

Planning Advice Note 30- Sustainable Location of Housing Sites

Adopted July 2011



Remaking
Barnsley



BARNSLEY
Metropolitan Borough Council

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1 . Introduction

- 1.1** BMBC adopted Planning Advice Note 30 (PAN 30) in January 2004. This is now cancelled and superseded by this guidance for the interim period prior to the Development Sites and Places Development Plan Document (DPD) being adopted.
- 1.2** PAN30 has been prepared by the Council in the same way as if it was a Supplementary Planning Document (SPD). This includes following the requirements laid out for consultation on an SPD in the boroughs Statement of Community Involvement. The PAN is a material consideration that carries weight in the determination of relevant planning applications. However all other relevant national, regional and local planning policies still apply.
- 1.3** The aim of PAN30 is to promote the development of sustainable, deliverable housing sites consistent with national planning policy, The Regional Spatial Strategy (RSS) and the Local Development Framework (LDF) Core Strategy. The objective is to focus new housing development within the main settlements in the Borough and to ensure new development takes place in sustainable locations within them.
- 1.4** Through the Housing Development Sustainability Checklist, as laid out in section 5, this guidance will ensure that:
- New housing development is focused within Barnsley sub-regional town and the principal towns in accordance with the RSS and LDF Core Strategy settlement hierarchy
 - The Councils objective of ensuring improvements in the housing regeneration areas in the borough are continued.
 - The borough's housing requirement, as laid out in the LDF Core Strategy, is met.
 - Housing sites are released in accordance with locational preferences set out in Planning Policy Statement 3: Housing (PPS 3), the RSS and the LDF Core Strategy, which give priority to development on previously developed land and seek to ensure new housing has good public transport access and is near to shops and other services.
 - Unitary Development Plan (UDP) saved policies are considered.
 - Infill and other redevelopment opportunities are taken up in preference to extensions to existing settlements.

2 . Development Plan Policy Context

- 2.1** The key policy documents which informed the sustainability criteria and spatial priority considerations set out in this guidance are considered below.

Planning Policy Statement 1: Delivering Sustainable Development & Supplement to Planning Policy Statement 1: Planning and Climate Change

- 2.2** PPS1 lays out the governments objectives and principles for the planning system. The PPS states that growth should be planned to reduce the need to travel by private car and make the fullest use of public transport and to take climate change impacts into account in the location of development. Additionally the PPS 1 climate change supplement provides guidance as to how the planning system can help to alleviate climate change. The PPS is clear that the location of development, including housing, 'should be planned to limit carbon dioxide emissions'.

Planning Policy Statement 3: Housing

- 2.3** PPS 3 provides national guidance on developing land for new housing (see Paragraphs 40, 41 and 43) stating that a key objective for Local Planning Authorities is to ensure the effective use of land by re-using land which has been previously developed. PPS3 is also clear that housing should be developed in sustainable locations that provide good access to local services, such as shops, schools and healthcare, and to public transport.

The Regional Spatial Strategy

- 2.4** The RSS remains part of the Statutory Development Plan for the borough. The Localism Bill clearly intends to revoke RSS and if this clause remains when the bill receives Royal Assent the RSS will no longer apply. However the Leeds City Region has prepared an Interim Strategy Statement that retains many of the RSS policies that are relevant to PAN30 and as a result they will remain as material considerations when determining planning applications whatever the status of the RSS . The following RSS polices continue to form part of the context with regard to PAN30:

- YH1: Overall Approach & