which explain how the policies in the Unitary Development Plan will be implemented. It is unclear what stages of consultation the various documents have been through but in the interests of thoroughness they have been treated as a material consideration for the purposes of this application.
- 4.26 Three types of guidance notes are available:
- Supplementary Planning Guidance (SPG) - covering particular types of development or development issues. Once the new Local Development Framework is adopted and new guidance is produced to supplement the new policies, they will be called Supplementary Planning Documents.
  - Planning Briefs - guidance applied to specific sites.
  - Planning Advice Notes (PAN) - used to update the UDP where National Planning Policy has changed.
- 4.27 All 35 policy documents have been reviewed, and the following guidance notes are deemed to be of relevance and have been consulted in revising and evolving the illustrative housing schemes:
- SPG 2- The Design and Layout of New Housing

- SPG 9 - Trees and Hedgerows
- SPG 10 - Paths & Development
- SPG 11 - Design to Avoid Crime
- SPG 18 - Walls & Fences
- SPG 20 - Open Space Provision on New Housing Developments
- SPG 25 - Landscape Design
- SPG29 - Flood Risk and Development
- PAN 30 - Sequential Approach to determining Planning Applications for New Residential Development
- Annex to PAN 30: Sustainability Checklist
- SPD 32 - Parking, Transport Assessments, and Travel Plans
- PAN34 - Affordable Housing in New Residential Developments Planning Advisory Note 30

4.28 Much of the advice provided in the above documents dates back to 2003 and has been updated and superseded by national and regional policy documents. The relevant guidance has been addressed in the planning application documents and can be addressed in the detailed design proposals submitted as part of future reserved matters applications. The delivery of an appropriate level of control is ensured through the recommended planning controls identified in Section 9 of this Statement.

**PLANNING ADVISORY NOTE 30 – SEQUENTIAL APPROACH TO DETERMINING PLANNING APPLICATIONS FOR NEW RESIDENTIAL DEVELOPMENT**

4.29 The most relevant of Barnsley MBC's advisory notes is PAN 30 which was introduced in January 2004. Whilst it does not form part of the Development Plan, it was adopted by the Council following public consultation and is a material consideration in decision making. In the pre-application consultations it was identified as being out of date (see paragraph 2.7 and 4.15) but is still viewed within Barnsley MBC as a key planning consideration for a housing application within the Barnsley district.

4.30 PAN 30 was prepared in the context of PPG3 (superseded by PPS3) and sets out a sequential approach to the release of housing land, giving priority to the most

sustainable sites and 'brownfield' land to meet the UDP, regional and national targets for the use of such land. It states that;

- 4.31 "Any application for residential development on a greenfield/part Greenfield site...of 0.4 hectare or more, will be subject to the Sequential Approach and assessed against available sites..."
- 4.32 'Available sites' include UDP housing proposals, windfalls with planning permission for housing (over 0.4ha) and sites of 0.4ha and above which form part of a recognised redevelopment programme.
- 4.33 As a greenfield site over 0.4ha in urban Barnsley, the subject site would be subject to sequential testing against available previously developed sites in 'category 3' (urban Barnsley).
- 4.34 PAN30 confirms that in these circumstances the onus is on the applicant to provide demonstrable justification as to why the greenfield application site should have priority over available previously-developed sites in the relevant area of search (i.e. Urban Barnsley).
- 4.35 Barnsley MBC have produced an Annex 3 for 'Category 3' sites that accompanies PAN 30. The Sustainability Checklist provided in Annex 3 has been completed and explained, along with relevant National Sustainability Policy requirements, within the Sustainability Statement submitted as part of this application. This evidences that the site is appropriate for residential development if the PAN30 policy test requirements are applied.
- 4.36 It is understood from discussions with Barnsley MBC that PAN 30 needs to be updated to have regard to PPS3 and the increased housing allocation numbers identified in the RSS. As identified in paragraph 4.15, PAN 30 is no longer a material consideration as its guidance has been superseded by the RSS, the Growth Point allocation, and the Publication Version of the Core Strategy (hereafter referred to as the Core Strategy) which responds to the Regional Guidance.
- 4.37 The Sustainability Statement has been produced to respond to both our consultations with Barnsley MBC and the Core Strategy<sup>5</sup> that identify a move away from the brownfield first approach of the existing PAN 30 to more sustainability-led site selection criteria due to the detrimental impact this has had on employment land availability.
- 4.38 This replacement policy document has not been forthcoming but there is still a requirement to ensure sufficient new houses are provided in the right place at the

---

<sup>5</sup> Page 64 of the Publication Version of the Core Strategy identifies the current situation within Barnsley MBC stating "Less than 50 hectares of market ready allocated employment land now remains."

right time (PPS3). This means having sufficient land available to meet the housing needs of Barnsley district and the updated 5-year housing land supply targets in the adopted RSS.

## LOCAL DEVELOPMENT FRAMEWORK

- 4.39 The Council is required to prepare a Local Development Framework (LDF) in accordance with the Planning and Compulsory Purchase Act 2004. The LDF will eventually replace the UDP as the development plan for the Borough and will consist of a portfolio of different planning documents.

## THE CORE STRATEGY

- 4.40 The LDF comprises a number of Development Plan Documents (DPDs) that will be underpinned by the Core Strategy. 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 of what sort of place Barnsley wants to become up to the year 2026.
- 4.41 The Revised Preferred Options of the Core Strategy was consulted on until 10<sup>th</sup> August 2009. Within the Revised Preferred Options of the Core Strategy Urban Barnsley was identified as the primary focus of growth in all 6 of the Options being considered for the location of growth within the district. A copy of The Co-operative Group's representations to this round of consultations is included in **Appendix 7** of this statement.
- 4.42 The Publication Version of the Core Strategy provides for 21,500 homes for the Plan period up until 2026. The Core Strategy anticipates a strengthening role for Barnsley in the Leeds and Sheffield City Regions' housing markets and anticipates housing growth above the total of 19,974 homes allocated by the RSS and the additional 21% brought about by the Growth Point allocation in 2008.
- 4.43 Paragraph 7.50 of the Core Strategy recognises that:
- 4.44 "The recent recession is affecting national, regional and local housing delivery. The Core Strategy reasserts Barnsley's commitment to provide 1704 additional homes over and above RSS requirements but the trajectory recognises current market realities."
- 4.45 The Core Strategy reasserts Barnsley's commitment to provide 1704 additional homes over and above RSS requirements but the trajectory recognises current market realities. In order to address the shortfall in the 5-year supply the Core Strategy proposes 12% (975 homes) of the uplift required by the Growth Point

allocation will be provided by 2016, and the residual uplift of 9%(729 homes) will be offset and delivered after 2016. The Core Strategy therefore recognises that the 5-year housing land supply cannot be delivered within the next 5 years.

- 4.46 The distribution of the new housing is set out in CSP10 and the subsequent housing site allocations will be considered in the Development Sites and Places (i.e. 'Site Allocations') DPD and shown on the accompanying Proposals Maps that is anticipated in December 2010.
- 4.47 The Housing Trajectory shown in Appendix 2 of the Core Strategy is included in **Appendix 8** of this report. This housing trajectory clearly evidences that the 5-year housing supply figures included within Table 1 of the 2009 5-year Housing Land Supply cannot be delivered by the Local Planning Authority.
- 4.48 The 5-year housing land supply figures have not been updated to reflect this but it is indicated within the Published Version of the Core Strategy that the forthcoming Annual Monitoring Report will be updated to reflect the housing shortfall.
- 4.49 The Housing Trajectory recognise that Barnsley MBC cannot deliver the 1228 units required in the 2009 5-year Housing Land Supply (which reflect the housing allocation requirements of the RSS and Growth Point allocation). **The Housing Trajectory confirms around 860 units were completed in 2008/9 and estimates delivery of 700 units for 2009/10 and under 1000 units for 2010/11 resulting in an under-provision of approximately 700 residential units in the first 3 years of the 5-year housing land supply requirements since 2008.** Whilst it is estimated that housing numbers will increase to circa 1250 for 2011/12 and 2012/12 there still remains **a major housing shortfall of housing delivery within the Barnsley district over the next 5 years.**

#### 5 YEAR HOUSING LAND SUPPLY 2009 – 2014 REPORT

- 4.50 For the avoidance of doubt, the 5 year housing land supply is also referred to as a Strategic Housing Land Supply Availability Assessment (SHLAA) in planning documentation.
- 4.51 The 5-year housing land supply figures were last updated on 1<sup>st</sup> April 2009. This utilises the same site referencing as the proceeding 2008 report. The 2008 5-year housing land supply includes the application site under reference 'H0676 Ellwood, Barnsley' and assigns a total of 110 dwellings for the application site. The 110 units are split in half for the purposes of the 5-year housing land supply with 55 units deemed to be deliverable in the next 5-years.
- 4.52 There is no detailed justification as to why the housing numbers were halved for the purpose of the 5-year housing land supply assessment, and it does not translate that a planning application should be submitted in two phases in order to accord with 5-

year housing land supply methodology. We have, therefore, submitted an outline application that provides a condition that ensures upto the 110 units anticipated on the site so that the application accords with the 5-year housing land supply figures but also allows for flexibility to respond to housing market demand at the time (to accord with PPS3's requirements).

- 4.53 As identified in paragraph 4.13 of this report, Local Planning Authorities should consider housing applications favourably where they cannot demonstrate an up-to-date 5 year housing land supply. Barnsley MBC have recognised the anticipated shortfall in the 5-year housing land supply in the Housing Trajectories that were published in February 2010 (see paragraph 4.49 above) and which represent a more up-to-date account of housing land supply in Barnsley MBC.
- 4.54 The 2009 Housing Land Supply and The Housing Trajectory both confirm around 860 units were completed in 2008/9. However, **from 2010 onwards to 2014 the 5-year housing land supply has assumed dwelling completions of around 1484 per annum. This does not tally with the more up-to-date estimates in the Core Strategy that estimate delivery of 700 units for 2009/10 and under 1000 units for 2010/11 resulting in an under-provision of approximately 700 residential units in the first 3 years of the 5-year housing land supply requirements since 2008.** The 5-year housing land supply has not been updated since April 2009 but this anomaly and housing shortfall will have to be clarified in the 2010 years 5-year supply update.
- 4.55 In addition, it should be noted that a minimum density of 40 homes per hectare has been assumed in SHLAA calculations. This is above the 30 homes per hectare proposed by PPS 3 and may result in an over-estimation of provision as there is no demand for high density living with lower density family-sized accommodation more likely to come forward in the 5-year term. Therefore, the actual numbers of housing units delivered may fall short of the anticipated 700 units shortfall already identified within the Housing Trajectory in the Core Strategy.

#### Site Allocations DPD

- 4.56 The Site Allocations document is proposed to identify specific housing sites within Barnsley MBC. This will have to be produced post-adoption of the overarching Core Strategy and is due for publication in December 2010 (see paragraph 4.47 of this Statement). Historically, a consultation on the Preferred Options draft of this document was undertaken in October 2005. This document identified the subject site as a proposed housing allocation (Ref. HS7) for 153 dwellings on 3.42 ha (equating to 40 dwellings per hectare) under draft Policy H2. Table 3 of the document confirms that the subject site is within 'Phase 2' sites which are phased for release under Policy HSP2 when:

- all phase-1 sites have been developed or are not capable of being developed; or
- extra sites need to be released to meet the yearly housing targets in the Regional Spatial Strategy.

4.57 The document makes reference to the Barnsley Settlement Assessment which has informed the emerging approach to housing provision in the District. The Lundwood area is discussed at paragraphs 5.244 to 5.256 of the Assessment, where it is explained, inter alia, that:

"Growth in Lundwood would help to sustain the viability of the existing public transport network and the vitality and viability of the District shopping centre. It could also help to support additional primary school, secondary school and healthcare provision."

"There is a need to diversify the housing type in Lundwood, which is predominately local authority stock. Recent residential development has begun this process but there is significant remaining capacity on undeveloped allocated housing sites."

"...growth in Lundwood could help to support the viability of existing services, help to maintain the local population level and assist the regeneration of the settlement... [growth] also has the potential to provide significant benefits to the settlement."

## CONCLUSION

4.58 The analysis of relevant housing policy in this Section of the Statement evidences that the site is suitable for development, is accounted for within the 5-year housing land supply, and should be brought forward as soon as practicable if Barnsley MBC is to meet its 5-year housing land supply requirements.<sup>6</sup>

---

<sup>6</sup> Paragraph 5.50 of the Budget 2010 announces the Planning Inspectorate will continue to report on the position across the country, and from 2010-11 the Government will withhold the relevant elements of the Housing and Planning Delivery Grant from local authorities that fail to produce satisfactory five-year land supply assessments.

---

## 5.0 DEVELOPMENT PROPOSALS

---

- 5.1 The housing will be a mixture of detached, semi-detached and possibly terraced housing. The housing will be in the form of family-sized accommodation from 2-bed units upwards and will be provided at a density that responds to market demand for larger units with plenty of external amenity space.
- 5.2 The Outline application is submitted with a condition identifying a maximum parameter of 110 units to allow the possibility for start up units if this is deemed desirable and appropriate by the local planning authority and prospective developer.
- 5.3 The architect has drawn up 3 different indicative housing schemes further to the consultations held with Barnsley MBC to reduce down the number of housing units from an originally proposed 150 units to an appropriate housing density for the site.
- 5.4 The housing density of upto 110 residential units equates to approximately 35 units per hectare and is a fair reflection of the different numbers historically assigned to the site.
- 5.5 The density is in-between the recommended 30 dwellings per hectare identified in PPS3 and the recommended minimum density of 40 units per hectare identified in Policy CSP 14 'Housing Mix and Efficient Use of Land' of the Barnsley MBC Core Strategy. It is also in-between the existing 83 units assigned to the site in the UDP Policy BA 1 (27) and the 153 dwellings assigned in the Site Specific Allocation documents draft of October 2005.
- 5.6 The proposed density is reflective of the housing densities of the adjoining residential areas and the Indicative Housing Layout identified in Parameter Plan 4 illustrates a scheme of 95 residential units. The stated preference at the public consultations was for a lower density than the maximum parameter of 110 units.
- 5.7 We have set the maximum parameter at 110 units to offer both Barnsley Council and the prospective developer flexibility in the type of housing they might provide in the 5-year time frame from planning consent. Recent changes in housing market demand has influenced our decision to offer this flexible approach to ensure the planning permission is deliverable and responds to local area needs.
- 5.8 The Parameter Plans submitted as part of the outline application identify the primary access point to the site, the key pedestrian linkages, and the site constraints that will be respected and addressed as part of the future reserved matters applications. They provide the level of detail deemed appropriate and necessary at the pre-application consultations with both the Local Community and Barnsley MBC.

---

## 6.0 AFFORDABLE HOUSING

---

- 6.1 The affordable housing requirements for BCC district are outlined in Policy H7 of the Barnsley Unitary Development Plan (UDP). Policy H7 – 'Providing affordable homes in new housing developments' states that:

***"Proposals for residential development must provide affordable homes where:-***

- a) there is a local need for them; and***
- b) the proposal provides 25 or more homes, or is on a site of 0.6 hectares or more in area, and is within a town or village of more than 3,000 people; or***
- c) the proposal provides 15 or more homes, or is on a site of 0.4 hectares in area, and is within a town or village of 3,000 people or fewer.***

***The number of affordable homes to be provided must be at least 15% of the total number of homes proposed. The types of affordable homes to be provided must be those for which there is a local need. The developer must show that arrangements have been made and put in place to keep the new homes affordable.***

***Where necessary, we will ask for a planning obligation to secure these requirements."***

- 6.2 Policy H7 is supplemented and explained by Supplementary Planning Guidance 'Planning Advisory Note 34 – Affordable Housing in New Residential Developments' which clarifies that the application of the policy will be closely linked to the Council's Housing Market Assessment.
- 6.3 The 2005 The Housing Market Assessment found that there was a need for at least 275 affordable houses in the borough each year between 2005 and 2010 (with a continuing need beyond that date). The Housing Market Assessment recommended that approximately 35% of new housing should be 'affordable' (32% in the regeneration areas).
- 6.4 Policy H7 generally only applies to sites with 25 homes or more, and there will be many sites that it will not apply to. The housing site will (in accordance with PPS3) provide a percentage and mix of affordable housing based upon a sound assessment of the local Housing Needs Assessment and the Strategic Housing Market Appraisal at the reserved matters stage.

- 6.5 A Housing Market Assessment Update<sup>7</sup> was conducted by ARC4 on behalf of Barnsley City Council in April 2008. The updated evidence base clearly demonstrates an ongoing need for additional affordable housing across Barnsley MB. The actual scale of need will vary due to prevailing market conditions and social rented capacity, but there is overarching requirement to ensure that a proportion of new development in Barnsley MB is affordable through the Local Development Framework (LDF) process.
- 6.6 The analysis suggests a split of 80% social rented and 20% intermediate tenure provision. Overall, the analysis states that there is a strong preference for houses and bungalows. Our indicative housing layout can accommodate these recommendations but we would not suggest unnecessarily controlling the outline to define tenure. Instead, we suggest this should be agreed at the reserved matters stage and based upon an up-to-date assessment of the Housing Market Assessment to accord with the recommendations of PPS 3.

#### THE CORE STRATEGY

- 6.7 Policy CSP 15 'Affordable Housing' of the Core Strategy identifies a requirement for 15% affordable housing provision on housing developments of 15 or more units.
- 6.8 Paragraph 7.86 of the Core Strategy recognises that Affordable Housing needs vary within the Borough. Monk Bretton is recognised as one of the more deprived Barnsley Wards where house prices will have been significantly affected in the recent decline in house values.
- 6.9 In the absence of an up-to-date Housing Market Assessment report we suggest the affordable housing element is controlled through an appropriately worded condition to ensure that the level and type of affordable housing provision is submitted and agreed as part of the first reserved matters applications. The suggested condition is put forward in **Appendix 9** of this Statement.

#### LAYOUT OF PROVISION

- 6.10 Further to discussions with the Affordable Housing Officer at Barnsley City Council, we suggest that affordable housing will be provided in a clustered arrangement and will not be 'pepper potted'. Clustering affordable housing units is widely regarded as the most appropriate layout for ease of management of the affordable housing units. These details will be provided for and explained within future reserved matters applications.

---

<sup>7</sup> Barnsley Housing Needs, Markets and Affordability Update: A Strategic Housing Market Assessment

---

## 7.0 HIGHWAYS AND ACCESS

---

### INTRODUCTION

- 7.1 The Co-operative Group commissioned Waterman Boreham to undertake a highways assessment of the development site in May 2009. The assessment concluded that there was more than adequate capacity to accommodate the development proposals and the detailed design could be worked up at the reserved matters stages of the planning application process.
- 7.2 The accessibility of the site was identified as the key area of concern at the public consultations held in September 2009. Following this, The Co-operative Group commissioned the Transport Statement that includes the following information:
- A review of the site's location in relation to the surrounding urban area, local highway network and public transport facilities;
  - Details of existing site conditions;
  - Analysis of three year accident record;
  - Details of the proposed access;
  - An explanation of the proposed parking levels;
  - A sustainability appraisal of the proposed site in terms of accessibility on foot, by cycle and by public transport; and
  - An estimation of total peak hour travel to be generated by the proposals.

### RECOMMENDATIONS

- 7.3 The report identifies that there are no existing safety concerns that would be exacerbated by the proposals. However, a number of potential highway improvements have been suggested which would help to improve safety on the local highway network. These include the following measures:
- Provision of a 3m wide right turning lane from Pontefract Road,
  - Provision of speed bumps on Wilson Grove, and
  - The marking of formal road priority at the Ellwood/Wilson Grove junction.

- 7.4 The Transport Statement demonstrates that the proposed development site is in an accessible location, with options for accessing the site on foot and by cycle.
- 7.5 Furthermore, the site is accessible to public transport facilities with bus stops on the A628 Pontefract Road within recommended walking distances, and good levels of provision maintained throughout the week. It is therefore considered that the site is accessible by a choice of sustainable travel modes in line with transport and land use policy.
- 7.6 An estimation of total travel demand has been undertaken. For journeys by car it is considered that the development proposals will have no material traffic impact upon the surrounding road network.
- 7.7 Should the Local Planning Authority deem it necessary, we are willing to put forward a comprehensive list of suggested conditions post-application to supplement those already identified in **Appendix 9** to provide assurances that the highways and access arrangements will be delivered to an appropriate standard within the reserved matters applications.

---

## 8.0 TECHNICAL SUMMARY

---

### INTRODUCTION

- 8.1 The following section provides a summary of the necessary technical assessments that have been submitted as part of planning application and evidences that the applicant has provided the appropriate level of information for the Outline planning application.

### ENVIRONMENTAL IMPACT ASSESSMENT - SCREENING OPINION

- 8.2 NJL Consulting submitted a screening opinion to Barnsley Metropolitan Borough Council (BMBC) on 3<sup>rd</sup> July 2009. The request was made to respond to the Environmental Impact Assessment Regulations (EIA) 1999 (as amended) screening requirements detailed in Schedule 2 of the EIA Regulations for "urban development projects" where the area of the development exceeds 0.5 hectares due to the site being approximately 3.4 hectares. The screening opinion was sought on an anticipated 150 unit scheme in the interests of thoroughness.
- 8.3 The Screening Opinion (dated 20<sup>th</sup> August 2009) confirmed that an EIA was not required as the proposed development is unlikely to result in significant environmental impacts due to its size, nature and location.
- 8.4 A copy of the screening request and opinion is provided in **Appendix 10 and 11** of this statement.

### SITE INVESTIGATION - EXTENDED PHASE 1 HABITAT SURVEY (JUNE 2009)

- 8.5 Entec UK Ltd (Entec) was commissioned by The Co-Operative to undertake an ecological assessment of a site. In completing the assessment a survey of the site was undertaken, in which any potential ecological issues that might be associated with the development of the site were identified. The report details the survey methods adopted, the results of the survey work, and makes generic recommendations for biodiversity enhancement and potential mitigation measures as appropriate.
- 8.6 The report draws the following conclusions and recommendations:

### ***Habitats***

- 8.7 The majority of the site comprises poor semi-improved grassland with frequent patches of tall ruderals and scattered scrub. The majority of habitats present at the site are of negligible nature conservation value and as such are not considered to be valued ecological receptors.
- 8.8 Given the distance of the site from the non-statutory designated sites identified by the desk study, any future development proposal for the site would not result in any potential impacts upon these sites of conservation interest.

### ***Protected Species***

- 8.9 There is habitat with potential to support legally protected species; reptiles and nesting birds have been identified as a possibility on-site. However due to the disturbed nature and size of the on-site habitats, these are not considered to be a significant constraint on any future development proposals subject to the adoption of the recommendations outlined below to avoid breaching wildlife legislation.

### ***Recommendation:***

#### ***Birds***

- 8.10 Although a breeding bird survey is not deemed to be necessary, there is habitat on the site with potential to support breeding birds and therefore there is a requirement to avoid contravention of the legislation relating to nesting birds in the UK (see Appendix B). Vegetation clearance and building demolition should be undertaken outside of the main bird breeding season (generally considered to be late February to July inclusive). In the event that works need to be undertaken within this period, clearance should be preceded by an inspection of the vegetation or building by an experienced ecologist to identify evidence of bird breeding activity (taken as the commencement of nest building through to fledging). If such is found, works should be delayed until young birds have fledged.

#### ***Reptiles***

- 8.11 Based on the negligible risk of reptiles being present within the site the requirement for specific surveys to determine the presence of reptiles at the site is not deemed necessary. Nevertheless, in order to avoid any direct impact upon reptiles which may be present, albeit in low numbers across the site, it is recommended that top soil stripping is undertaken when reptiles are active (between May and September) to allow any individuals to escape direct killing or injury. The site should be cleared from one direction only i.e. not in several directions towards the middle of the site to also allow any individual access to area outside the development area. Where any clearance of earth bunds or spoil or rubble piles is required, their removal should be

supervised by an ecologist to recover any disturbed reptiles and relocate to alternative suitable off-site habitat.

### **Bats**

- 8.12 Development proposals for the site are currently undefined, therefore it is not possible to determine the requirement for bat surveys. If development proposals have the potential to affect bats in these areas, a bat activity survey of the site and immediate surrounding habitats may be required.

### **ECOLOGICAL ENHANCEMENT OF THE DEVELOPED SITE**

- 8.13 According to PPS9 and PPS2 there is a need to 'enhance biodiversity in green spaces and among developments so that they are used by wildlife and valued by people'. In order to adequately address this requirement, it is recommended that there is specialist ecological input into the development of the scheme design within the future reserved matters applications. There are a number of potential areas of enhancement identified within the Phase 1 survey, the details of which can be defined in future landscaping and biodiversity plans.
- 8.14 A copy of the Site Investigation report was provided to inform the BMBC's EIA screening opinion. A copy of the report is provided as part of the planning application submission documents.

### **FLOOD RISK ASSESSMENT**

- 8.15 The site is located in a Flood Zone 1 risk area according to the Environment Agency maps. The main flood risk issue to consider is usually the management of surface water run-off.
- 8.16 AECOM has prepared this Flood Risk Assessment for The Co-operative Group to support the application. A Flood Risk Assessment is required because the site is located in Flood Zone 1 and is over one hectare in area.
- 8.17 The site is considered to be an appropriate site for development within the planning context since it is located in Flood Zone 1. The Sequential Test should therefore be passed and the Exception Test is not required. All forms of development are appropriate within Flood Zone 1 based on Planning Policy Statement 25: Development and Flood Risk.
- 8.18 AECOM considered all the potential sources of flooding to the site, including tidal (sea), fluvial (river), groundwater, land drainage, pluvial (surface water and overland

flow), sewers, water mains and other artificial sources. Climate change has also been considered, which is expected to increase the peak rainfall intensity and peak river flow by up to 30% over the lifetime of the development.

- 8.19 AECOM has shown that all potential sources of flooding can be mitigated to an acceptable level of risk and safe disposal of foul and surface water from the site is possible and that these should be managed sustainably and appropriately.
- 8.20 The developer should determine the existing drainage regime as part of the reserved matters application stage and agree the proposed drainage arrangements in advance of construction with Barnsley Metropolitan Borough Council, the Dearne and Dove Internal Drainage Board and Yorkshire Water as appropriate. Wherever possible, the developer should use Sustainable Drainage Systems to manage surface water runoff.
- 8.21 AECOM consider that the flood risk to and from the proposed development site can be mitigated to an acceptable level. It is therefore anticipated that outline planning permission can be granted, subject to a detailed planning application with appropriate conditions being applied to the redevelopment of the site.
- 8.22 The Flood Risk Assessment will be submitted for information and to inform the future reserved matters application.

## CONCLUSION

- 8.23 This Section evidences that there are no constraints that cannot be overcome without suitable controls and the site is suitable, available, and deliverable.

---

## 9.0 PLANNING CONTROLS

---

- 9.1 Circular 05/2005 advocates the use of conditions over planning obligations as they are a more flexible tool that afford the appropriate level of control for Local Planning Authorities over future development.
- 9.2 A list of suggested planning conditions is contained within **Appendix 9** of this Planning Statement. This list has been provided interests of transparency and to provide members of the general public and Barnsley MBC with assurances that there is an appropriate level of control over the details that are to be submitted as part of the reserved matters application(s).
- 9.3 We do not believe it is appropriate to agree a Section 106 Agreement as part of the Outline application. Instead the affordable housing elements should be conditioned and the details agreed as part of the first reserved matters applications.
- 9.4 In the pre-application consultations it has been requested that the contact details of the lawyer acting on behalf of The Co-operative Group is submitted as part of this application. This is provided in **Appendix 12** of this Statement. We suggest that this may be subject to change and would respectfully request that The Co-operative Groups' agent detailed on the Planning Application Form is the first point of contact on all matters of planning control.
- 9.5 It is anticipated that there will be a number of additional conditions proposed as part of the consultations post-submission.

---

## 10.0 SUMMARY AND CONCLUSION

---

- 10.1 The application site is owned by the Co-operative Group and is vacant with good access arrangements.
- 10.2 A series of pre-application consultations have been held with the Local Community, Barnsley MBC, and the appropriate Statutory Consultees to inform them of the proposed housing application. These consultations have informed the contents of the outline planning application proposals.
- 10.3 The site is allocated under Policy BA1 (27) in the UDP and is the one remaining allocated housing site that remains undeveloped in the Lundwood area of Urban Barnsley. The site is accounted for within the 5-year housing land supply and analysis of the appropriate housing policy and housing supply evidences that there is a major shortfall of housing numbers within Barnsley MBC due to the increased allocation brought about by the RSS and Growth Point allocation.
- 10.4 The development proposals are of an appropriate density and the suggested planning controls will ensure that an appropriate standard of open market and affordable housing is provided at the reserved matters stage.
- 10.5 The Transport Statement and Technical Reports submitted with the application evidence that the site is suitable, available, and achievable.
- 10.6 The planning application should be approved in accordance with paragraph 71 of PPS3 due to the severe housing shortfall anticipated in the 5-year housing land supply figures since 2008 and in order to assist Barnsley MBC in meeting their 5-year housing land supply requirements.

---

## 11.0 APPENDICES

---

Appendix 1 – Copy of Consultation Letter issued to Local Residents.

Appendix 2 – List of Addresses Consulted.

Appendix 3 – Location of Barton Grange Community Centre.

Appendix 4 – List of Ward Councillors informed of 28<sup>th</sup> September 2009 consultations.

Appendix 5 – Advert in The Barnsley Gazette advertising the Public Consultations.

Appendix 6 – Letter dated 13<sup>th</sup> July 2009 detailing scope of application documents.

Appendix 7 – The Co-operative Groups' representations to the Revised Preferred Options of the Core Strategy.

Appendix 8 – Housing Trajectories for Publication Version of the Core Strategy.

Appendix 9 – List of Suggested Conditions.

Appendix 10 – Letter detailing Screening Request 3<sup>rd</sup> July 2009

Appendix 11 – Screening Opinion from Barnsley MBC 4<sup>th</sup> August 2009

Appendix 12 - The Co-operative Groups Legal Representative contact details.

**Your Ref:**  
**Our Ref:** 2009-027

The Property Owner  
1 Claremont Gardens  
Lundwood  
Barnsley  
South Yorkshire  
S71 5HQ

NJL Consulting LLP  
Adamson House  
Towers Business Park  
Wilmslow Road  
Manchester M20 2YY

Phone: +44 (0)845 362 8202  
e-fax: +44 (0)870 130 5579  
e-mail: [info@njlconsulting.co.uk](mailto:info@njlconsulting.co.uk)

[www.njlconsulting.co.uk](http://www.njlconsulting.co.uk)

13 October 2009

To Whom It May Concern:

**Re: Public Consultation for residential planning application on land north of Wilson Grove, Lundwood, Barnsley**

I am writing to you on behalf of The Co-operative Group, whom we are representing, in order to inform you that we will be submitting a planning application on land they own to the north of Wilson Grove. We have enclosed a red line plan identifying the area of land in question.

The planning application is for:

'Up to 110 residential dwelling houses with associated infrastructure and ancillary facilities in Outline.'

The presentations will be held at Burton Grange Community Centre between 6.30pm and 8.30pm on Wednesday 28<sup>th</sup> October 2009. The presentations will give examples of the housing layouts we have devised for the scheme and will give members of the general public the opportunity to comment on the proposals prior to the submission of the planning application.

The application is intended to establish the principle of providing family-sized residential accommodation at the site.

We look forward to seeing you at the consultation evening.

Yours sincerely,



Russell Adams  
For and on behalf of  
NJL Consulting LLP

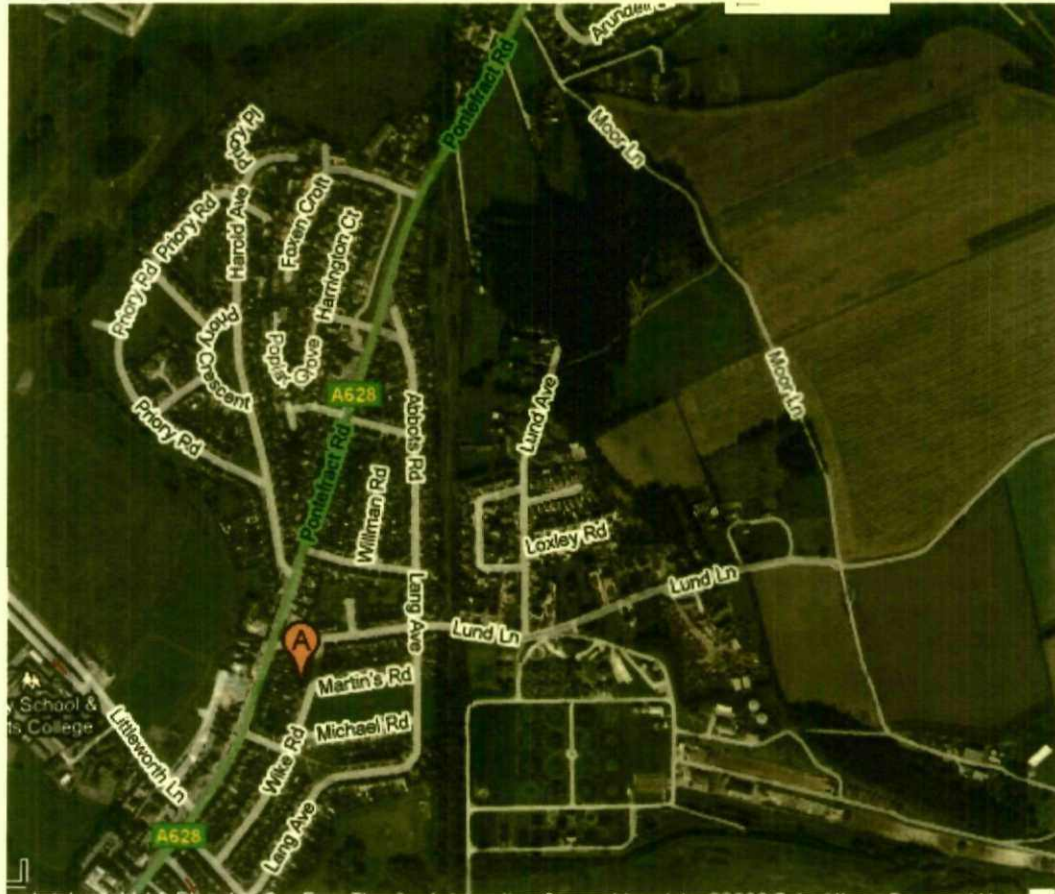
**The Co-operative, Lundwood, Barnsley - Consultation List**

