

**Resilienti Ltd**

**Former Town Hall, High Street, Hoyland Town  
Centre**

**Planning Statement**

April 2017



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# 1 INTRODUCTION

## Introduction

- 1.1 This Planning Statement has been prepared on Resilienti Ltd ("the Applicant") to support a planning application for the change of use of part of the former Town Hall in Hoyland Town Centre ("the Site") from a job centre to six residential apartments, including external alterations ("the Proposed Development").
- 1.2 The Town Hall was formerly part job centre and part office. A separate prior notification is being submitted to allow the change of use of the remainder of the Town Hall from office to residential apartments. These works benefit from permitted development rights. The construction works would be carried out concurrently.

## Structure

- 1.3 This Planning Statement is structured as follows:
  - First a description of the Site, surrounding area and Proposed Development is set out.
  - Next the planning policy context relevant to the Proposed Development is outlined.
  - Next an appraisal of the Proposed Development against relevant planning policies is provided.
  - Finally a summary is provided.

## **2 THE SITE AND PROPOSED DEVELOPMENT**

### **The Site**

- 2.1 The Site consists of the former Town Hall on High Street, Hoyland Town Centre. The Town Hall formerly consisted of job centre and office floorspace on the first floor, with office floorspace on the second floor.

### **Local Context**

- 2.2 The Site is located in Hoyland Town Centre on High Street. Hoyland Town Centre provides a wide range of shops, services, employment opportunities and public transport infrastructure.

### **The Proposed Development**

- 2.3 The Proposed Development consists of the change of use of the former job centre floorspace on the first floor to provide six residential apartments. External alterations are proposed to the whole Town Hall structure to provide new window configurations.

## 3 PLANNING POLICY CONTEXT

### Introduction

- 3.1 This section sets out the planning policy context that is relevant to the Proposed Development.

### Development Plan

- 3.2 The statutory Development Plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 comprises the following:
- “saved” policies of the Barnsley Unitary Development Plan (2000)
  - Barnsley Core Strategy (2011)
  - Barnsley, Doncaster and Rotherham Joint Waste Plan (2012)
- 3.3 Relevant policies are considered below. There are no relevant policies within the Joint Waste Plan and the document is not considered further.

#### *Barnsley Unitary Development Plan*

- 3.4 The Barnsley Unitary Development Plan (UDP) was adopted by the Council in December 2000 and various policies have been saved by the Secretary of State until such time as they are replaced by policies in the new emerging Local Plan. The Site is shown on the Proposals Map as lying within Hoyland Town Centre.
- 3.5 The UDP's strategic objective in relation to housing is to locate new housing development:
- a) Where it will provide for locally generated housing needs; support local shopping/community facilities and employment opportunities; and will reduce the need to travel
  - b) Near corridors well served (or potentially well served) by public transport and near to public transport centres
  - c) To provide a balance of provision to support economic regeneration and meet market demands
  - d) To meet regional needs and stabilise the population
- 3.6 Policy BE6 relates to design for new development and sets out that the Council will seek to achieve good design standards for all types of development.

### *Core Strategy*

- 3.7 The Core Strategy was adopted in September 2011 and sets out the key elements of the planning framework for Barnsley and the approach to its long term physical development.
- 3.8 Policy CSP 8 sets out that priority will be given to development in urban Barnsley and the Principal Towns, including Hoyland. The supporting text to the policy notes that the individual Principal Towns will be the main local focus for housing, employment, shopping, leisure, business and public services in the region.
- 3.9 Policy CSP 14 relates to housing. It sets out that priority will be given the development of previously developed land and the Council will seek to achieve between 55% and 60% of homes to be built on previously developed land. Housing proposals should also include a broad mix of house size, type and tenure to help create mixed and balanced communities.
- 3.10 Policy CSP 15 relates to affordable housing. It requires that housing developments of 15 or more dwellings will be expected to provide affordable housing. As this Proposed Development is for six residential units, Policy CSP 15 is not triggered and affordable housing is not considered further.
- 3.11 Policy CSP 25 relates to sustainable travel. It sets out that *inter alia* that new development will be expected to be located and designed to reduce the need to travel by acceptable to public transport and meet the needs of pedestrians and cyclists.
- 3.12 Policy CSP 29 relates to design. It sets out that high quality development will be expected that respects, takes advantage of and enhances the distinctive features of Barnsley.

### **Other Material Considerations**

- 3.13 Relevant material considerations in this case include:
- Emerging Local Plan documents
  - National planning policy
- 3.14 These are considered in turn below.

### *Emerging Local Plan Documents*

- 3.15 The Council is in the process of preparing a new Local Plan to replace the UDP and Core Strategy. The Council has published its proposed Local Plan and it is envisaged that it will be adopted at some point during the summer 2017. As such, less weight should be attached to the emerging Local Plan than the adopted Development Plan documents. Emerging policies within the Local Plan largely echo those within the adopted documents.

