JohnsonMowat
Planning & Development Consultants

HOYLAND DEVELOPMENT LTD
LAND OFF HAWSHAW LANE, HOYLAND

OUTLINE APPLICATION FOR THE CONSTRUCTION OF CIRCA 100 DWELLINGS

PLANNING CASE REPORT

Hoyland Development Ltd
Hawshaw Lane, Hoyland

Planning Case Report

Date: 14 December 2016

Johnson Mowat
Planning & Development Consultants
Coronet House
Queen Street
Leeds
LS21 2TW

t: 0113 887 0120
e: hello@johnsonmowat.co.uk

RTPI Chartered Town Planners

RICS

A member of HBF HOME BUILDERS FEDERATION

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1.0 INTRODUCTION

1.1 This Planning Case Report has been produced on behalf of Hoyland Development Ltd in support of an Outline Planning Application for residential development of circa 100 Dwellings at land off Hawshaw Lane, Hoyland.

1.2 The application site covers an area of approximately 3.9 hectares of land designated 'Safeguarded Land' within the current Barnsley 2000 UDP and is to be allocated as housing within the emerging Barnsley Local Plan.

1.3 This report demonstrates the land as a suitable and achievable site for residential development.

1.4 Working on behalf of Hoyland Developments Ltd, the development team and their consultants have been in regular dialogue with Barnsley Council regarding bringing forward part of this emerging Local Plan allocation.

1.5 The application area in this submission forms part of a wider allocation which has been the subject of an EIA Scoping Assessment undertaken between Hoyland Developments Ltd and the Council in the period June to September 2016.

1.6 This Planning Case Report demonstrates how the above matters have been addressed and should be read in conjunction with the following reports which form this 'Outline' planning application submission:-

- Statement of Community Involvement (Johnson Mowat)
- Affordable Housing and Draft Heads of Terms Statement (Johnson Mowat)
- Design and Access Statement incorporating above ground heritage and landscape (KPP)
- Landscape Report (PWP)
- Phase 1 Desk Top SI (jpg)
- Noise Assessment (Dragonfly Acoustics)
- Flood Risk and Drainage Report (jpg)
- Ecology Report (Environtech)
- Transport Assessment (Fore Consulting)
- Archaeological Desk Top Report (OSA)

1.7 This Planning Case Report identifies the characteristics of the site and its location, the planning history of the site, the planning policy context and the planning case in support of the proposed residential scheme.

2.0 LOCATION AND SITE DESCRIPTION

Location

2.1 The site is located within on the northern edge of Hoyland, a large settlement identified as a Principal Town within the settlement hierarchy of both adopted 2011 Core Strategy and the emerging Barnsley Local Plan. Hoyland is located approximately 6 km south of Barnsley Town Centre and approximately 13 km north of Sheffield.

2.2 The site extends to approximately 3.9 hectares of greenfield grazing land.

2.3 The topography of is relatively level. A more detailed site description with photographs is contained within the Design and Access Statement that accompanies this application.

Access to local facilities

2.4 The site lies within a highly sustainable location in relation to access to services, facilities, employment opportunities and public transport. The site is accessed from the A6195 Hoyland Road/ Hawshaw Lane intersect, a main route through the centre of the settlement containing a number of local amenities.

2.5 With regard to accessing local facilities, the Transport Assessment that supports this application provides a detailed analysis of those facilities and easily they can be accessed from the site either on foot or by public transport. The key summary points are outlined below:-

<u>Shops</u>

- Hoyland District Centre contains a high level of retail provision and is within 2km of the site.
- The co-op store is within 700m of the site
- Further supermarkets and large convenience stores can be found within 1.4km
- A petrol filling station is located within 900m.

<u>Leisure</u>

- Public houses are located along Hoyland Road, the nearest within 700m
- A children's equipped play space is located within 900m of the site.

Education

- West Meadows Primary School is located 260m from the site.
- The Kirkbalk Academy Secondary School is located 500m from the site.

Health

- The Walderdale Surgery is within 1.5 km of the site.
- Hoyland Road Pharmacy is located within 800m of the site.
- Hoyland Family Dental Practice is located within 1.4 km of the site.

2.6 The site is within 250m of a bus stop with a high frequency service to the centre of Hoyland and further to Barnsley Town Centre which offer a high level of employment and services.

3.0 PLANNING HISTORY

3.1 The land is designated as 'Safeguarded Land' in the Barnsley Unitary Development Plan (adopted 2000). To our knowledge, the site has never been the subject of any major residential planning application.

3.2 The site has been the subject of previous coal mining activity, both below the surface in the form of deep mining and at the surface in the form of opencast coal extraction. It is the opencast extraction that has had the most significant effect on the local landscape by amending many of the historic field boundaries through a series of mining activities in the 1950's and 1990's. The extent of these activities are more clearly documented in the Site Investigation report and the desk top Archaeological Evaluation – both reports are submitted with this Outline application.

Community Consultation

3.3 A drop in community consultation was held on 16th November 2016 at the Rockingham Centre in Hoyland. The event was held to inform local residents and businesses of the future proposals for the site.

3.4 Responses to the scheme were generally positive, a summary of the responses received to the consultation together with the feedback can be found within the Statement of Community Involvement which supports the application.

3.5 Local concerns were raised over the impact of additional traffic in the form of congestion and air quality. These matters are addressed in the technical reports that support this application.

4.0 PROPOSED DEVELOPMENT

4.1 The application seeks outline planning permission for the erection of circa 100 dwellings. The proposed development would utilise an access from the intersect of Hoyland Road and Hawshaw Lane with a pedestrian access further West also out onto Hoyland Road.

4.2 While the proposal is presented as an Outline only at this stage, it is possible to provide an understanding of how the site may be laid out at the detailed application stage.

4.3 The Outline application seeks to fix the vehicular point of access such that this effectively dictates the layout in that part of the site. A further pedestrian access is sought further west off Hoyland Road to provide a footpath/cycleway link from the new homes to local services.

4.4 The development will comprise areas of greenspace and water attenuation. The purposes of each area or explained in more detail in the Design and Access Statement.

4.5 The planning application as submitted does not limit the development to 100 dwellings but gives an indication on the likely level of development based upon current market conditions and the need to deliver 105 affordable housing.

4.6 The timescale for the likely delivery is estimated as follows:-

- Outline application submitted December 2016
- Planning Decision, March 2017.
- Assuming the Outline is approved with Planning Conditions, the site will be presented to house builders in Spring 2017.
- In Summer 2017 a House Builder will be selected and requested to submit their detailed/Reserved Matters application.
- This detailed application will be submitted in late 2017.
- A site construction start is currently envisaged in Spring 2018.

5.0 PLANNING POLICY

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

> *"If regard is to be had to the development plan for the purposed of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise."*

5.2 The development plan for this residential scheme comprises the following local documents:-

- Saved policies contained within the Unitary Development Plan (UDP) – Adopted December 2000
- Core Strategy – Adopted 8th September 2011

5.3 The UDP Part 1 together with the Part 2 Sites Allocations was adopted in December 2000 and was only intended to cover the plan period 1986 to 2001. The plan is therefore significantly time expired and although the Council continue to refer to saved policies contained within the UDP where compliant with national policy, these can only be attributed little weight.

5.4 Similarly, the Core Strategy was adopted in September 2011 and therefore pre dates the National Planning Policy Framework which was adopted March 2012. Where a Local Development Plan is out of date, limited weight can be attached to the policies within the document where they conflict with more recent Government policy.

5.5 The Council are currently consulting on an emerging draft Local Plan which will replace both the saved policies of the UDP and the adopted Core Strategy, forming the statutory development plan for the borough up to 2033. The 2016 Draft Local Plan is committed to delivering a minimum of 20,900 homes across the plan period at a rate of 1,100 dwellings per annum.

5.6 The Council's current Local Development Scheme timetables examination of the emerging Local Plan in February 2017 with adoption targeted for Summer 2017.

Material Considerations

5.7 There are a number of other relevant policies and documents which are material considerations and these are as follows:-

- National Planning Policy Framework (March 2012)
- National Planning Practice Guidance (March 2014)
- Barnsley UDP Saved Policies (December 2000)
- Barnsley Core Strategy (September 2011)
- Emerging Barnsley Local Plan (2016 Consultation Draft)

National Policy

National Planning Policy Framework (March 2012)

5.8 The Government's National Planning Policy Framework (the Framework) now forms the relevant policy guidance at the national level for the determination of all planning applications; this is especially so where the local development plan is either silent, absent or out of date (paragraph 14) (underlining our emphasis).

5.9 The Framework is based around the core principle of creating sustainable development. The Framework states at paragraph 6 that all of the policies in paragraphs 18-219 of the Framework, "taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system." There are three dimensions to sustainable development comprising economic, social and environmental roles. These are to be considered as mutually dependent and should not be considered in isolation (paragraph 8). At the heart of the planning system is a new presumption in favour of sustainable development. Paragraph 14 of the Framework identifies how this presumption is to be applied in making decisions on individual applications. This means:-

- "Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent silent or relevant policies are out of date, granting permission unless:
    - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

- Specific policies in this Framework indicate development should be restricted."

5.10 The presumption follows the content of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (see paragraph 2 of the Framework) and states that "*planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise*."

5.11 A set of 12 core land use principles are to underpin plan making and decision taking; these are stated at paragraph 17 of the Framework.

5.12 There are 13 topic areas which form the Framework document and those topic areas considered of relevance to this planning application are set out below.

Section 1: Building a strong, competitive economy

5.13 Paragraph 19 makes it clear 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. Planning policies should ''recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing" (paragraph 21). The provision of housing is therefore identified as an essential component of economic growth and necessary to job creation and retention.

Section 4: Promoting sustainable transport

5.14 Provisions for the promotion of sustainable transport are set out in Paragraphs 29 to 41. At Paragraph 32 it is made clear that all developments that generate a significant amount of movement need to be supported by a Transport Statement or Transport Assessment.

Section 6: Delivering a wide choice of high quality homes

5.15 Paragraphs 47 to 55 provide the policy guidance for plan making and decision taking under the overall aim of significantly boosting the housing supply. Paragraph 47 states that local planning authorities should:

- ''Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far is consistent with the policies set out in this Framework, including identifying

key sites which are critical to the delivery of the housing strategy over the plan period;

- Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward for later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;

5.16 Paragraph 49 states that housing applications are to be considered in the context of the presumption in favour of sustainable development and relevant policies regarding housing supply should not be considered up to date if a five year supply of deliverable sites cannot be demonstrated (underlining our emphasis).

Section 7: Requiring good design

5.17 This section of the Framework initially identifies, at paragraph 56, that the Government attaches great importance to the design of the built environment and that it also considers that design is a key aspect of sustainable development. In addition it also recognises that design is indivisible from good planning and should positively contribute to making places better for people.

5.18 Paragraph 57 states "it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes".

Section 11: Conserving and enhancing the natural environment

5.19 Paragraph 109 refers to the contribution and enhancement of the natural and local environment including minimising impacts on biodiversity. At the point of determining an application paragraph 118 of the Framework identifies that local authorities should aim to conserve and enhance biodiversity by applying such principles as "development proposals where the primary objective is to conserve or enhance biodiversity should be permitted; and opportunities to incorporate biodiversity in and around developments should be encouraged".

Decision Taking

5.20 In relation to the decision taking section of the Framework, paragraph 187 notes that local planning authorities should ''look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible.'' This includes working proactively with applicants to ''secure developments that improve the economic, social and environmental conditions of the area.''

5.21 In determining applications, paragraph 196 requires that ''applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise'' in line with the established plan-led planning system. Paragraph 197 confirms that in assessing and determining development proposals, ''local planning authorities should apply the presumption in favour of sustainable development''.

Local Policy

Saved Policies of the Barnsley UDP (December 2000)

5.22 The Barnsley UDP was adopted **16 years ago**. The UDP looked forward to a notional end date of 2001. The LP is clearly time expired. Indeed a revision to this LP has been awaited for (at least) 14 years.

5.23 Saved policies of the LP were adopted prior to guidance set out in the Framework coming into the decision making process. Contrary to the provisions of Framework Paragraph 213, the LPA has not yet adopted an up to date replacement plan to deliver the housing allocations required to meet the Council's planned target.

5.24 The site is designated as 'Safeguarded Land' within the 2000 UDP Proposals Map for Hoyland. The site was reserved for longer term development beyond the plan period, that being beyond 2001 when housing land supply was below the 5 year requirement.

5.25 The 2000 UDP Proposals Map is an out of date document. As such, weight to be applied to the development limits in that plan are reduced. The purpose of Safeguarded Land is to act as a pool of reserve land capable of housing development when needed. As such, the development of this site accords with the general aims on the 2000 UDP.

Core Strategy (September 2011)

5.26 The Barnsley Core Strategy (CS) was adopted in 2011, prior to guidance set out in the Framework coming into the decision making process. The CS covers the period up to 2026.

5.27 The CS was prepared to conform to those policies set out within the Yorkshire & Humber Regional Spatial Strategy (May 2008) which was revoked in 2013 by Central Government, a matter acknowledged by the spatial strategy of the CS:-

> *"The Core Strategy has been prepared to be in conformity with the Yorkshire and Humber Plan: Regional Spatial Strategy to 2026 (RSS). Whilst the RSS has now been revoked our proposed spatial strategy remains the optimum strategy for Barnsley"*

5.28 The adopted CS is therefore based upon a dated evidence base, with no up to date adopted plan in place. The adopted CS is therefore contrary to the provisions of para 47 of the Framework.

5.29 The Settlement Hierarchy of the adopted CS identifies Hoyland as a Principal Town. The CS states at para 7.64:-

> *"We want Hoyland to grow in housing and employment terms taking advantage of its accessible location ….*

5.30 In the interests of clarity all relevant CS Policies are considered below.

CSP8 – The Location of Growth

5.31 This policy states that priority for growth will be given to Urban Barnsley together with Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (Dearne Towns), Penistone and Royston.

5.32 Hoyland is identified as a location for growth.

CSP9 – The Number of New Homes to be Built

5.33 This policy commits the Council to delivering a minimum of 21,500 homes across the plan period 2008 to 2026. The housing requirement set out in the CS is based upon the now revoked RSS and therefore does not represent an up to date Objectively Assessed Housing Need (OAN) for the district.

CSP10 – The Distribution of New Homes

5.34 This spatial policy provides the distribution of the minimum 21,500 homes targeted to be delivered across the CS period, with Hoyland accommodating 1,800 dwellings and therefore representing 8% of the overall CS requirement.

CSP14 – Housing Mix and Efficient Use of Land

5.35 This policy affirms that housing proposals will be expected to include a mix of house size, types and tenures to create mixed and balanced communities. The policy confirms that priority will be given to the development of previously developed land and that a minimum density of 40 dwellings per hectare will be expected to be achieved.

CSP15 – Affordable Housing

5.36 This policy sets an affordable housing threshold of 15% on site units applicable to Hoyland subject to the viability of the site. The requirements of this policy will eventually be superseded by Policy H8 of the emerging Local Plan which sets a new threshold of 10% affordable units to be provided on site. The emerging 10% requirement flows from a more up to date evidence base on housing need and is therefore the appropriate target in this application.

National Planning Practice Guidance (March 2014)

5.37 The Planning Practice Guidance was published as a live 'working' document on 6th March 2014. It extends to over 600 pages and is intended to replace over 7,000 pages of now revoked guidance.

5.38 The Council have recently published an updated position paper on the deliverable five year housing land supply for the district. The paper provides an assessment of deliverable supply for the period 1st April 2014 to 31st March 2019 and is therefore sets a base date which is already two years out of date.

5.39 The paper informs of a deliverable supply net total of 4,727 dwellings against a five year requirement of 7,062 dwellings, which results in a housing land supply of 3.35 years, a significant way short of five years. Therefore in the context of the paragraph 49 of the Framework, relevant policies for the supply of housing should not be considered up to date.

5.40 It is understood the Council are looking to prepare an updated position paper to inform of the five year housing land supply position for the current period in due course.

5.41 However, the Council has submitted more up to date housing completion data to Government which then appears on the DCLG Live Monitoring Table Website. Table 5.1 below provides an assessment of actual delivery against the target delivery as expected in the 2011 CS.

Table 5.1 – Barnsley MBC Historic Delivery

Year	CS Target	Actual	Variance
2011/2012	800	840	+40
2012/2013	862	657	-205
2013/2014	996	747	-249
2014/2015	1100	620*	-480
2015/2016	1200	710*	-490
Total			**1,384**

(*Data recovered from DCLG Live Table 122).

5.42 Table 5.1 above informs of significant under-delivery against the target in the last 5 years. The scale of under-delivery in the last 2 years is of such a scale that would require a 20% buffer (NPPF para 47) to be applied.

Emerging Local Plan (July 2016 Consultation Draft)

5.43 The Council are currently consulting on a draft Local Plan which will replace both the saved policies of the UDP and the policies contained within the adopted CS. The emerging Local Plan will provide allocations to deliver the minimum requirement of 20,330 dwellings by 2033. Under the Settlement Hierarchy, Hoyland is retained as a principal town, and under Policy LG2 'Location of Growth' remains a priority area for development.

5.44 Policy H2 of the emerging Local Plan proposes a minimum 2,361 dwellings to Hoyland across the plan period 2014 to 2033, accounting for 11% of the minimum target of 20,900 dwellings. Policy H2 identifies existing planning permissions totalling 243 dwellings within Hoyland and therefore leaving a residual requirement of over 2,000 dwellings (minimum) to be identified.

5.45 The emerging Local Plan proposes the land as residential (Ref H16) being part of a much larger allocation of housing in three parcels as follows:-

H16	Site North of Hoyland Road for 603 dwellings (including this Outline application)
H77	Land West of Upper Hoyland Road for 70 dwellings, reduced in capacity to have regard to Hoyland Lowe Stand
AC29	Land off Shortwood Roundabout for 80 dwellings

5.46 Hoyland Developments Ltd are working closely with the Council regarding the wider Masterplanning of the above three sites. This phase 1 application has regard to the wider area requirements and does not prejudice the delivery of those Allocations.

5.47 Policies contained within the emerging plan relevant to the proposal are considered below.

Policy SD1 – Presumption in Favour of Sustainable Development

5.48 In line with the objectives of the NPPF, this policy details the presumption in favour of sustainable development and the Council's positive approach toward working with applicants to find solutions to delivering development proposals that improves the economic, social and environmental conditions of the area.

Policy GD1 – General Development

5.49 This policy details a series of criteria of which development meeting each of the requirements will be approved without delay. Such considerations include impacts on amenities of existing and future occupiers, compatibility with neighbouring uses and environmental impacts.

Policy H6 – Residential Development on Large Non-Allocated Sites

5.50 This policy sets out the Council's considerations for large scale residential development (10 dwellings or more) on those sites not identified as preferred housing allocations through the emerging Local Plan. The policy in full states:-

> *"Proposals for residential development on sites above 0.4 hectares which are not shown as housing sites on the Policies Maps will be given priority where they are:*
>
> - *Located on previously developed land.*
> - *Located within Urban Barnsley or the Principal Towns as shown on the Proposal Maps*
>
> *If the above criteria are satisfied residential development will be allowed where it can be demonstrated that the site:*
>
> - *Is located within the built up area. Sites on the edge of settlements will need to provide acceptable mitigation of their impact on the countryside or they will not be considered to be acceptable locations for residential development; and*
> - *Is accessible by public transport; and*
> - *Has good access to a range of shops and services."*

Policy H7 – Housing Mix and Efficient Use of Land

5.51 This policy aligns with Policy CSP14 of the adopted Core Strategy and seeks an appropriate mix of house type, size and tenure together with a target density of 40 dwellings per hectare.

Policy H8 – Affordable Housing

5.52 This policy will supersede Policy CSP15 of the adopted Core Strategy and sets an onsite affordable housing requirement of 10% in Hoyland subject to the viability of the site.

6.0 THE PLANNING CASE

6.1 This section of the report identifies the main planning considerations and provides an assessment of the planning merits of the case in support of the proposed development.

Principle of Development

6.2 The application site is presently identified as safeguarded land in the 2000 UDP. The 2000 is now a time expired document, the development limits are out of date.

6.3 The weight to be attached to the policies of the 2000 UDP are further diminished through the absence of a 5 year land supply.

6.4 The fact that the application site is safeguarded for longer term development post 2001 when land supply is short is point which allows the application to accord with those policies of the UDP which can be attributed any eight. The proposals are therefore consistent with the UDP.

6.5 The proposed Outline application is consistent with the 2011 Core Strategy in that Policy CSP8 Seeks to direct new housing growth towards the main and principal towns, one of which is Hoyland.

6.6 While there is a slight policy tension in that the proposal offers 10% affordable housing and not the 15% sought by CSP15, the evidence base that supports CSP15 has since been superseded. The 10% on offer is in accordance with the latest evidence base on housing need that supports the Council's emerging Local Plan.

6.7 The emerging Local Plan proposes a district wide plan target of 20,900 dwellings over the period 2014 to 2033.

6.8 In that Plan, Hoyland receives 11% of the total requirement with a target of 2,361 dwellings. To date, only a fraction of that amount has the benefit of a planning consent. Hoyland is proposed as a location for considerable housing growth and the Council currently intends to include the application site within the Allocation H16.

6.9 The pressing need for residential development, in both Hoyland and across the district is further highlighted by the Council's March 2016 position paper on five year supply. The shortfall is significant.

6.10 While the policies of the emerging Local Plan carry little weight at this early stage of preparation, there is clearly no conflict between the application proposals and the policies in that Plan given the document seeks to allocate the site for residential development.

Prematurity

6.11 The National Planning Practice Guidance states that in the context of the presumption in favour of sustainable development, arguments that an application is premature are unlikely to justify a refusal of planning permission other than in exceptional cases, where it is clear that any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. Such grounds may include:-

i. The development would be so substantial, or its cumulative effect would be so significant that to grant planning permission would undermine the plan making process.
ii. The emerging plan is at an advanced stage but not yet part of the development plan for the area.

6.12 In this instance the development proposed would comprise circa 100 dwellings, which would represent 0.4% of the total plan target of 20,900 dwellings. The site is therefore not at all significant in scale to prejudice the emerging plan.

6.13 The site adjoins the main urban area of the principal town of Hoyland and would form a highly sustainable and suitable site which can contribute to meeting the minimum plan target of 20,900 dwellings together with addressing the current significant shortfall in supply.

Other Material Considerations

6.14 Having regard to the sites suitability in principle for residential development, other material considerations are summarised in detail below. For clarity, further detail can be found within each of the supporting technical reports which accompany the planning application submission.

Design & Sustainability

6.15 The development would form a logical urban extension to the northern edge of Hoyland. While only an Indicative Layout at this outline stage, the Design and Access Statement informs how the design of the proposed residential development has been considered.

6.16 Surrounding residential uses are predominately of two storey, red brick construction of which the development would comfortably respect the existing urban form.

6.17 The scheme would propose a mix of detached, semi-detached and terraced properties that would deliver choice and meet local needs within Hoyland.

6.18 Consideration has also been given to CABE Building for Life 12 (2012) and the Design & Access Statement supporting the application. A more detailed assessment would be undertaken at the Reserved Matters Stage.

6.19 With respect to the amenities of future occupiers, the South Yorkshire Residential Design Guide (2011) has been adopted by the Council as a best practice guide for appraising the quality of new housing proposals. The guide is intended to compliment the Building for Life Scoring criteria and amongst other design principles, sets out recommended minimal internal space standards and rear garden spaces for new build residential accommodation. An extract from the technical guidance is detailed within Tables 6.1 and 6.2 below:-

Table 6.1 – Recommended Minimum Internal Space Standards (South Yorkshire Residential Design Guide)

Dwelling Size	Recommended Internal Floor Space (Minimum)
2 Bed / 3 Person Dwelling	62m²
3 Bed / 4 Person Dwelling	77m²
4 Bed / 5 Person Dwelling or More	93m²

Table 6.2 – Recommended Minimum Amenity Space Standards for Rear Garden Areas (South Yorkshire Residential Design Guide)

Dwelling Size	Recommended Amenity Space (Minimum)
2 Bed Dwelling	50m²
3 Bed Dwelling or More	60m²

6.20 These space standards will be considered in more detail at the Reserved Matters Stage.

6.21 As detailed earlier in this document and in the supporting Transport Assessment, the site is highly sustainable given its location on the edge of Hoyland.

6.22 The site has excellent links with nearby shops & services including food stores. The site is located within adequate walking distance of both primary and secondary schools. GP and other healthcare facilities are also located within the centre of Hoyland either within walking distance or via a short bus journey.

Highways

6.23 The Transport Assessment undertaken by Fore. The report accompanies this Outline with access planning application.

6.24 The main point of vehicular access is a matter to which approval at this stage is being sought. The Access Plan provided by Fore has a drawing Ref: SK 004 001. The drawing informs how sight lines are met having regard to the existing highway junctions and features such as domestic wall and well as recorded traffic speeds.

6.25 Traffic impact has been modelled assuming 120 dwellings on site.

6.26 The scope of the Transport Assessment has been discussed and agreed with BMBC Highways. The Transport Assessment has:-

- Examined the baseline conditions of the study transport network.
- Considered relevant national and local transport planning policy.
- Provided an analysis of sustainable travel opportunities to the site by walking, cycling and public transport.
- Outlined the proposed development including the access, parking and servicing arrangements.
- Determined the predicted total person trips by mode to the site during the identified Weekday AM and PM peak hours.
- Determined the predicted Weekday AM and PM peak hour vehicle generations and trip distributions onto the study highway network.
- Undertaken capacity assessments at the identified junctions forming the study highway network for a Future Year 2021 both with and without the development in place and accounting for traffic flows associated with committed developments.

- Provided an analysis of the latest recorded five year personal injury accident data on the study highway network.

6.27 It is considered that the development:-

- Accords with both national and local transport policy.
- Offers the opportunity to travel to the site by modes other than single occupancy car trips, including walking, cycling and public transport. It has been demonstrated that the development lies within the preferred maximum walking and cycling catchment distances to a number of residential areas as well as a range of local attractors.
- It has also been demonstrated that the site offers the opportunity to travel to the development using the bus stops and services along B6096 Hawshaw Lane.
- A Travel Plan has been prepared as a separate document to this Transport Assessment, aimed at further encouraging sustainable travel to the site and reducing the number of single occupancy car trips.
- Can provide a suitable vehicular access arrangement onto the B6096 Hawshaw Lane which will operate well within operational capacity for a Future Year 2021.
- Will not have a material impact on the operation of the A6135 Sheffield Road / B6096 Hoyland Road / Tankersley Lane signalised junction.

6.28 Nonetheless, the development includes proposals to provide more formalised / clearer lane markings along the B6096 Hoyland Road arm and opposing right turn 'box' markings along the A6135 Sheffield Road in order to fully mitigate the development's limited impact at the junction.

6.29 The development is unlikely to materially influence the road safety record on the study highway network.

6.30 The residual cumulative impacts of the proposed development are not considered to be severe within the context of Paragraph 32 of the NPPF. It is therefore concluded that, in terms of highways, the development proposals are acceptable.

Ecology

6.31 There are no designated sites located within 1km of the application site.

6.32 The Environtech Appraisal which forms part of the application submission has assessed the site and wider area for habitat value and any protected species. Site surveys were undertaken in June and July 2016.

6.33 Apart from recently planted species rich hedgerows, the site contains little ecological value.

Ground Conditions

6.34 The site has a previous surface mining history and has been disturbed through opencast coal extraction.

6.35 A Phase 2 detailed Site Investigation report is underway and will inform of the extent of mining disturbance.

6.36 Other than coal extraction, the site has had no previous use other than agriculture. The risk of any contamination is slight.

Flood Risk & Drainage

6.37 The site is located within Flood Zone 1 of the Environment Agency mapping, meaning that it is very unlikely to flood and the sequential test is satisfied.

6.38 A Flood Risk Appraisal has been produced by JPG which concludes that no mitigation measures are considered necessary in order to mitigate for the risk of flood.

6.39 The JPG repot also advises on the current regime of surface water drainage. The site boundary has been produced to allow for an on-site water attenuation basin in addition to any surface water storage pipework.

Air Quality

6.40 Following the concerns raised by members of the public in the recent consultation event, an Air Quality Assessment has been commissioned.

Noise

6.41 An acoustic survey has been carried out by Dragonfly Acoustics.

6.42 The report confirms that the development can be accommodated without detriment to the amenities of future occupiers subject to appropriate mitigation measures.

Archaeology

6.43 The report assesses the potential for archaeological remains having regard to the more recent opencast mining activities that have clearly removed any traces of historic land use. The report concludes that no designated heritage assets will be affected by the development proposals.

6.44 No buried archaeological remains are known to be present on the site. In the areas not disturbed by mining, the possibility of any historic features being present are low and is a matter that can be addressed through a suitably worded planning condition attached to the Outline consent.

Planning Balance

6.45 The site is located in the northern edge of the principal town of Hoyland, an area of land allocated for long term development in the now time expired 2000 UDP.

6.46 The site is within a highly sustainable location, with excellent access to social and physical infrastructure locally present in Hoyland. The development would be fully compliant with both existing policies contained with the adopted Core Strategy and policies within the emerging Local Plan.

6.47 The development can contribute toward the planned growth and residual requirement for Hoyland and is therefore fully aligned with the spatial strategy's approach for development to be focussed in principal towns.

6.48 The site is an area of land free of any statutory designations.

6.49 The site is subject to no significant environmental constraints and the various technical reports produced to accompany this application submission demonstrate that there will be no adverse impacts as a result of granting planning permission.

6.50 The site is not of high environmental quality and there are no technical reasons for refusal. In accordance with policies SD1 'Presumption in Favour of Sustainable Development', GD1

‘General Development’ and H6 ‘Residential Development on Large Non-Allocated Sites’ contained within the emerging Local Plan, together with provisions of the Framework, permission should therefore be approved without delay.

6.51 The proposed development will be in keeping with the local characteristics and proposes a mix of property types without detriment to neighbouring amenities. The settlement characteristics and the site’s opportunities and constraints have been assessed in the supporting Design and Access Statement.

6.52 There are a number of significant benefits that can be delivered through the development of these housing proposals. The site would provide a deliverable supply of much needed land for housing in a district where the identified housing land supply is significantly short of five years. Unless the authority take action now to approve suitable & deliverable sites, the shortfall in housing land supply will likely continue until such time the Council are in a position to adopt the Local Plan. Whilst the site should be looked upon favourably even were a five year supply of housing to be demonstrated, this benefit should carry further significant weight in favour of the development.

6.53 Other benefits include:-

- the provision of a range of new house types to provide increased housing choice.
- the development would generate a significant amount of investment to the area in terms of the construction value (circa £10m) and associated spend during the construction period.
- Circa 40 full-time direct on-site jobs during the construction phase
- Indirect “spin-off” jobs in services and other business from the wage spending of construction workers and supplier sourcing and additional resident expenditure as a result of new homes in the town.

6.54 Having regard to all of the above, it is clear that there is a significant presumption in favour of the development. The proposal is fully policy compliant and has demonstrated there to be technical issues which would prevent the grant of planning permission.

7.0 SUMMARY AND CONCLUSIONS

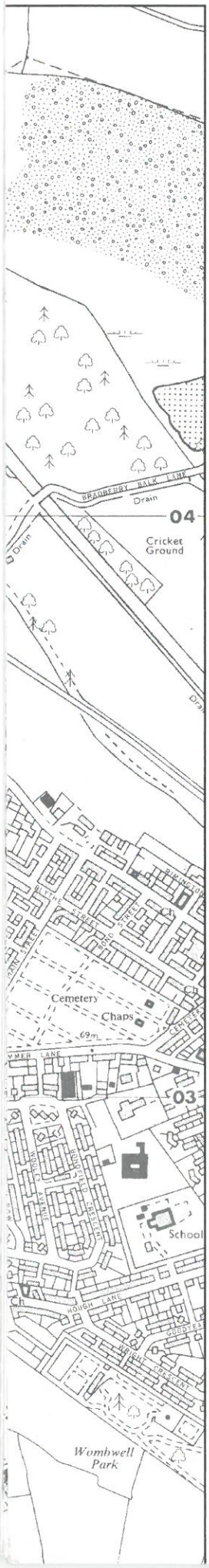
7.1 The National Planning Policy Framework indicates that housing applications should be considered in the context of the presumption in favour of sustainable development which should be seen as the golden thread through both plan-making and decision-taking.