| No  | Street            | Town     | Postcode |
|-----|-------------------|----------|----------|
| 1   | Claremont Gardens | Barnsley | S71 5HQ  |
| 2   | Claremont Gardens | Barnsley | S71 5HQ  |
| 1   | Claremont Gardens | Barnsley | S71 5HQ  |
| 338 | Pontefract Road   | Barnsley | S71 5JT  |
| 339 | Pontefract Road   | Barnsley | S71 5JT  |
| 340 | Pontefract Road   | Barnsley | S71 5JT  |
| 341 | Pontefract Road   | Barnsley | S71 5JT  |
| 342 | Pontefract Road   | Barnsley | S71 5JT  |
| 1   | Priory Place      | Barnsley | S71 5JB  |
| 2   | Priory Place      | Barnsley | S71 5JB  |
| 3   | Priory Place      | Barnsley | S71 5JB  |
| 4   | Priory Place      | Barnsley | S71 5JB  |
| 5   | Priory Place      | Barnsley | S71 5JB  |
| 6   | Priory Place      | Barnsley | S71 5JB  |
| 7   | Priory Place      | Barnsley | S71 5JB  |
| 8   | Priory Place      | Barnsley | S71 5JB  |
| 9   | Priory Place      | Barnsley | S71 5JB  |
| 10  | Priory Place      | Barnsley | S71 5JB  |
| 11  | Priory Place      | Barnsley | S71 5JB  |
| 12  | Priory Place      | Barnsley | S71 5JB  |
| 13  | Priory Place      | Barnsley | S71 5JB  |
| 14  | Priory Place      | Barnsley | S71 5JB  |
| 15  | Priory Place      | Barnsley | S71 5JB  |
| 16  | Priory Place      | Barnsley | S71 5JB  |
| 17  | Priory Place      | Barnsley | S71 5JB  |
| 18  | Priory Place      | Barnsley | S71 5JB  |
| 19  | Priory Place      | Barnsley | S71 5JB  |
| 20  | Priory Place      | Barnsley | S71 5JB  |
| 90  | Harold Avenue     | Barnsley | S71 5JA  |
| 92  | Harold Avenue     | Barnsley | S71 5JA  |
| 94  | Harold Avenue     | Barnsley | S71 5JA  |
| 96  | Harold Avenue     | Barnsley | S71 5JA  |
| 98  | Harold Avenue     | Barnsley | S71 5JA  |
| 100 | Harold Avenue     | Barnsley | S71 5JA  |
| 102 | Harold Avenue     | Barnsley | S71 5JA  |
| 104 | Harold Avenue     | Barnsley | S71 5JA  |
| 106 | Harold Avenue     | Barnsley | S71 5JA  |
| 113 | Harold Avenue     | Barnsley | S71 5JA  |

|     |               |          |         |
|-----|---------------|----------|---------|
| 115 | Harold Avenue | Barnsley | S71 5JA |
| 117 | Harold Avenue | Barnsley | S71 5JA |
| 119 | Harold Avenue | Barnsley | S71 5JA |
| 121 | Harold Avenue | Barnsley | S71 5JA |
| 123 | Harold Avenue | Barnsley | S71 5JA |
| 1   | Ellwood       | Barnsley | S71 5JF |
| 3   | Ellwood       | Barnsley | S71 5JF |
| 5   | Ellwood       | Barnsley | S71 5JF |
| 7   | Ellwood       | Barnsley | S71 5JF |
| 2   | Wilson Grove  | Barnsley | S71 5JS |
| 4   | Wilson Grove  | Barnsley | S71 5JS |
| 6   | Wilson Grove  | Barnsley | S71 5JS |
| 8   | Wilson Grove  | Barnsley | S71 5JS |
| 10  | Wilson Grove  | Barnsley | S71 5JS |
| 12  | Wilson Grove  | Barnsley | S71 5JS |
| 14  | Wilson Grove  | Barnsley | S71 5JS |
| 16  | Wilson Grove  | Barnsley | S71 5JS |
| 1   | Wilson Grove  | Barnsley | S71 5JS |
| 3   | Wilson Grove  | Barnsley | S71 5JS |
| 5   | Wilson Grove  | Barnsley | S71 5JS |
| 7   | Wilson Grove  | Barnsley | S71 5JS |
| 8   | Wilson Grove  | Barnsley | S71 5JS |
| 10  | Wilson Grove  | Barnsley | S71 5JS |
| 12  | Wilson Grove  | Barnsley | S71 5JS |
| 14  | Wilson Grove  | Barnsley | S71 5JS |
| 16  | Wilson Grove  | Barnsley | S71 5JS |
| 18  | Wilson Grove  | Barnsley | S71 5JS |
| 20  | Wilson Grove  | Barnsley | S71 5JS |
| 22  | Wilson Grove  | Barnsley | S71 5JS |
| 2   | Foxen Croft   | Barnsley | S71 5JE |
| 4   | Foxen Croft   | Barnsley | S71 5JE |
|     | Warehouse     |          |         |

## Public Consultations – Burton Grange Community Centre

Location of Burton Grange Community Centre



**BURTON GRANGE, COMMUNITY CENTRE, WIKE ROAD, LUNDWOOD**

on Wednesday 28th October between 7pm and 8.30pm.

**List of Ward Councillors:**

**Monk Bretton Ward**

**Cllr Grace Brown (Independent)**

E-mail: CllrGraceBrown@barnsley.gov.uk

Telephone: 01226 770770 (Town Hall)

By Post:

Councillor Grace Brown

Town Hall

Church Street

BARNSLEY

S70 2TA

**Cllr Ken Richardson (Labour)**

E-mail: CllrKenRichardson@barnsley.gov.uk

By Telephone: 01226 770770 (Town Hall)

or 01226 206006 (Home)

By Post: Town Hall address detailed above.

**Cllr Margaret Sheard (Labour)**

By Email: CllrMargaretSheard@barnsley.gov.uk

By Telephone: 01226 770770 (Town Hall)

or 01226 283271 (Home)

By Post: Town Hall address detailed above.

**Cudworth Ward**

**Cllr Stephen Houghton (Labour)**

By Email: CllrStephenHoughton@barnsley.gov.uk

By Telephone: 01226 770770 (Town Hall)

or 01226 717348 (Home)

By Post: Town Hall address detailed above.

**Cllr Charles Wraith (Labour)**

By Email: CllrCharlesWraith@barnsley.gov.uk

By Telephone: 01226 770770 (Town Hall) or

01226 712135 (Home)

By Post: Town Hall address detailed above.

**Cllr Joe Hayward (Labour)**

By e-mail: CllrJoeHayward@barnsley.gov.uk

By Telephone: 01226 770770 (Town Hall) or

01226 712443 (Home)

By Post: Town Hall address detailed above.

# **LOCAL RESIDENTS**

are invited to attend a  
public consultation to be  
held at

**BURTON GRANGE  
COMMUNITY CENTRE,  
WIKE ROAD, LUNDWOOD**

on Wednesday 28th  
October between 7pm and  
8.30pm by representatives  
of the Co-operative Group.

The consultation will  
provide details on the  
outline planning application  
for a proposed residential  
housing scheme at a site  
north of Wilson Grove,  
Lundwood, Barnsley.

Your Ref:

Our Ref: 2009.029

Steve Kirkham  
Development Control Section  
Planning and Transportation Service  
Barnsley Metropolitan Borough Council  
PO Box 604  
S70 9FE

13<sup>th</sup> July 2009.

