

PLANNING STATEMENT AND STATEMENT OF COMMUNITY INVOLVEMENT

Lee Lane, Royston, South Yorkshire

January 2019



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1.0 Introduction

- 1.1 This Planning Statement has been prepared by CBRE Limited (CBRE), on behalf of Bellway Homes Limited (Yorkshire) ("the Applicant") in support of a full planning application for residential development (Planning Use Class C3 – dwelling houses) on land south of Lee Lane, Royston, South Yorkshire, S71 4RT ('the Application Site' or 'the site').
- 1.2 A Site Location Plan is enclosed at **Appendix 1.**
- 1.3 The description of development is as follows:

Full planning application for 250 residential dwellings (Planning Use Class C3) including; means of access, car parking, open space, hard and soft landscaping, servicing, and other associated infrastructure and engineering works

- 1.4 Full details of the proposals are set out in the Design and Access Statement prepared by STEN Architecture along with the with accompanying plans for approval.

Environmental Impact Assessment

- 1.5 The development has been assessed in the context of Part 10b of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 ("the EIA Regulations").
- 1.6 As the development is not in a sensitive location that would result in significant effects on the environment by virtue of its nature, size or location, the Applicant does not consider that that an EIA is required.
- 1.7 CBRE submitted a EIA Screening Request to Barnsley Metropolitan Council ('BMBC' 'the Council') on 24th November 2018. BMBC have confirmed in an EIA Screening Opinion dated 10th January 2019 that the proposal is unlikely to have a significant effect on the environment and therefore an EIA is not required. A copy of the EIA Screening Opinion is enclosed at **Appendix 2.**

APPLICATION CONTENT

- 1.8 The application submission has been prepared in-line with national and local planning application validation requirements and agreed with Case Officer Elaine Ward under pre-application submission 2017/ENQ/00508 under a letter dated 9th March 2018.
- 1.9 The following documents and plans have been submitted which provides the application package:

Document

REPORT TITLE	PREPARED BY
Completed planning application form, notices and certificates	Bellway Homes Limited (Yorkshire)
Planning Statement (including statement of community involvement)	CBRE
Design and Access Statement	STEN Architecture
Preliminary Ecological Appraisal	BWB Consulting Limited
Flood Risk Assessment and Drainage Strategy	Walker Ingram Associates
Phase II Geo-Environmental Site Assessment	E3P
Tree Survey Report	Michael Cooper
Transport Assessment	Optima Highways
Travel Plan	Optima Highways
Air Quality Assessment	Redmore Environmental

1.0 Introduction

Archaeological Geophysical Survey

Phase Site Investigations Ltd

Plans

PLANS	DRAWING NO.
Site Location Plan	1867.02 Rev -
Planning layout	1867.01 Rev D
Street Scenes	1867.04 Rev -
Boundaries	1867.B.01 Rev -
Boundaries	1867.B.02 Rev -
Boundaries	1867.B.03 Rev -
Garages	1867.G.01 Rev -
Planning drawings - Acacia	1867.ACA.01 Rev -
Planning drawings - Addingham	1867.ADD.01 Rev -
Planning drawings - Affordable	1867.AF2.01 Rev -
Planning drawings - Affordable	1867.AF3.01 Rev -
Planning drawings — Buckden	1867.BUC.01 Rev -
Planning drawings — Buckden	1867.BUC.02 Rev -
Planning drawings — Chesnut	1867.CHE.01 Rev -
Planning drawings — Goldsmith	1867.GLO.01 Rev -
Planning drawings — Hambleton	1867.HAM.01 Rev -
Planning drawings — Hawthorne	1867.HAW.01 Rev -
Planning drawings — Middleham	1867.MID.01 Rev -
Planning drawings — Shoemaker	1867.SHO.01 Rev -
Planning drawings — Shoemaker/ Hawthorne	1867.SHO.02 Rev -
Planning drawings — Turner	1867.TUR.01 Rev -
Elevations — Sandringham	1867.SAN.01 Rev -
Floor plans — Sandringham	1867.SAN.02 Rev -

PRE-APPLICATION CONSULTATION

- 1.10 The Applicant has undertaken a comprehensive programme of consultation with representatives from the Council, local ward Councillors and the local community.
- 1.11 Full details of the consultation undertaken is outlined in Chapter 4 of this Planning Statement.

SECTION 106 HEADS OF TERMS (PLANNING OBLIGATIONS)

- 1.12 The Applicant will seek to negotiate any Section 106 Agreement (S.106) during the course of the application.

1.0 Introduction

- 1.13 In doing so, the Applicant will take into account published local and national guidance on planning obligations as well as Regulation 122 of the Community Infrastructure Levy Regulations 2014. The
- 1.14 National Planning Policy Framework confirms that planning obligations should only be sought where they meet the following tests:
- *Necessary to make the development acceptable in planning terms;*
 - *Directly related to the development; and*
 - *Fairly and reasonably related in scale and kind to the development.*
- 1.15 In this respect the Council must be satisfied in reaching a decision on this application that the planning obligations meet the above tests.
- 1.16 It is considered that the following matters could form the basis of discussion between the applicant and BMBC are for consideration in the determination of the submitted application under S106 or other Highway Act provisions.:
- Affordable Housing – Policy H7 of the adopted Barnsley Local Plan sets revised affordable housing targets. The requirement in Royston is 10% of all new dwellings in line with the most up-to-date evidence base;
 - Education – contribution towards primary and secondary school provision subject to existing capacity within the local area in accordance with PAN33 (subject to compliance with the CIL Regs).
 - Open space- the development provides public open space on site. Open space contribution in accordance with policies CSP35 and the SPD Open Space Provision on New Housing Developments (subject to compliance with the CIL Regs)
 - Management of on-site public open space - in accordance with the SPD Open Space Provision on New Housing Developments
 - Highways – any contributions towards off-site highway improvements necessary to make the development acceptable in planning terms and
 - Travel Plan – and any subsequent monitoring of the travel plan.

STRUCTURE OF STATEMENT

- 1.17 This Planning Statement details the site and its context within the surrounding area, the description of the proposed development and assesses the development against the main planning policy considerations at a national and local level.
- 1.18 This statement is set out as follows:
- Section 2: Site and Context.
 - Section 3: The Application Proposals.
 - Section 4: Consultation
 - Section 5: Planning Policy Context
 - Section 6: Planning Analysis
 - Section 7: Conclusions

2.0 Site and Context

SITE LOCATION

- 2.1 The site is located on the western edge of Royston, a principal town within Barnsley Metropolitan Borough. Royston has a population of approximately 9,000 residents.
- 2.2 Royston is located approximately 4.5 miles north of Barnsley Town Centre and approximately 7.5 miles south of Wakefield.
- 2.3 Junction 38 of the M1 Motorway is circa 3.5 miles to the west.
- 2.4 The site is accessed from the B6428 Lee Lane, a main route through the centre of Royston. Royston has a number of local amenities and services within 0.8 miles of the site, including local shops (Co-Operative & Asda supermarkets), Royston Leisure Centre, Library and Civic Hall, Royston Parkside Primary School and Royston Welfare Park, a large recreational area containing sports pitches, and a play area.
- 2.5 Further information on distance to services and facilities is included in section 2 of the Transport Assessment prepared by Optima Highways.

SITE DESCRIPTION

- 2.6 The application site is irregular in shape and extends to 8.69 hectares and comprises two fields which are currently in agricultural use.
- 2.7 The site is bound to the north by Lee Lane (B6428), and to the east, south, and west by open field boundaries. There is a belt of trees and hedgerows on western and southern boundary of the site.
- 2.8 The topography is relatively flat but falls from Lee Lane to south of the site.
- 2.9 There are no buildings or structures on the site.
- 2.10 There are mature trees within the hedgerows on the western and southern boundaries. Additionally, there are three stand-alone mature oak and a single ash tree were present within the arable field.
- 2.11 The site has an agricultural access from Lee Lane on the norther boundary.

SURROUNDING AREA

- 2.12 The area immediately surrounding the site to the south of Lee Lane is in agricultural use. Lee Lane farm and the surrounding farm buildings is immediately to the north.
- 2.13 Construction work to the north of Lee Lane has begun for the development of the Barratt Homes scheme for 164 residential units (approved under BMBC planning application reference 2016/1490), which includes a new roundabout onto Lee Lane.
- 2.14 Businesses located adjacent to the site include various agricultural enterprises.

PUBLIC TRANSPORT

- 2.15 Lee Lane is a bus route with services from Darton to Athersley South via Staincross, Royston, and Carlton (bus services 57/451). Further information on the bus services is set out in the submitted Transport Assessment prepared by Optima.

2.0 Site and Context

STATUTORY DESIGNATIONS

Barnsley Local Plan (adopted 3rd January 2019)

- 2.16 The application site falls within the wider mixed-use allocation site reference MU5 (Land off Lee Lane, Royston). The allocation policy advises that the allocation has an indicative capacity to accommodate 828 dwellings and notes that 164 has already been approved under the allocation under planning application reference 2016/1490.
- 2.17 Further detail on this is set out in the planning analysis in Section 7 of this statement.

Other designations

- 2.18 The site is not located within a Conservation Area, and none of the existing structures are listed. There are no ancient Scheduled Monuments on, or within, the vicinity of the site.
- 2.19 A review of the Environment Agency’s flood map indicates that the site is wholly located within Flood Zone 1 and therefore has a ‘low probability’ of fluvial flooding as shown, with less than 1 in 1000 annual probability of river flooding in any year (<0.1%).
- 2.20 There are no trees protected under Tree Preservation Orders on the site.
- 2.21 There are no other statutory Environmental Designations on the site.
- 2.22 There is a public bridleway that runs down the western boundary of the site, within the application red line.

PLANNING HISTORY

- 2.23 A search of the Council’s online planning application system has been undertaken and the following planning history at the site has been identified:

Reference	Proposal	Decision	Date
B/94/0081/RO	Residential development (Outline)	Refused	28/07/1994

- 2.24 It should be noted the above application relates to a small parcel of land at the south-east corner of the site.

Relevant surrounding planning history

- 2.25 In 2013, outline planning approval was granted for 200 residential dwellings on land to the north-east of the site off Lee Lane (application reference: 13/0932).
- 2.26 A subsequent application for 166 dwellings submitted by Barratt Homes was approved on the 16th February 2018 (application reference: 2016/1490).
- 2.27 A variation of condition application to amend the scheme to 164 dwellings was submitted to the Council in May 2018 and is approved (application reference: 2018/0687).

3.0 The Application Proposals

- 3.1 The following section provides a brief description of the proposals. This text should be read in conjunction with the Design and Access Statement prepared by STEN Architecture along with the supporting plans.
- 3.2 The description of development is as follows:

Full planning application for 250 residential dwellings (Planning Use Class C3) including; means of access, car parking, open space, hard and soft landscaping, servicing, and other associated infrastructure and engineering works

- 3.3 Full planning permission is sought with no matters reserved.

Quantum of development

- 3.4 The application proposes 250 dwelling houses.
- 3.5 The development of up to 250 dwellings would result in an average density of approximately 28 dwellings per hectare.
- 3.6 A total of 10% of the accommodation will be affordable homes in accordance with policy H7 of the adopted Barnsley Local Plan.
- 3.7 This equates to 25 units in total with an anticipated split of 20 for social rent and 5 for intermediate housing. The affordable units would be distributed across the site to ensure a balanced mix.

Masterplan Layout

- 3.8 A planning layout plan has been prepared by STEN Architecture which show the scheme proposals (Drawing no. 1867.01 Rev D).
- 3.9 All the dwellings proposed are 2 storeys in scale, which broadly reflect the height and character of residential development in this area of Royston and the identified housing needs identified in the Strategic Housing Market Assessment.
- 3.10 The layout plan shows that the development can be accommodated within the site and includes the provision of car parking in accordance with the adopted car parking standards and mitigating landscaping.

Mix of accommodation

- 3.11 The proposals will provide a mix of 2-bed, 2-bed (plus study), 3-bed, 3-bed (plus study) and 4-bed executive home accommodation through detached, semi-detached and terrace housing types.
- 3.12 The proposed mix of accommodation is as follows:

ACCOMMODATION TYPE	NO. OF UNITS
Open market	
2 Bed	-
2 Bed (plus study)	83
3 Bed	26
3 Bed (plus study)	58
4 Bed	58

3.0 The Application Proposals

ACCOMMODATION TYPE	NO. OF UNITS
Sub-total	225
Affordable	
2 Bed	16
3 Bed	9
Sub-total	25
Total	250

- 3.13 The study rooms in the 2 and 3-bed units, (whilst not meeting nationally described space standards), will provide flexibility for further bedroom accommodation if required.
- 3.14 The proposed mix will meet the aspirations and housing need within Royston and offer the opportunity to provide housing for the first-time buyer through to families, including the provision of executive 4 – bedroom detached homes.

Access

- 3.15 The site will have a new priority junction to the north of the development on to Lee Lane, which is the only highway boundary. This junction has been modelled and vehicle tracked and operates satisfactorily.
- 3.16 Full details on access are provided in the Transport Assessment prepared by Optima Highways.

4.0 Consultation

National Guidance

National Planning Policy Framework (July 2018)

- 4.1 The updated National Planning Policy Framework highlights the importance of preapplication engagement and front loading in the planning process. The advice confirms (paragraph 39-46) that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community. The Applicant has considered this guidance when structuring its consultation strategy, specifically by:
- Informing the community of its emerging proposals;
 - Enabling the community to put forward ideas and discuss opinions; and
 - Ensuring consultation took place prior to the submission of a Planning Application.

The Localism Act

- 4.2 The aim of the Act is to increase public participation in the decision-making process and has emphasis on the planning process. The Act under Chapter 4 61W states:

The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

- 4.3 It goes on to indicate in 61X (Duty to take account of responses to consultation) that the applicant must take in to consideration responses made during the community consultation process:
- 4.4 The person must, when deciding whether the application that the person is actually to make should be in the same terms as the proposed application, have regard to any responses to the consultation that the person has received.

Local Guidance

- 4.5 Barnsley Council's 'Statement of Community Involvement' (SCI) was adopted in September 2015.
- 4.6 Section 1.3 says:
- "It is important to us that all sections of the community are given the opportunity to take part in the planning process at the earliest opportunity so that decisions can take account of the range of community views and reflects, as far as possible, the concerns and aspirations of the people affected by them."*
- 4.7 Section 20.3 further says:
- "All applicants should consider the benefits of involving the community in developments which are considered likely to have an impact on the community, even in cases where these may be below thresholds for significant applications. This is encourages [sic] at an early stage before the application is submitted."*
- 4.8 The Applicant has sought to engage with both the Council and the local community on the proposed development in accordance with both national and local policy guidance.
- 4.9 The applicant supports the principle of public consultation and appreciates the value it can add to a development proposal.

4.0 Consultation

- 4.10 As such, consultants acting on behalf of the Applicant have engaged with officers from BMBC and the relevant statutory and regulatory bodies as part of extensive pre-application discussions. Pre-application meetings and extended discussions between the project team has taken place to consider the necessary wide ranging technical and design issues.

Pre-Application Advice

- 4.11 Extensive pre-application discussions have been held with the Council to discuss the proposals. An initial pre-application document was submitted in February 2018 and subsequent meetings have been discussed to present the proposals, approach, and application package prior to the submission of the final planning application.
- 4.12 A summary of the engagement with officers is set out in the table below:

DATE	TYPE	DETAILS	FEEDBACK/ACTION
26 th February 2018	Formal pre-application meeting under planning enquiry 2017/ENQ/00508. Attendees: Sarah Carr (Bellway) Joe Jenkinson (BMBC) Alison Dalton (BMBC) Elaine Ward (BMBC)	To present the initial indicative layout for 237 dwellings and assessment the material planning considerations that would influence the outcome of any subsequent planning application	BMBC issued its formal feedback on 9 th March 2018 considering the proposals having consulted with statutory consultees and local bodies. The response letter set out the key planning policy and development management matters to be addressed through the course of the submission of a planning application. The advice within the letter is valid for a two-year period.

- 4.13 The above demonstrates the extensive engagement undertaken and commitment of the Applicant to engage with the Council's officers throughout this process.

Ward Councillor engagement

- 4.14 In addition to officer engagement, the local Royston ward Councillors have been consulted on the proposals. A summary of the consultation is covered in the table below:

DATE	TYPE	DETAILS	FEEDBACK/ACTION
13 th December 2018	Meeting between Bellway (Paul Thornton) and Royston Ward Cllr Clements, Cheetham, and Makinson	To introduce the scheme proposals and advise on the technical work instructed and the timescales associated with the project.	Members emphasised the need for the benefits of the scheme to the local community to be considered through the planning application and agreed to public consultation/engagement being dealt with by way of a leaflet drop.

Public engagement

- 4.15 Further to the meeting with Royston Ward Cllrs on 13th December 2018 it was agreed that it was best to engage with residents and businesses through a 'flyer drop'. The flyer distributed provided an overview of the proposal and invited comments. Comments were to be directed to the Planning Agent (CBRE).

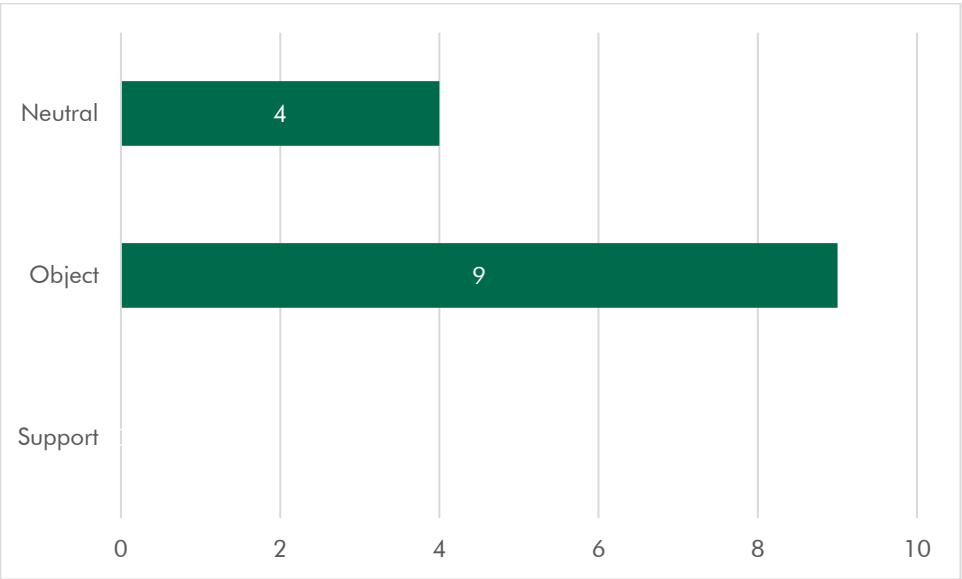
4.0 Consultation

- 4.16 The flyers were posted to residents and businesses located within the Consultation Zone on 4th January 2019. A total of 1,983 flyers were distributed: 29 to local businesses and 1,954 to local residents. Comments were to be returned to CBRE by 21st January 2019.
- 4.17 A copy of the consultation flyer is enclosed at **Appendix 3**.

Public Consultation Feedback

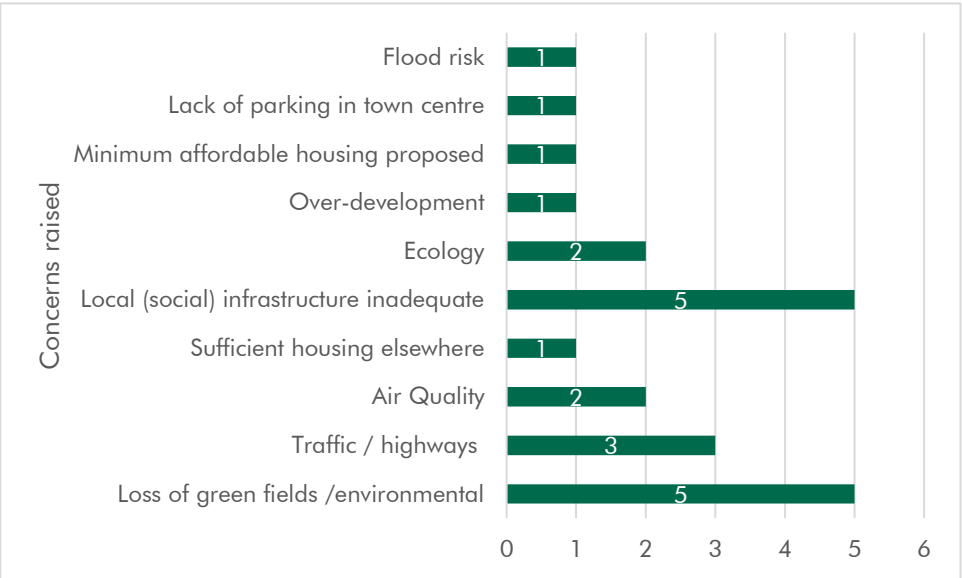
- 4.18 The feedback received from local residents and businesses enabled the applicant to gauge public opinion in relation to the proposal.
- 4.19 Feedback from the Public Engagement exercise is presented below.

Graph 1: Consultation feedback – support/object to the proposal



4.20

Graph 2: Consultation feedback – concerns raised



4.0 Consultation

Consultation summary

- 4.21 As part of the applicant's commitment to consultation, the emerging development proposals have been subject to formal and informal discussions with key stakeholders, Council Planning Officers, Council Members, and members of the local community. Comments, ideas and concerns have been gathered and assessed, and the proposals seek to mitigate concerns.
- 4.22 The applicant has informed local people about the emerging proposals and has involved the local community by inviting their comments.
- 4.23 A total of 13 responses were received, 9 of which were objections to the scheme. Less than 1% of people, therefore, invited to comment objected to the scheme. It is clear from the consultation exercise that very few local people object to the proposal.
- 4.24 It is notable that the primary concerns of respondents were in relation to the impact of the proposal on the environment and highways / traffic generation, areas which have been directly addressed within the technical studies provided as part of the application submission.