7.2 The development proposed constitutes sustainable development having access to a wide range of local facilities. The site can make an immediate contribution towards overcoming the district shortfall in housing delivery and can contribute toward boosting the five year housing land supply together with a significant number of economic and social benefits.

7.3 The site would make for a compatible use and the technical reports accompanying the application detail how the development will not give rise to any adverse impact upon matters of transport, drainage, trees or ecology or the amenities of present and future occupiers. The development would therefore comply with the Core Principles of the NPPF as detailed within paragraph 17 of the Framework.

7.4 Therefore taking account of the all of the above factors including all merits of the scheme taken as a whole, this report has demonstrated that when assessed against the requirements of the Framework, there are no adverse impacts that would arise from a residential development of the site. In accordance with paragraph 14 of the Framework, permission should therefore be approved without delay.

APPENDIX 1



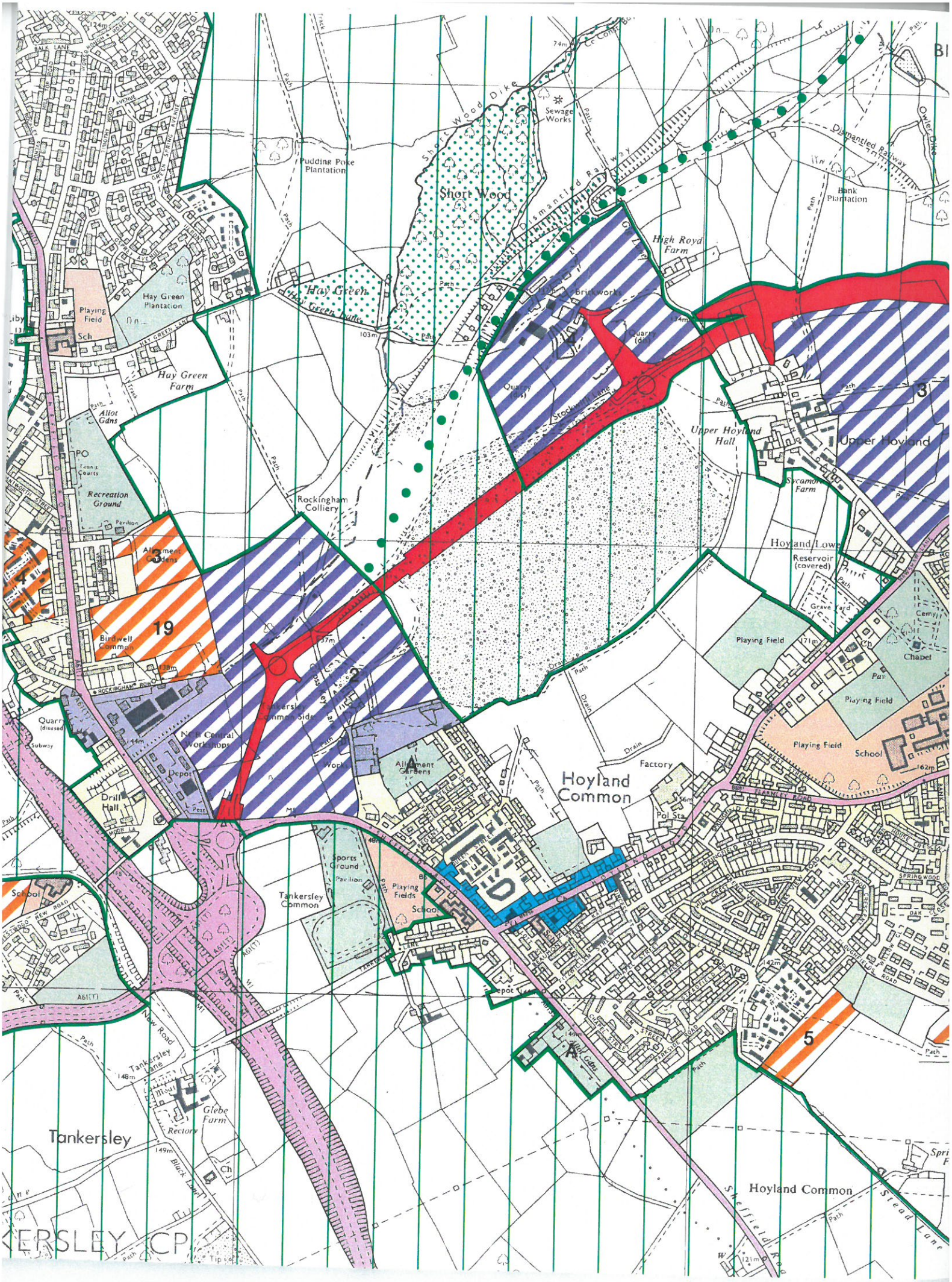
BARNSLEY
UNITARY DEVELOPMENT PLAN