Dear Mr Kirkham

**Re: Land off Pontefract Road, Barnsley – Planning Application Documentation**

Further to our recent conversation on the matter, and our recent screening request, I am writing to detail the list of planning application documentation we propose to submit as part of our planning application.

We propose to submit an application for:

"Upto 150 housing units, associated infrastructure and ancillary facilities in Outline"

We have reviewed Barnsley Metropolitan Borough Council's Validation Checklist and would propose to submit the following scope of documentation:

1. Covering Letter.
2. Planning Application Forms and Certificates (Certificate A).
3. Supporting Statement – Addressing:
  - Planning Policy
  - Affordable Housing Statement
  - Sustainability and Energy Statement
4. Parameter Plans – Including:
  - Red Line Plan
  - Site Constraints
  - Maximum Building Heights
  - Accessibility Plan – Key Access Points, Linkages, Pathways and Rights of Way
  - Landscaping Plan
5. Design & Access Statement
6. Transport Assessment
7. Extended Phase 1 Habitat Survey
8. Flood Risk Assessment

The outline application will be submitted with all matters reserved utilising parameter plans supplemented by supporting information that identify all the important elements of the scheme and test the maximum quantum of development identified within the parameter plans. All future reserved matters applications will not exceed the parameters tested in the Outline application unless otherwise agreed with Director of Planning.

NJL Consulting LLP  
Adamson House  
Towers Business Park  
Wilmslow Road  
Manchester M20 2YY

Phone: +44 (0)845 362 8202  
e-fax: +44 (0)870 130 5579  
e-mail: [info@njlconsulting.co.uk](mailto:info@njlconsulting.co.uk)

[www.njlconsulting.co.uk](http://www.njlconsulting.co.uk)

We propose to agree the final schedule of planning application documentation at our meeting scheduled for 10am on Wednesday 15<sup>th</sup> July 2009. We would be grateful if you could review the above scope of documentation ahead of this to ensure the outline application addresses the relevant policy and validation requirements.

I have enclosed an Agenda identifying the key items we will need to discuss at our scheduled meeting. If you require further information or wish to discuss the content of this letter ahead of the meeting, then please do not hesitate to contact me.

Yours sincerely



Russell Adams  
For and on behalf of NJL Consulting

*Enc:* Agenda for 15<sup>th</sup> July meeting.

CC: Nigel Smith, The Co-operative Group

30/03/10 15:10

## Comments

### Barnsley Core Strategy Revised Preferred Options (01/06/09 to 10/08/09)

|                    |                                          |
|--------------------|------------------------------------------|
| Comment by         | The Co-operative Group ( )               |
| Comment ID         | 65                                       |
| Response Date      | 07/08/09 14:46                           |
| Consultation Point | 9.124 Paragraph ( <a href="#">View</a> ) |
| Status             | Processed                                |
| Submission Type    | Web                                      |
| Version            | 0.4                                      |

Please add your comment here.

The Council needs to make a realistic assessment of 5 year housing land supply and re-assess brownfield site's deliverability given the decrease in land values resulting from the 'credit crunch'. They also need to assess whether schemes will have to be reworked, reducing housing numbers, in order to respond to changing demands from both housebuilders and the market for less flats and more family housing.

---

|                    |                                          |
|--------------------|------------------------------------------|
| Comment by         | The Co-operative Group ( )               |
| Comment ID         | 67                                       |
| Response Date      | 07/08/09 15:03                           |
| Consultation Point | 9.129 Paragraph ( <a href="#">View</a> ) |
| Status             | Processed                                |
| Submission Type    | Web                                      |
| Version            | 0.4                                      |

Please add your comment here.

In advance of the production of the Core Strategy and LDF documents the Council should pay due regard to the provisions of the 'Development Plan' with sufficient weight afforded to the increased housing allocations brought about by the Regional Spatial Strategy. This is the most up-to-date aspect of the 'Development Plan' and the PAN 30 document is currently in the process of being redrafted to provide the replacement PAN 31 due to the negative effects (i.e. loss of employment land and inappropriate forms of housing provision) that have resulted from the PAN 30 document. The increased

housing numbers, the out-datedness of PAN 30, and the need to respond to market demand should count as strong material considerations for determining planning applications prior to the production of PAN 31. In addition, the SHLAA Assessment of suitability for housing sites should be reviewed in light of the above and further to the production of PAN31.

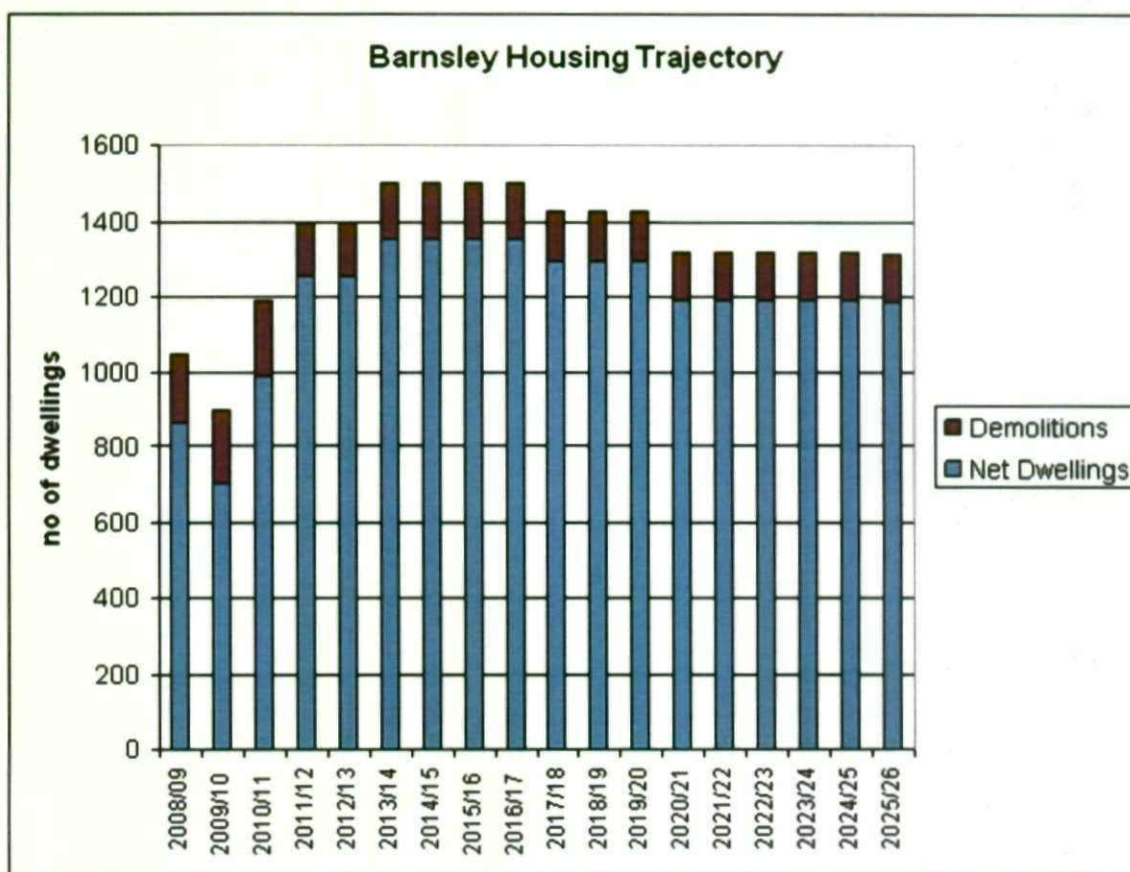
---

|                           |                                     |
|---------------------------|-------------------------------------|
| <b>Comment by</b>         | The Co-operative Group ( )          |
| <b>Comment ID</b>         | 70                                  |
| <b>Response Date</b>      | 07/08/09 15:13                      |
| <b>Consultation Point</b> | Question 9 ( <a href="#">View</a> ) |
| <b>Status</b>             | Processed                           |
| <b>Submission Type</b>    | Web                                 |
| <b>Version</b>            | 0.6                                 |

**Please add your comment here.**

We support the view that Urban Barnsley should be the primary focus for housing provision but the Council needs to be realistic and enable the release and delivery of all allocated housing land and sustainably located land if the housing allocation targets are to be met in appropriate timescales.