5.0 Planning Policy Framework

NATIONAL LEGISLATION

Planning and Compulsory Purchase Act 2004

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise (Section 38 (6)).

DEVELOPMENT PLAN

- 5.2 The Development Plan for Barnsley consists of:
- Barnsley Local Plan (adopted on 3rd January 2019); and
 - the Barnsley, Doncaster and Rotherham Joint Waste Plan (2012).
- 5.3 The policies contained within the Joint Waste Plan are not of direct relevance for the determination of this application.

Barnsley Local Plan

- 5.4 The Barnsley Local Plan was adopted by Full Council on 3rd January 2019 following public consultation and examination by an Independent Planning Inspector.
- 5.5 The Local Plan replaced the Core Strategy and the saved policies in the Unitary Development Plan as the statutory Development for the Borough covering the period 2014 up to 2033.
- 5.6 The Barnsley Local Plan is afforded full weight in the determination of this application.

Allocation

- 5.7 The site falls within the wider mixed-use allocation site reference MU5 (Land off Lee Lane, Royston). The allocation policy advises that the allocation has an indicative capacity to accommodate 828 dwellings and notes that 166 has already been approved under the allocation under planning application reference 2016/1490. The policy is clear in advising that the indicative number of dwellings (828) relates to the remainder of the site.
- 5.8 The allocation policy further states:

The development will be subject to the production of a Masterplan Framework covering the entire site which ensures that development is brought forward in a comprehensive manner.

The development will be expected to:

Provide a primary school on site;

Ensure that access is via the construction of a roundabout on Lee Lane which along with the road layouts will allow the development of the entire site;

Provide a small-scale convenience retail facility as part of the development that is in compliance with Local Plan policy TC5 Small Local Shops;

Investigate options for improving public transport access to the development and interventions to encourage public transport use by residents; and

Ensure that hedgerows, the trees at the west side of the site and the strip adjacent to the disused railway line at the north of the site are retained, buffered and managed.

5.0 Planning Policy Framework

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including field evaluation if necessary) that must include the following:

Information identifying the likely location and extent of the remains, and the nature of the remains;

An assessment of the significance of the remains; and

Consideration of how the remains would be affected by the proposed development

Relevant Policy Considerations

- 5.9 The following policies are relevant to the determination of this application:

Strategic Policies

- 5.10 Policy SD1 (Presumption in favour of sustainable development) explains that the Council will take a positive approach to decision making reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the development plan will be approved without delay unless material consideration indicate otherwise, and the Council will work proactively with applicants to find solutions in order to bring development forward.
- 5.11 Policy GD1 (General Development) sets out the criteria which will be applied to all development proposals, and be a starting point for decision making. The criteria ensure consideration is made to a development's impact on neighbouring uses and the environment (inter alia).
- 5.12 Policy LG2 (The Location of Growth) advises that priority will be given to Urban Barnsley and the Principal towns including Royston

Housing Policies

- 5.13 Policy H1 (The Number of New Homes to be Built) explains that at least 21,546 net additional homes during the period 2014 to 2033 with a minimum five-year supply of deliverable sites will be maintained.
- 5.14 Policy H2 (The distribution of new homes) set out the approximate distribution of new homes and confirms that Royston will accommodate 6% of the overall supply which equates to 1,302 new dwellings over the plan period 2014 -2033.
- 5.15 Policy H6 (Housing Mix and Efficient Use of Land) advises that housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Policy H7 also advises that a density of about 40 dwellings per hectare will be expected. Lower densities will be supported where it can be demonstrated that they are necessary for need, viability or sustainable design reasons.
- 5.16 Policy H7 (Affordable housing) describes how housing development of 15 dwellings or more will be expected to provide affordable housing. In Royston, the proportion of affordable housing expected in developments is 10%. Policy H7 further explains that these percentages will be sought unless it can be demonstrated through viability assessment that the required figure would render the scheme unviable. The developer must show that arrangements have been put in place to keep the new homes affordable.

5.0 Planning Policy Framework

Transport Policies

- 5.17 Policy T3 (New Development and Sustainable Travel) advises that new development will be expected to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists; Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

Other considerations

- 5.18 Policy D1 (High Quality Design and Place Making) sets out the design principles that should be delivered through layout and design development of schemes.
- 5.19 Policy HE6 (Archaeology) advises that sites where archaeological remains may be present must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary).

OTHER MATERIAL CONSIDERATIONS

- 5.20 There are a number of important material planning considerations, in addition to Emerging Development Plan, which are pertinent to the determination of this application. These include:
- The National Planning Policy Framework (2018);
 - National Planning Practice Guidance (2014 and as amended);
 - Supplementary Planning Documents and Planning Advice Notes, including:
 - Open Space Provision on New Housing Development;
 - Designing New Residential Development;
 - Parking;
 - Sustainable Location of Housing Sites;
 - Financial Contributions to School Places;
 - South Yorkshire Residential Design Guide;
- 5.21 Each of the above are considered in turn below:

National Planning Policy Framework

- 5.22 The National Planning Policy Framework (NPPF) was published in July 2018 and sets out the Government's planning policies for England and how these are expected to be applied at a local level. The NPPF is a significant material consideration in plan making and decision taking.

Achieving Sustainable Development

- 5.23 The purpose of the planning system is to contribute to the achievement of sustainable development. As set out in paragraph 8 achieving sustainable development means that the planning system has three overarching objectives.
- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

5.0 Planning Policy Framework

- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.24 The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development. The Government is committed to securing economic growth in order to create jobs and prosperity. These overarching policies seek to integrate the needs of planning and transport whilst focussing development in the most appropriate locations, thereby protecting and enhancing the environment.

5.25 The NPPF carries with it a presumption in favour of sustainable development. Paragraph 11 states that for decision-taking 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 impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in this Framework which indicate that development should be restricted."

Determining Applications

5.26 Paragraph 48 states that Local Planning Authorities should give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to relevant policies, and the degree of consistency with the Framework.

Promoting Sustainable Transport

5.27 Paragraph 102 seeks to encourage opportunities to promote walking, cycling and public transport use. This is supplemented by paragraph 103 which states that development should be focused in sustainable locations which limit the need to travel and offer a genuine choice of transport modes.

5.28 Development proposals should also give priority to pedestrian and cycle movements and facilitate access to high quality public transport. The needs of people with disabilities and reduced mobility should also be addressed (paragraph 110).

Delivering a sufficient supply of homes

5.29 Paragraphs 59 to 79 provides the policy guidance for plan making and decision taking under the overall aim of significantly boosting the housing supply.

5.30 At paragraph 59 the Government state that to significantly boost the supply of homes, it is important that a sufficient amount and variety of land can come forward.

5.31 Paragraph 75 confirms that in order to maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the

5.0 Planning Policy Framework

Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of underdeliver and identify actions to increase delivery in future years.

Requiring Good Design

- 5.32 Paragraph 124 is clear that the creation of high quality buildings and places is "fundamental" to what the planning and development process should achieve. The NPPF states that "good design is a key aspect of sustainable development".
- 5.33 Decisions should ensure that development proposals:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience (paragraph 127).
- 5.34 The NPPF, as set out in Paragraph 128, seeks to ensure that design quality is considered throughout the evolution of scheme proposals with early discussions between applicants and LPAs encouraged. Where the design of a development accords with clear expectations in plan policies, design should not be used as a valid reason to object to development (paragraph 130).

Making Effective Use of Land

Achieving appropriate densities

- 5.35 Paragraph 122 states that in making decisions LPAs should support development that makes efficient use of land, taking into account:
- a) *"the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
 - b) *local market conditions and viability;*
 - c) *the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
 - d) *the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*

5.0 Planning Policy Framework

e) *the importance of securing well-designed, attractive and healthy places.*"

Planning Practice Guidance (2014 and as adopted)

- 5.36 In March 2014, the Government published Planning Practice Guidance (PPG). This guidance is intended to sit alongside and provide clarity to NPPF policy. Paragraph: 001, Reference ID: 3-001-20140306 refers to the guidance relating to Housing and Economic Land Assessments. It confirms that an assessment should:
- Identify sites and broad locations with potential for development;
 - Assess their development potential; and
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 5.37 The PPG is clear that the National Planning Policy Framework explains that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. Therefore, local planning authorities should have an identified five-year housing supply at all points during the plan period. Housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five-year supply.
- 5.38 The PPG makes clear that a 'deliverable site' in the context of housing policy includes those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years.
- 5.39 The PPG is clear however, that a planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome such as infrastructure sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.

Open Space Provision on New Housing Development

- 5.40 The Supplementary Planning Document (SPD) Open Space Provision on New Housing Development (adopted 2012) offers guidance to developers considering submitting a planning application for residential development on what will be expected in terms of open space provision. The guidance supplements Policy CSP35 of the Core Strategy.
- 5.41 The document confirms a minimum of 15% of the gross site area must be open space of a type appropriate to the character of the site, its location, and the layout and nature of the new housing and adjoining land uses.
- 5.42 The SPD sets out three types of green space which will be required:
- Equipped children's play areas – for over 100 houses, provision will generally be required on site.
 - Informal play space and informal landscape areas – for over 40 houses provision should be made on site.
 - Formal recreation space – for between 20 and 200 houses a financial contribution will be required to enhance existing facilities in the locality.

5.0 Planning Policy Framework

Designing New Residential Development

- 5.43 The SPD Designing New Housing Development (2012) supplements Policy CSP29 of the Core Strategy and Policy D1 of the adopted Local Plan and sets out the principles that will apply to the consideration of planning applications for new housing development.
- 5.44 The SPD confirms the need for the layout and design of new housing to complement existing housing in the locality. The document also provides guidance on spacing standards, streets, and landscaping. This document is dated in light of emerging Local Plan Policy D1.

Parking

- 5.45 The SPD Parking (2012) supplements Policy CSP25 of the Core Strategy and sets out the parking standards that the council will apply to all new development.
- 5.46 The Council apply maximum parking standards to residential development as follows:

Use	Barnsley Urban	Borough wide (excluding Barnsley Urban)	Threshold above which standard applies
Housing and flats	1 space for dwellings with 1 or 2 bedrooms 2 spaces for dwellings with 3 or more bedrooms	1 space for dwellings with 1 or 2 bedrooms 2 spaces for dwellings with 3 or more bedrooms	All development
Elderly housing	1 space per unit Communal parking facilities	1 space per unit Communal parking facilities	All development

BMBC Planning Advice Note's

Sustainable Location of Housing Sites

- 5.47 PAN30 was adopted in July 2011 promotes sustainable deliverable housing sites in accordance with development plan policy.

Financial Contributions to School Places

- 5.48 PAN33 was adopted in March 2005 and addresses financial contributions that are required to fund school places and includes a formula for calculating commuted sums. The Applicant will negotiate as part of the package of obligations to be attached to the Section 106 Legal Agreement.

South Yorkshire Residential Design Guide

- 5.49 The Design and Access Statement prepared by STEN Architecture sets out how the scheme has been designed to take on board the criteria of this document.

Barnsley Housing Five Year Supply (August 2017)

5.0 Planning Policy Framework

- 5.50 The five-year housing land supply as set out in the Barnsley Housing Five Year Supply Note dated August 2017 is circa 4.01 years supply with only 8,056 net dwellings can be delivered against a requirement for 10,050 net dwellings for the 2017/18 – 2021/22 period.

The Council cannot therefore currently demonstrate a supply of specific, deliverable sites sufficient to meet the boroughs housing requirement.

- 5.51 The lack of a deliverable five-year housing land supply is an important consideration in promoting a planning application at this time.

- 5.52 We reserve our right to comment further on the deliverable five-year housing land supply figure during the course of the determination of the application.

6.0 Planning Analysis

- 6.1 This section provides an assessment of the proposed development in the context of the statutory Development Plan policies and other material considerations.
- 6.2 It is important to emphasise that Section 38(6) of the Planning and Compulsory Act 2004 states that applications must be determined in accordance with the relevant Development Plan unless material considerations indicate otherwise.
- 6.3 The detailed analysis of the planning policy framework in the previous section demonstrates that the following issues are of importance:
 1. Principle of Development;
 2. Consideration against allocation policy MU5;
 3. Delivery of affordable housing;
 4. Development Management Considerations:
 - a. Layout and mix of accommodation;
 - b. Air Quality;
 - c. Archaeology;
 - d. Ecology;
 - e. Flood Risk and Drainage
 - f. Highways;
 - g. Site investigation; and
 - h. Trees
- 6.4 Each of these points is considered in turn below.

1) Principle of Development

- 6.5 The Barnsley Local Plan was recently adopted on 3rd January 2019, superseding the Core Strategy and the saved policies in the Unitary Development Plan as the Development Plan for the Borough. The Barnsley Local Plan can therefore be afforded full weight in decision making of this application.
- 6.6 The Barnsley Local Plan confirms at Policy H1 that at least 21,546 net additional homes will be delivered during the period 2014 to 2033.
- 6.7 Royston is identified as a Principal Town within the borough's settlement hierarchy expected to deliver a total of 1,302 new homes through land allocations and existing planning permissions. This equates to 6% of the overall supply for the borough.
- 6.8 The application site falls within mixed-use allocation MU5 Land off Lee Lane, Royston which has been identified as having an indicative capacity for 828 dwellings. This is in addition to the 166 units having already been granted under planning permission 2016/1490.
- 6.9 The proposed development of 250 dwellings on this site is in accordance with the land-uses accepted under this mixed-use allocation where indicative capacity for a further 828 units is anticipated to come forward.
- 6.10 The principle of this proposal is therefore in accordance with Local Plan in meeting the identified housing requirement for Royston and the wider borough's housing target of at least 21,546 net additional homes up to 2033.

6.0 Planning Analysis

2) Consideration against allocation policy MU5

- 6.11 Policy MU5 sets out the site-specific principles and requirements for the delivery of the allocation.
- 6.12 The allocation advises that development will be subject to the production of a Masterplan Framework covering the entire site that ensures development is delivered in a comprehensive manner.
- 6.13 In respect of this, the Applicant has engaged with Officers and neighbouring developers in relation to wider master planning matters for allocation MU5.
- 6.14 The layout plan submitted includes for a potential vehicular connection on land to the east of the site and will not preclude the delivery of this parcel of land in delivering a comprehensive development. The Applicant is willing to work with the Authority during the course of the determination of the application to provide detail on how this proposal will sit alongside the delivery of the remaining development parcels which form this allocation to ensure a comprehensive development of the MU5 mixed use site.
- 6.15 The policy also sets out the additional considerations which are expected to be adhered to in bringing forward development. Each matter is considered in turn below:

Provide a primary school on site

- 6.16 A primary school is not being proposed to be accommodated as part of this parcel of land within the allocation. The Applicant is willing to provide a contribution towards education if it is demonstrated that there is insufficient capacity locally. It is understood if required a school will be provided on one of the other parcels of land within allocation MU5.