Proposals Map

HOYLAND Community Area

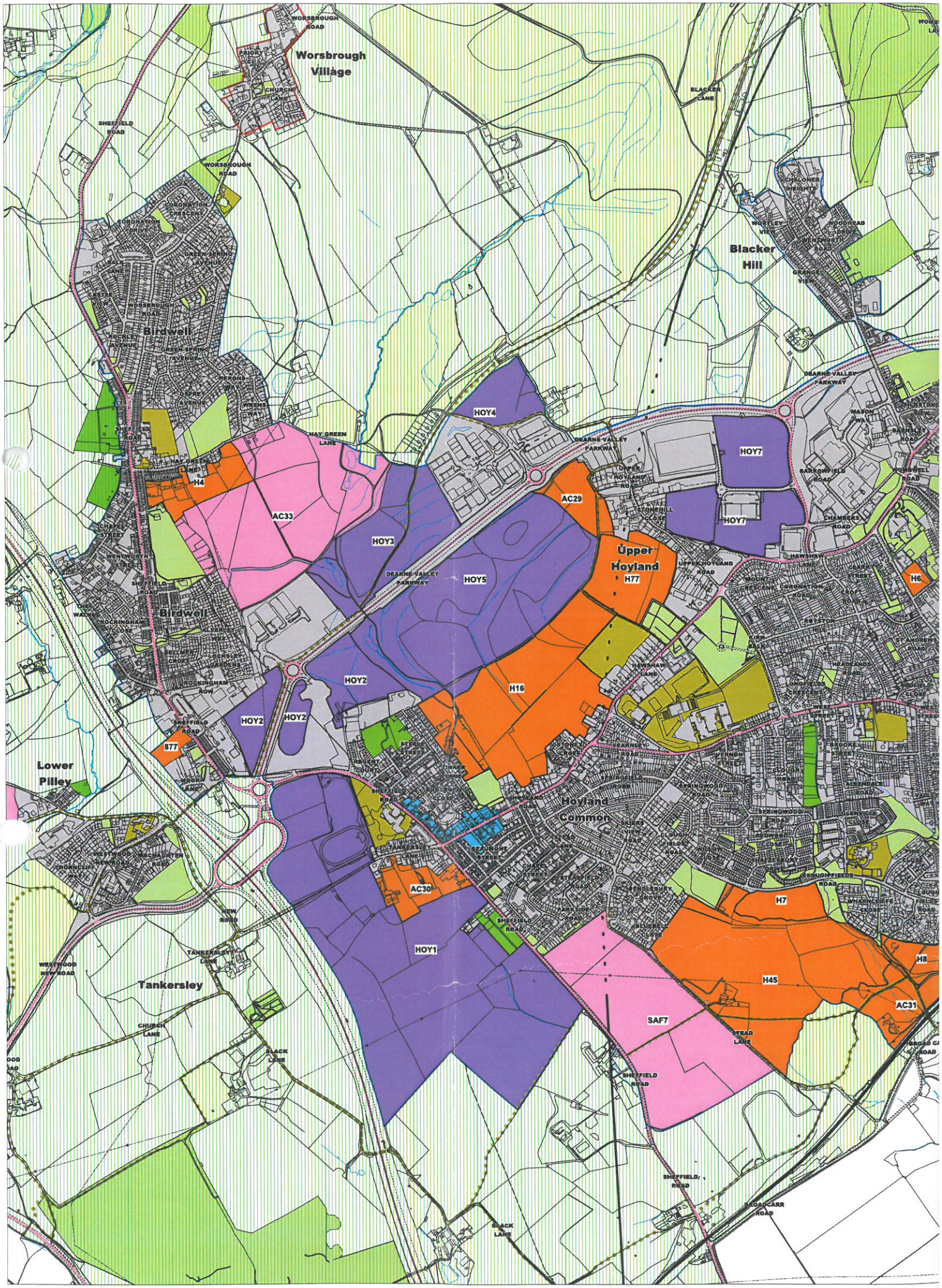
Adopted Plan — December 2000

NOTATION	Policy No.
Community Area Boundary	
Housing Proposal	HN1/1-21
Housing Policy Area	HN2
Employment Proposal	HN3/1-4
Employment Policy Area	HN4
Green Belt	HN5
Safeguarded Land	HN6
Area of Borough Landscape Value	HN7
Nature Conservation Site	HN8
Elsecar Heritage Project	HN9
Proposed Recreational Railway	HN9



Short Wood
Short Wood Dike
Sewage Works
Pudding Poke Plantation
Dismantled Railway
Bank Plantation
Owler Dike
High Royd Farm
Brickworks
Hay Green
Hay Green Lane
Hay Green Plantation
Playing Field
Hay Green Farm
Allot Gdns
Recreation Ground
Rockingham Colliery
Stockwith Lane
Upper Hoyland Hall
Upper Hoyland
Sycamore Farm
Hoyland Lower
Reservoir (covered)
Grave Yard
Cemy
Chapel
Playing Field
School
Allotment Gardens
Birdwell Common
19
Tankersley Common Side
NCB Central Workshops
Depot
Drill Hall
Quarry (disused)
Subway
Allotment Gardens
Hoyland Common
Factory
Pol Sta
Sports Ground
Playing Fields
School
Tankersley Common
New Road
Tankersley Lane
Glebe Farm
Rectory
Tankersley
Black Lane
Hoyland Common
Sheffield Road
Stead Lane
5
A61(T)
KERSLEY CP

APPENDIX 2



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