Appendix 8 – Housing Trajectories in Appendix 2 of the Publication Version of Barnsley Metropolitan Borough Council's Core Strategy



## Appendix 9 – List of Suggested Conditions

We would suggest the following list of conditions are attached to the outline planning permissions. We suggest it is appropriate that the Local Planning Authority consults with the planning agent prior to finalising the full list of conditions to ensure the conditions meet with the tests identified within Circular 11/95.

1. Details of the siting, design, external appearance, landscaping and means of access (herein called "the reserved matters") shall be submitted to and approved in writing by the local planning authority on a phased basis, prior to commencement of development of each phase and the development shall be carried out as approved.
2. Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
3. The development hereby permitted shall begin not later than two years from the date of the approval of the last of the reserved matters to be approved.
4. The development hereby permitted shall accord with the following drawings / plans:
  - Parameter Plan 01 – Site Boundary
  - Parameter Plan 02 – Site Constraints
  - Parameter Plan 03 – Site Access & Linkages

Unless otherwise agreed in writing with the Local Planning Authority.

*Reason: To ensure the development conforms with the Outline planning permission.*

5. The development is not to exceed a maximum of 110 residential units, the details of which shall be submitted as part of the application for approval of reserved matters.

*Reason: To ensure the development conforms with the Outline planning permission and stays within the maximum assessed level of development.*

6. The developer shall agree the percentage and type of affordable housing provision as part of the first reserved matters application unless otherwise agreed in writing with the Local Planning Authority.

*Reason: In order that the development responds to an up-to-date assessment of local housing need.*

Your Ref:  
Our Ref: 2009.029

Steve Kirkham  
Barnsley Metropolitan Borough Council  
Planning and Transportation Service  
Development Control Section  
PO Box 604  
S70 9FE

NJL Consulting LLP  
Adamson House  
Towers Business Park  
Wilmslow Road  
Manchester M20 2YY

Phone: +44 (0)845 362 8202  
e-fax: +44 (0)870 130 5579  
e-mail: [info@njlconsulting.co.uk](mailto:info@njlconsulting.co.uk)

[www.njlconsulting.co.uk](http://www.njlconsulting.co.uk)  
**BY E-MAIL & POST**

3<sup>rd</sup> July 2009

Dear Mr Kirkham,

**Re: Land off Pontefract Road, Barnsley**

**Request for Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.**

I am writing on behalf of The Co-operative Group to formally request a Screening Opinion from Barnsley Metropolitan Borough Council (BMBC) in respect of a proposed residential development off Pontefract Road / Wilson Grove Barnsley.

The proposed development is for a residential led scheme that will provide up to approximately 150 units and include a proportion of affordable housing units. There will be one principal vehicular access point to the site located off Wilson Grove.

Under Regulation 5 (1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended, this is a request for a Screening Opinion in relation to the determination whether an Environmental Impact Assessment (EIA) is required.

In accordance with European Directive 85/337 EEC and the aforementioned EIA Regulations, an EIA is required if the proposed project is deemed likely to have significant effects on the environment. That the project should be screened for an EIA is determined by Schedule 2 of the EIA Regulations for "urban development projects" where the area of the development exceeds 0.5 hectares and the site area is approximately 3.5 hectares.

With respect to the proposal outlined above, it is our opinion that an EIA is not required as the proposed development is unlikely to result in significant environment effects. Information supporting the judgment for the various potential environmental effects is provided in the attached note.

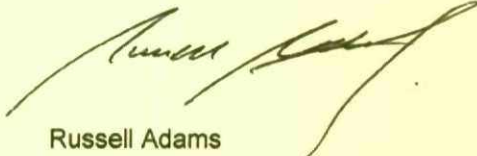
Following Paragraph (2) of Regulation 5, this letter is accompanied with the following information:

- a map to identify the site location in respect to the surrounding area and a plan to identify the proposed site boundary (Figure 1).
- a description of the nature and purpose of the development and of its possible effects on the environment; and

- additional information, where this is appropriate.

I trust that the enclosed information is sufficient on which to base your formal Screening Opinion. If you require further information or wish to discuss the content of this letter, then please do not hesitate to contact me. I look forward to receiving your formal Screening Opinion in 3 weeks from the date of this letter.

Yours sincerely



Russell Adams  
For and on behalf of NJL Consulting

*Enc:* EIA Screening – Additional Information and Figure 1.

CC: Nigel Smith, The Co-operative Group

**Land off Pontefract Road, Barnsley**

**EIA Screening – Additional Information**

*1. Introduction*

This note provides additional information in respect of a request for a formal EIA Screening Opinion for a proposed development off Pontefract Road, Barnsley.

In accordance with the EIA Regulations, the following information is provided:

- Section 2 provides details on the proposed nature and purpose of the development;
- Section 3 provides details of the possible effects on the environment and reasons as to why an EIA is deemed not to be required; and
- Figure 1 illustrates the site location.

*2. Nature and Purpose of the Proposed Development*

The site is located approximately 2km east of Barnsley town centre off the A628 Pontefract Road, West Yorkshire. The surrounding area comprises a mixture of built-up areas with roads and residential buildings, small scale industrial depots and a dismantled railway line approximately 500m to the north of the site. Another section of dismantled railway borders the site to the east and now comprises the Trans Pennine Trail long distance path.

The site location and indicative site boundary is illustrated on *Figure 1*.

The proposals are for up to 150 new houses to be built on the site with associated open space and landscaped areas. It is proposed to submit an application in outline together with a series of defined parameter plans. The Parameter Plans will present the proposed development in context and aim to secure a flexible and workable consent.

A final schedule of application documents has yet to be discussed and agreed with the Local Planning Authority; however an initial list is proposed as follows:

- Application form and associated documents;
- Planning Statement (including Affordable Housing and Sustainability)
- Parameter Plans;
- Design and Access Statement;
- Transport Assessment;
- Extended Phase 1 Habitat Survey; and
- Flood Risk Assessment.

### 3. *Possible Environmental Effects*

The following sections present the environmental topics that are set out in Schedule 4 (3) of the EIA Regulations.

#### ***Biodiversity (Flora and Fauna)***

The site consists of poor quality semi-improved grassland with scattered scrub and young sapling trees, there is a block of plantation woodland outside the northern boundary of the site which will not be affected by the proposals.

There are two statutory sites designated for nature conservation within approximately 2km of the site; Carlton Marsh Local Nature Reserve (approx 1.4km north east) and Dearne Valley (approx 1.3 km south west). Based on the distance of these LNRs from the site and the absence of any linkages to the Lundwood site, it is concluded that future development proposals would not result in direct or indirect impact upon the designated features of the LNRs.

An Extended Phase 1 Habitat Survey of the site was completed in June 2009. The survey identified that the site was unlikely to support protected species (breeding birds, bats and reptiles) and no further surveys were necessary due to the disturbed nature and poor habitat quality of the site.

Significant adverse impacts on biodiversity are not predicted to occur and do not require inclusion under an EIA.

#### ***Transport (including Air and Noise)***

It is proposed that the site will have one principal access point via Wilson Grove / Elwood and into the site. A Transport Assessment (TA) will be undertaken for the proposals and included as part of the planning application. This will present the estimated increase in traffic associated with the proposals which is not considered to be significant.

The scope of the Transport Assessment will be agreed with the Local Highways Authority and undertaken in accordance with the DfT Guidance on Transport Assessment and scoped accordingly. The traffic numbers associated with the proposed development at construction and at completion are not expected to be significant or to cause significant adverse impacts on local air or noise quality.

The development proposals will not impact upon existing footpaths or public rights of way. Retention and linkages between these rights of way and the development site will be shown on the Parameter Plans.

Significant impacts on transport, noise and air quality are not expected to occur and do not require EIA. The Transport Assessment will clearly present the predicted vehicle changes arising from the proposed development and identify measures to promote sustainable forms of travel including walking, cycling and public transport.

#### ***Socio Economics (Population)***

The proposed number of new housing will increase the number of residents in the local area, but is a small addition to a well served and populated town centre with a large catchment area. The site is in close proximity to a range of amenities including education, health, leisure and cultural facilities.

Socio economic impacts from the proposed development are unlikely to occur and do not require consideration under EIA.

#### ***Ground Conditions (Soils and Contamination)***

Historical Ordnance Survey (OS) Maps for the site indicate that the area has not previously been developed and the railway line was constructed around 1900. This does not present a significant risk of historical contamination to the soil or surface water on site.

The site is not known to have been affected by mining or other extractive purposes and there are no records of landfill activity. Prior to construction, appropriate ground and soil testing will be undertaken and a suitable construction method statement will be implemented for the site.

The potential for significant contamination occurring on site is considered low and therefore ground conditions do not require consideration under EIA.