Ensure that access is via the construction of a roundabout on Lee Lane which along with the road layouts will allow the development of the entire site

- 6.17 The development is proposed to be accessed via a priority junction onto Lee Lane. The Transport Assessment submitted with the planning application demonstrates through the supporting modelling the vehicle tracking that this access will operate safely with the roundabout being delivered as part of the development of the committed residential development to the north of Lee Lane. The construction of this priority junction will not preclude the construction and access of the wider parcels of land as part of this allocation through the new roundabout.

Provide a small-scale convenience retail facility as part of the development that is in compliance with Local Plan policy TC5 Small Local Shops

- 6.18 No convenience retail is included as part of the proposals. It is understood this will be delivered elsewhere on site.

Investigate options for improving public transport access to the development and interventions to encourage public transport use by residents

- 6.19 A Travel Plan has been prepared by Optima Highways and will be submitted alongside the application demonstrating how the site is in a sustainable location and can be accessed via sustainable means of travel.

Ensure that hedgerows, the trees at the west side of the site and the strip adjacent to the disused railway line at the north of the site are retained, buffered and managed

6.0 Planning Analysis

- 6.20 The existing trees and hedgerows on the western and southern boundary of this site will be retained and protected as part of the proposals. Only trees of a low quality will be removed through the scheme.

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment

- 6.21 A full archaeological assessment, including geophysical survey has been undertaken by Phase Site Investigations.
- 6.22 This has demonstrated that there are no archaeological features of value that would prevent the development of the site with the majority of the anomalies identified relating to modern material / objects, agricultural activity (including ridge and furrow) and geological / pedological variations.
- 6.23 Further detail is set out in the submitted Archaeological Geophysical Survey.

3) Delivery of affordable housing

- 6.24 The requirement of emerging Barnsley Local Plan Policy H7 to provide 10% of the total number of dwellings as affordable homes will be met.
- 6.25 25 dwellings of the total 250 dwellings to be delivered with an anticipated split of 20 for social rent and 5 for intermediate housing.
- 6.26 The affordable units would be distributed across the site to ensure a balanced mix.
- 6.27 The S106 Heads of Terms set out in section 1 of this Statement confirms the Applicant's commitment to deliver the affordable housing outlined above

4) Development Management considerations

a. Layout and mix of accommodation

- 6.28 The Masterplan submitted with the application provides a range of accommodation of differing sizes, styles and tenure to meet the current market and local needs and contribute to the current lack of housing provision in Royston and across the Borough.
- 6.29 The proposals include for the delivery of a mix of good quality family accommodation including 115-2 bed; 77 3-bed; and 58 4-bed. A range of house types are proposed across the Bellway range including semi and detached housing, which will meet local need in Royston and across the borough and will provide opportunities for families to re-locate within Royston.
- 6.30 The housing types proposed for the development generally exceed the minimum internal space standards set out in the South Yorkshire Residential Design Guide (SYRDG), providing a high standard of new housing offer in line with local demand. This also responds to Local Ward Councillor received during pre-application discussion for there to be an aspiration locally to provide larger dwellings through the new build stock for Royston.
- 6.31 The Design and Access Statement and associated plans submitted in support of this application sets out in full the detailing housing types and masterplan principles.
- 6.32 It is considered that the proposals fully accord with the design principles set out in Policy D1 (High Quality Design and Place Making).

6.0 Planning Analysis

b. Air Quality

- 6.33 An Air Quality Assessment has been prepared by Redmore Environmental which concludes that the implementation of good practice dust controls measures would mean the residual significance of potential air quality impacts from dust generated by earthworks and construction would not be significant.
- 6.34 Based on the assessment results, air quality factors are not considered a constraint to planning consent for the development.

c. Archaeology

- 6.35 An Archaeological Geophysical Survey prepared by Phase Site Investigations Limited has been submitted with the application
- 6.36 The survey results confirm that there are a number of weak trends present that are of uncertain origin. It is likely that the majority of these are related to agricultural or drainage activity but it is possible that some of them could be caused by the infilled features. Generally, the trends are too weak or fragmented to reliably interpret.
- 6.37 The interpretation of the data is complicated slightly by the presence of former agricultural regimes and drainage regimes with different and intersecting alignments. This has meant that in some cases it is not certain if an anomaly is related to one of these regimes, or if it is caused by an underlying feature. Many of the trends that have been shown may actually be a product of the agricultural activity and not caused by underlying features.
- 6.38 In summary, the archaeological information submitted with the planning application fully complies with Barnsley Local Plan policy HE6.

d. Ecology

- 6.39 A Preliminary Ecology Appraisal (PEA) has been undertaken by BWB in support of the application.
- 6.40 The PEA Report confirms that no statutory designated nature conservation sites or non-statutory designated nature conservation sites occur within 2km of the site.
- 6.41 The PEA advises that the site is generally of low ecological value with the exception of the hedgerows and trees on the boundaries of the site which are being retained as part of the scheme proposals.
- 6.42 The PEA recommends further surveys are undertaken for amphibians (Great Crested Newts) and bats.
- 6.43 No significant impacts to birds are envisaged as a result of the loss of the habitats present on-site as the best opportunities for nesting (boundary hedgerows) are to be retained or replaced.

e. Flood Risk and Drainage

- 6.44 A Flood Risk Assessment and Drainage Strategy (FRA) has been prepared by Walker Ingram Associates in support of the proposed development.
- 6.45 The FRA confirms that the site is located within Flood Zone 1 and is therefore at low risk of flooding.
- 6.46 The FRA advises that proposed surface water sewer system should be designed to accommodate the 1 in 30-year storm event without flooding and a 1 in 100-year storm plus climate change event should be retained within the site in an area that does cause flooding to properties or third parties.

6.0 Planning Analysis

- 6.47 The Drainage Strategy recommends that discharge should be made into the Park Head View or Aplehaigh View recorded foul sewers.

f. Highways

- 6.48 A Transport Assessment has been prepared by Optima undertaken to consider potential highways and transportation issues raised by the proposed development. The scope and methodology of the assessment was agreed with officers at the Council.
- 6.49 The Transport Assessment demonstrates that the proposal can be safely and efficiently accessed from Lee Lane through to the year 2023 confirming there are no capacity issues on the local network.
- 6.50 The access junction from Lee Lane has been modelled and vehicles tracked and it can be demonstrated that it operates satisfactorily. Moreover, it can be concluded that the site is accessible to pedestrians and cyclists.
- 6.51 The Transport Assessment demonstrates that the development complies with Barnsley Local Plan Policy T4 (New development and transport safety) and that there are no reasons on highways or transport grounds to why the planning application should not be granted planning permission.

g. Site investigation

- 6.52 A Phase II Geo-Environmental Assessment has been undertaken which looked at impacts on human health, controlled waters, ground gas, and portable water.
- 6.53 The Assessment did not identify any concentrations of contaminants of concern which exceeded the Tier 1 screening values for the protection of human health. As such the site poses no unacceptable degree of risk to future residential site users. Moreover, chemical analysis indicates that existing topsoil deposits will be suitable for utilisation within the proposed garden and landscaped areas.

h. Trees

- 6.54 A Tree Survey Report has been prepared by Michael Cooper.
- 6.55 There are a number of mature trees within the hedgerows on the western and southern boundaries. Additionally, there are three stand-alone mature oak and a single ash tree were present within the arable field.
- 6.56 The key areas of trees and hedgerows on the northern, western and southern boundary of the site are being retained along an existing oak tree in the centre of the site which is of reasonable quality.
- 6.57 The masterplan proposals secure the retention of the trees on the boundaries and an oak tree within the site which is of reasonable quality.

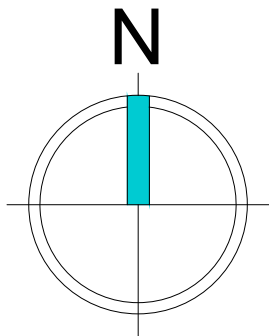
7.0 Conclusions

- 7.1 This Planning Statement has been prepared by CBRE Limited (CBRE), on behalf of Bellway Homes Limited (Yorkshire) ("the Applicant"), to support a full planning application for residential development (Use Class C3 – dwelling houses) on land south of Lee Lane, Royston, South Yorkshire, S71 4RT ('the Application Site' or 'the site').
- 7.2 The description of development is as follows:

Full planning application for 250 residential dwellings (Planning Use Class C3) including; means of access, car parking, open space, hard and soft landscaping, servicing, and other associated infrastructure and engineering works
- 7.3 The application site falls within mixed-use allocation MU5 Land off Lee Lane, Royston which has been identified as having an indicative capacity for 828 dwellings. This is in addition to the 166 units having already been granted under planning permission 2016/1490.
- 7.4 The proposed development of 250 dwellings on this site is in accordance the mixed-use allocation in meeting the local housing needs of Royston, as a principal settlement, and meeting the wider housing need of the borough.
- 7.5 The proposals accord with the allocation principles and requirements. The layout plan submitted makes provision for a potential vehicular connection on land to the east of the site and thus will not preclude the delivery of this parcel of land. The Applicant will work with the Authority during the determination of the application to further consider how this proposal will sit alongside the delivery of the remaining development parcels which form the allocation.
- 7.6 The proposed development is fully in-line with the aims of the NPPF and the Government to boost significantly the supply of housing.
- 7.7 The proposals accord with local aspirations in respect of the wider site and will deliver a high-quality scheme providing an offer of family housing in short supply within the local market.
- 7.8 The application provides a range of accommodation of differing sizes, styles and tenure including larger family dwellings to meet current market and local needs, and contributes to the current lack of housing provision in Royston, including the delivery of 4 -bedroom executive homes. The development will also deliver 25 affordable units distributed across the site to ensure a balanced mix.
- 7.9 In addition, developer contributions towards education and off-site highways improvements can be delivered now which will assist in the wider delivery of allocation.
- 7.10 The Design and Access Statement and other technical reports submitted in support of the application demonstrates that that all other development management issues are addressed in accordance with relevant national guidance and local policy, such that in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act 1990, and as such full planning permission should be granted.

Appendices

Appendix 1 – Site location plan



Ordnance Survey (c) Crown Copyright 2017. All rights reserved. Licence number 100022432

Scaled @ 1:2500



REV.	DESCRIPTION:	BY:	DATE:

STEN
ARCHITECTURE

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CLIENT:		Bellway			
SITE:		TITLE:			
		Location Plan			
		SCALE AT A3:	DATE:	DRAWN:	CHECKED:
		1:2500	20.12.18	TS	
		PROJECT NO:	DRAWING NO:	REVISION:	
		1867	1867.02		

Appendix 2 – EIA Screening Opinion

EIA Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

2018-ENQ-00667 Land At Lee Lane Royston

Proposed Residential Development

This document constitutes a screening opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 to determine the necessity for an Environmental Impact Assessment (EIA), in respect of the above.

Site Description

The site is located on the western edge of the principal town of Royston, approximately 4.5 miles north of Barnsley. The site is approximately 8.5 ha and is an L-shaped parcel greenfield land currently used for agricultural bounded by hedgerows with Lee Lane forming the north western boundary. The site slopes gently from south to north. Hedgerows and semi mature trees form the sites boundaries. A number of mature trees are present within the centre of the site. There is an existing access from Lee Lane and also a public bridleway adjacent to the site.

The site forms part of mixed use allocation MU5 in the recently adopted Local Plan. The site specific policy for MU5 states:

Site MU5 Land off Lee Lane, Royston Indicative number of dwellings 828

Planning permission has been granted on this site for 166 dwellings. The indicative number of dwellings above relates to the remainder of the site.

The development will be subject to the production of a Masterplan Framework covering the entire site which ensures that development is brought forward in a comprehensive manner.

The development will be expected to:

- Provide a primary school on site;
- Ensure that access is via the construction of a roundabout on Lee Lane which along with the road layouts will allow the development of the entire site;
- Provide a small scale convenience retail facility as part of the development that is in compliance with Local Plan policy TC5 Small Local Shops;
- Investigate options for improving public transport access to the development and interventions to encourage public transport use by residents; and
- Ensure that hedgerows, the trees at the west side of the site and the strip adjacent to the disused railway line at the north of the site are retained, buffered and managed.

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including field evaluation if necessary) that must include the following:

- Information identifying the likely location and extent of the remains, and the nature of the remains;
- An assessment of the significance of the remains; and
- Consideration of how the remains would be affected by the proposed development

Proposal

The proposal is for "Full planning application for 250 residential dwellings (Use Class C3) including car parking, open space; hard and soft landscaping; access; servicing; and other associated infrastructure and engineering works".

The following screening opinion is based on the information available in respect of the proposal and the Council reserves the right to undertake a re-screening should further material information become available.

Assessment

Having examined Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the proposal clearly does not fall within any of the descriptions of development.

The proposal does fall however under description of development 10b (column 1), 'Urban development projects', of Schedule 2 (Environmental Impact Assessment) Regulations 2017 and exceed one of the thresholds in column 2 of Schedule 2 (the site exceeds 5 hectares). The proposed development therefore is Schedule 2 development and potentially requires an EIA.

The question is therefore, is the proposed development likely to have significant effects on the environment by virtue of its characteristics, location and the nature of the potential impacts as set out in Schedule 3 of the Regulations.

The NPPG states respectively that 'in general, each application (or request for an opinion) should be considered for EIA on its own merits. The development should be judged on the basis of what is proposed by the developer' and 'however, in judging whether the effects of a development are likely to be significant, local planning authorities should always have regard to the possible cumulative effect with any existing or approved development. There are occasions where the existence of other development may be particularly relevant in determining whether significant effects are likely, or even where more than one application for development should be considered together to determine whether or not EIA is required'.

For urban development projects, The National Planning Policy Guidance document advises that in addition to the physical scale of such developments, particular consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.

Development proposed for sites which have not previously been intensively developed are more likely to require EIA if the site area of the scheme is more than 5 hectares, or it would provide a total of more than 10,000 square metres of new commercial floor space or the development would have significant urbanising effects in a previously non urbanised area (e.g. a new development of more than 1,000 dwellings).

Characteristics

With regard to the characteristics of the development 8.5 hectares and although it is likely to be on a greater scale and more urbanising effect than the current greenfield use of the site, it lies on the edge of an existing urbanised area and does not exceed the 1,000 dwelling threshold set out planning permission close by, and the potential full build out of allocation MU5 (828 dwellings), the threshold would still not be exceeded.