### *National Planning Policy*

- 3.16 The National Planning Policy Framework (NPPF) was published in March 2012 and is a material consideration in planning decisions.
- 3.17 The NPPF introduces a presumption in favour of sustainable development (paragraph 14). For decision-making, this is defined as approving development proposals that accord with the development plan without delay; and where the development plan is silent, absent or relevant policies are out-of-date, permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate development should be restricted. The presumption in favour of sustainable development is described as a 'golden thread' running through decision making.
- 3.18 The NPPF sets out early on that pursuing sustainable development involves seeking positive improvements in peoples' quality of life, including by improving the conditions in which people live, work, travel and take leisure.
- 3.19 The NPPF includes 12 'core land-use planning principles' that should underpin both plan-making and decision taking. These include:
- Proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
  - Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
  - Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas; and
  - Actively manage patterns of growth to make fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- 3.20 Paragraph 18 sets out that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. 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.
- 3.21 Paragraph 23 relates to retail centres. It sets out that local planning authorities should:

- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality; and
  - Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.
- 3.22 Paragraph 34 sets out that plans and 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.
- 3.23 Paragraph 47 of the NPPF seeks to boost significantly the supply of housing.
- 3.24 Paragraph 69 relates to healthy communities. It sets out that planning policies and decisions should promote *inter alia* opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity.
- 3.25 Paragraph 70 sets out that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should *inter alia*:
- Plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments; and
  - Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

## Summary

- 3.26 In summary:
- The Government is committed to securing economic growth in order to create jobs and prosperity.
  - The NPPF requires that planning should operate to encourage and not act as an impediment to sustainable growth.
  - The NPPF encourages mixed use developments within sustainable town centre locations where opportunities for sustainable transport and linked trips can be maximised.
  - The NPPF also seeks to boost significantly the supply of new housing.
  - The Site is located within a town centre location where proposals for new housing should be considered favourably.
- 3.27 That is the policy background against which this Planning Statement considers the planning implications raised by the Proposed Development.

## 4 PLANNING ISSUES

### Introduction

- 4.1 This section considers the planning issues raised by the Proposed Development in relation to the planning policy context outlined in Section 3.

### Principle of Development

- 4.2 As set out in Section 3, the Site is within Hoyland Town Centre. There are no policies within the adopted Development Plan which specifically relate to housing developments on previously developed sites within town centres, but the overall planning policy context set out in Section 3 is very supportive to the principle of the Proposed Development. In particular the Proposed Development would:

- Reinforce the priority given to development of the Principal Towns, including Hoyland, which are the main local focus for new housing development (Core Strategy Policy CS 8);
- Contribute to the Council's targets for new housing development on previously developed land (Core Strategy Policy CS 14);
- Reduce the need to travel by being located in a highly sustainable location with good access to services, employment opportunities and public transport (Core Strategy Policy CS 25); and
- Reflect the UDP's strategic objective in relation to housing is to locate new housing development, specifically:
  - a) It will provide for locally generated housing needs; support local shopping/community facilities and employment opportunities; and will reduce the need to travel;
  - b) It is near corridors well served by public transport and near to public transport centres;
  - c) It will assist in establishing a balance of housing provision in Hoyland to support economic regeneration of the Town Centre and meet market demands; and
  - d) It will assist in meeting regional needs and stabilise the population.

### Other Issues

- 4.3 In terms design, the proposed external elevations have been subject to pre-application discussions with the Council to arrive at a design which reflects and enhances the character of the Town Hall. The Proposed Development is therefore in accordance with policies relating to design.

- 4.4 In terms of transport, as noted above the Site is located in the highly sustainable location of Hoyland Town Centre, with good access to services, employment opportunities and public transport. The Proposed Development is therefore in accordance with policies relating to transport.

## Summary

- 4.5 In summary:
- The Site is located within Hoyland Town Centre where proposals for new housing should be supported in principle.
  - The Proposed Development would support the vitality and viability of Hoyland Town Centre whilst improving the mix of housing choice for residents.
  - The Proposed Development is in accordance with other relevant policies in the Development Plan.

## 5 SUMMARY

### Introduction

- 5.1 This Planning Statement has been prepared on Resilienti Ltd ("the Applicant") to support a planning application for the change of use of part of the former Town Hall in Hoyland Town Centre ("the Site") from a job centre to six residential apartments, including external alterations ("the Proposed Development").

### Planning Policy

- 5.2 In summary:
- The Government is committed to securing economic growth in order to create jobs and prosperity.
  - The NPPF requires that planning should operate to encourage and not act as an impediment to sustainable growth.
  - The NPPF encourages mixed use developments within sustainable town centre locations where opportunities for sustainable transport and linked trips can be maximised.
  - The NPPF also seeks to boost significantly the supply of new housing.
  - The Site is located within a town centre location where proposals for new housing should be considered favourably.

### Planning Appraisal

- 5.3 In summary:
- The Site is located within Hoyland Town Centre where proposals for new housing should be supported in principle.
  - The Proposed Development would support the vitality and viability of Hoyland Town Centre whilst improving the mix of housing choice for residents.
  - The Proposed Development is in accordance with other relevant policies in the Development Plan.

### Overall

- 5.4 It is considered that the Proposed Development is in accordance with the provisions of the statutory Development Plan and should therefore be approved.