### ***Water Resources***

The River Dearne is located approximately 1km south of the site. The site is not located within an area known to be prone to, or at risk of flooding. The Environment Agency Flood Maps show the site to be located within Flood Zone 1, the lowest risk zone (1 in 1000 year or 0.1% risk of flooding). There are no other recorded water bodies either on the site or in close proximity.

In line with PPS 25, the proposals are over 1 hectare and fall within Flood Zone 1. A Flood Risk Assessment (FRA) focussing on surface water drainage and including foul drainage / utilities will be completed and submitted as part of the planning application.

The proposed development does not present a significant risk to flooding either on or off the site, the FRA will identify key sustainable drainage principles for the site and EIA is not required.

### ***Archaeology (including Cultural and Built Heritage)***

There are no Scheduled Ancient Monuments within the proposed development, neither is it situated on, or within close proximity to a Historic Battlefield, Registered Park and Garden or Conservation Area. There are no buildings on site or close by that are Listed.

The site has remained undeveloped, with possible previous use for agriculture. This, together with railway and road construction may have disturbed the potential for archaeological remains to be present on site. Significant impacts are therefore not expected to occur and do not require consideration under EIA.

### ***Landscape and Visual***

The site is located within designated Greenbelt, however it sits immediately adjacent to an existing built up area. It is visually quite self-contained between transport corridors and borders of trees.

There are a limited numbers of visual receptors that would be affected by development of the site, these include:

- Residential properties around Elwood, Priory Place and Wilson Grove.
- Users of the Trans-Pennine Trail and other footpaths around the site.

The Parameter Plans will define the proposed density and set maximum building heights for the development. A series of landscaping and design principles will be included as

part of the Design and Access Statement and submitted as part of the planning application.

Significant impacts to landscape and visual receptors are not expected to occur. Key development principles will be defined and secured using the Parameter Plans and Design and Access Statement.

### ***Summary of EIA Screening Request***

The above information has been included to demonstrate that the proposed development is not expected to result in significant environmental impacts. It is not located within, or in close proximity to a 'sensitive area' as defined by the EIA Regulations.

The effects that are likely to arise as a result of the development are not considered to be significant and will be controlled through the Parameter Plans submitted as part of the outline application.

We trust that this information is sufficient on which a formal screening opinion can be made.

If further information is required, please contact Russell Adams at NJL Consulting.

Telephone: 0845 362 8204

Email: [Russell@njlconsulting.co.uk](mailto:Russell@njlconsulting.co.uk)

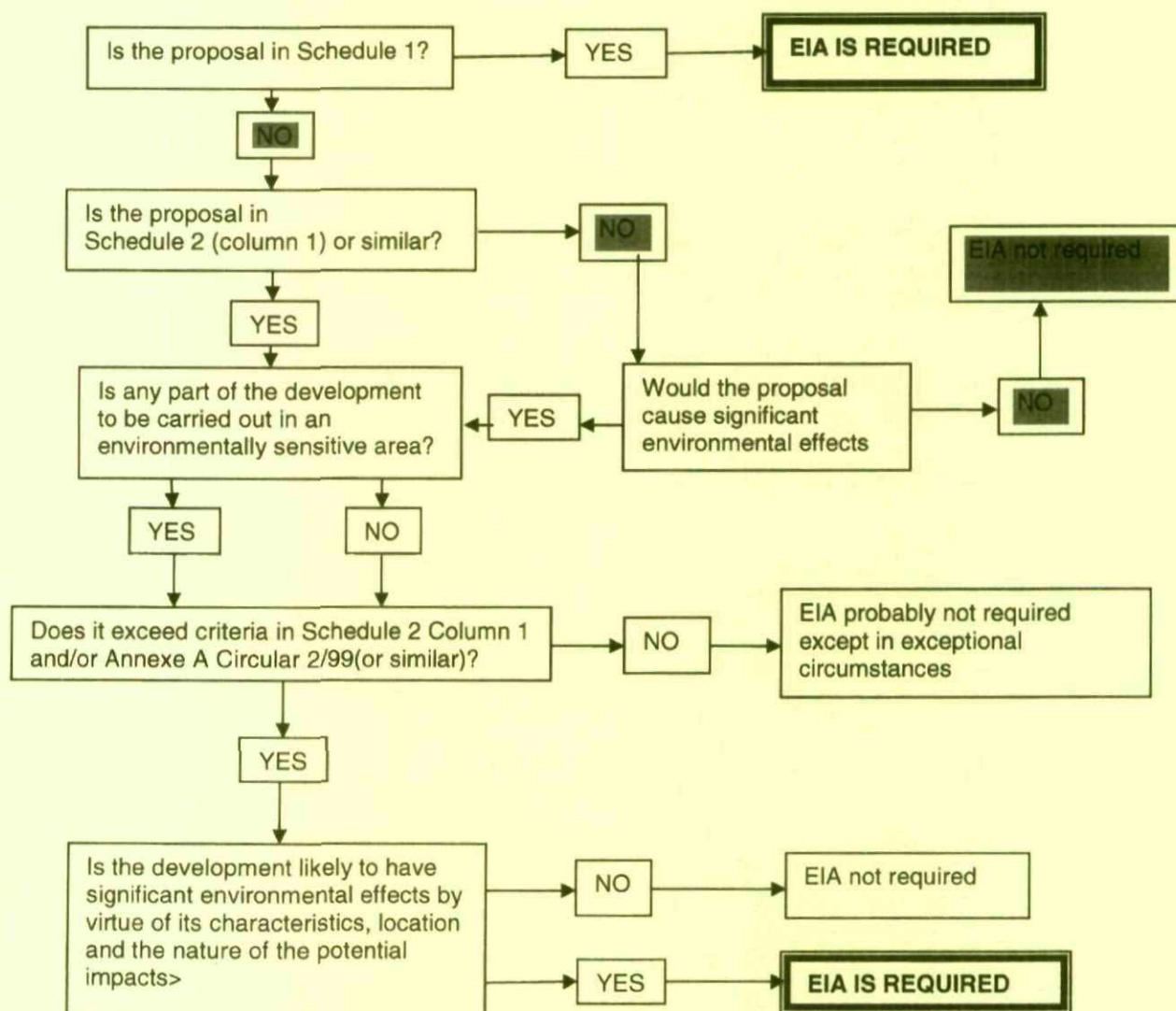
## Screening Opinion

Planning Enquiry :

LOCATION: Land north of Wilson Grove, Lundwood. Potential residential development of approximately 130 dwellings.

DATE: 14/08/2009

**This screening process must be carried out within 3 weeks of validation and a copy placed on the Part 1 Register**



**The Town and Country Planning  
(Environmental Impact Assessment)(England  
and Wales) Regulations 1999 as amended.**

**Screening Opinion**

**Characteristics of the potential impact**

The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

**Extent of the impact**

How far will the impacts extend beyond the site?  
What size of population will be affected?

Local impacts only, site is relatively well contained.

**Transfrontier impact**

Any impacts beyond national boundary?  
If so, what are they?

n/a

**Magnitude and complexity of the impact**

Are impacts of greater scale/complexity than other applications?  
If so what are they?

No. local impacts only of demolition/construction and local traffic

**Probability of the impacts**

Are the impacts likely to occur (100%)?  
Less likely to occur (50%)?  
Limited chance (25%)?  
Which impacts are unlikely to occur and why?

likely

**Duration, frequency and reversibility of the impact.**

Will impacts last beyond construction phase?  
Will the impacts be frequent?  
Which impacts are reversible?  
Which impacts are irreversible?

Local traffic impacts only may last beyond construction phase.

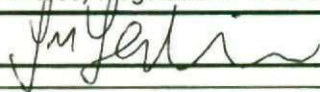
**Additional Notes**

This application has been screened in accordance with The Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999 as amended, and Circular 02/99 Environmental Impact Assessment. It is considered that the application will not have significant environmental impacts due to its size, nature and location, and an Environmental Impact Assessment is not required.

**Conclusion**

It is considered that the proposal ~~will~~**will not** have significant environmental impacts within the meaning set out in The Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999 as amended.

**OFFICER SIGNATURE**



**DATE**

20/8/09

**Planning and Transportation Service  
Development Control Section**

PO BOX 604, S70 9FE  
Tel: (01226) 770770 Fax: (01226) 772599

**Appendix 12 – The Co-operative Group's Legal Representative**

The lawyers contact details are as follows:

Jo Hannah,

DWF LLP,

Centurion House,

129 Deansgate,

Manchester, M3 3AA

Tel: 0161 603 4964.