It is further considered that there is no higher risk than average of accidents during construction and operations and that the project is neither unusually complex nor has potentially hazardous environmental effects in view of its scale and character. The development is unlikely to generate any significant pollution. As the site is currently agricultural there would be little waste generated and domestic waste would be dealt with under normal procedures.

Location

No part of the proposed development, is located wholly or in part in a sensitive area as defined in Regulation 2(1). Natural vegetation of nature conservation value, should be maintained and the site specific Local Plan policy for the site specifically requires the

retention, buffering and management of trees and hedgerows within the whole of the MU5 site. It is considered that the proposal would not have a significant impact on the existing nature within or outside of the site.

The location of the site is not especially sensitive, and providing hedgerows and trees are protected and enhanced it will retain its quality and regenerative capacity. Overall it is considered that the natural environment is capable of absorbing the development, as it is not within a wetland, coastal zone, mountain area or nature reserve. It is not designated under the Habitats Directive and environmental quality standards laid down in EU legislation have not been exceeded in this area. The site lies on the edge of a populated area, and close to transport routes, impact on quality of life is not considered to be an issue for a significant number of people. Heritage assets are not considered to be affected to a significant degree.

Nature of Potential Impacts

In terms of the potential impacts of the proposed development, there would no doubt be some adverse visual, noise and disturbance, and traffic impacts during the construction period. However, these would be relatively short term and in the medium to long term, whilst a modern residential development would create numbers of vehicles considerably greater than the current use (greenfield) this would not be of sufficient impact to require an EIA on highway concerns alone.

It is further considered that there is no higher risk than average of accidents during construction and operations and that the project is neither unusually complex nor has potentially hazardous environmental effects in view of its relatively modest scale and character. The development would be unlikely to generate any form of pollution. However, there are potential effects of both noise and pollution on the future residents of the site, due to the proximity of the motorway, although this can be addressed in preparation of a planning application. There are no cumulative impacts to consider.

In consideration of the above, and taking into account Schedule 3 of the Regulations and the guidance contained within the NPPG, the impacts of the proposed development is judged not to be of more than local importance and it is the view of the Local Planning Authority that the proposed development is unlikely to have significant effects on the environment and an Environmental Impact Assessment is therefore not required.

Formal Screening Opinion Summary

2018-ENQ-00667 Full planning application for 250 residential dwellings (Use Class C3) including car parking, open space; hard and soft landscaping; access; servicing; and other associated infrastructure and engineering works

Land Off Lee Lane Royston

1. Having examined Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the proposal clearly **does not** fall within any of the descriptions of development.
2. Interpreting Schedule 2 widely, the proposal falls under description of 10(b) Urban development projects and is therefore Schedule 2 development.
3. No part of the proposed development is located wholly or in part in a sensitive area as defined in Regulation 2(1).
4. The area of the site (red line boundary) **exceeds** the applicable threshold of 5 ha in column 2 of Schedule 2, the proposed development therefore **potentially requires an EIA**.

5. However although it is likely to be on a greater scale and more urbanising effect than the current greenfield use of the site, it lies on the edge of an existing urbanised area and does not exceed the 1,000 dwelling threshold set out in the guidance, and it is not considered that it will have significant potential environmental impacts.

Conclusion

In coming to the decision below the Authority has taken into account whether the proposed development is likely to have significant effects on the environment by virtue of its characteristics, location and the nature of the potential impacts.

Government guidance in the National Planning Policy Guidance states that, in general, EIA will be needed for Schedule 2 developments in three main types of case:

- a) For major developments which are of more than local importance;
- b) For developments which are proposed for particularly environmentally sensitive or vulnerable locations; and
- c) For projects with unusually complex and potentially hazardous environmental effects.

In assessing the submitted information in the light of the above it is considered that the proposal will not have significant environmental impacts within the meaning set out in The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the following reasons:

Reasons:

1 Thresholds in Schedule 2

With regard to the scale of the development, whilst the scale of the development at exceeds the thresholds in Schedule 2 column 2 Town and Country Planning (Environmental Impact Assessment) Regulations 2017 it does not exceed the indicative threshold criteria of 1,000 dwellings as set out in the NPPG.

2 Characteristics of the development

The proposals are not of unusual scale, nature or type and the site is not unusually contaminated or of challenging landform. There would not be an excessive use of or impact on natural resources or excessive production of waste or pollution. It is considered that there is no higher risk than average of accidents during construction and operations.

3 Location

In terms of location, the site is not in a sensitive area as defined in Regulation 2(1). There are no protected features on the site. Overall, it is considered that the local environment can absorb the proposal.

4 Scale Of Impacts

The impact of the proposed development is likely to be limited to noise, traffic and traffic emissions and some impact on the existing (though unprotected habitats). However, all impacts are expected to be in the local area only. The impacts are not considered to be unduly complex or of a significant scale following the construction period.

The proposal is unlikely to have significant effects on the environment and an EIA is **not** therefore required.

OFFICER SIGNATURE	Elaine Ward	10th JANUARY 2019
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Appendix 3 – Consultation flyer

WHO WE ARE

We are Bellway Homes, a national housebuilder with offices nationwide. We have been building homes in the UK for over 70 years. In our last financial year, we delivered over 10,000 new homes in the U.K. We are the applicants for the scheme illustrated on this leaflet.

BACKGROUND TO THE PROPOSALS

The new Barnsley Council Local Plan is at an advanced stage and is expected to be adopted early in 2019. Land to the west of Royston has been allocated for mixed-use development including residential dwellings. Bellway Homes are looking to progress a planning application for 250 homes on land to the south of Lee Lane providing much needed new housing in the local area including the delivery of affordable housing. The scheme will deliver high quality homes across a mix of housing types.

WORK UNDERTAKEN

Alongside the landowner Bellway Homes have held discussions with Barnsley Council to establish a joined-up approach to delivering a comprehensive development as part of the wider scheme for the whole development allocation. Transport consultants Optima have been instructed to prepare a Transport Assessment to consider capacity on the local highway network.

In addition, the following technical reports have been undertaken which have informed the proposed residential development:

- Archaeology survey;
- Ecological survey;
- Tree survey;
- Ground investigation;
- Flood risk and drainage report; and
- Air Quality Assessment

All impacts additional to those assessed in the above reports have been considered and appropriate mitigation measures will be proposed through the planning application.

THE SCHEME PROPOSALS

The drawing overleaf proposes the following:

- 250 dwellings across a mix of 2 storey 2, 3 and 4-bedroom homes.
- A proportion of homes will be affordable to accord with the Local Plan policy requirement (10%).
- The scheme will also deliver a high-quality area of onsite public open space within the development which will be accessible to new and existing residents of Royston.
- Existing trees of good quality will be retained and protected on the site boundary and within the development.
- Dwellings to be built from brick with an element of render to break up street scene visually.

WHAT HAPPENS NEXT?

We are seeking your views on the proposed application. Comments can be made via our Planning Consultants, CBRE, at the below address:

Email:

leelane@cbre.com

Postal:

CBRE Limited

Planning & Development

6th Floor Toronto Square

Toronto Street

Leeds, LS1 2JH

All correspondence should be entitled 'Lee Lane Consultation' and reach CBRE by the Monday 21st January 2019.





LEE LANE, ROYSTON

UPDATE NEWSLETTER



Bellway **CBRE**

Bellway Homes are looking to progress a planning application for 250 homes on land to the south of Lee Lane providing much needed new housing in the local area including the delivery of affordable housing. The land (known as H11.B) is part of a wider allocation as indicated above. The scheme will deliver high quality homes across a mix of housing types.

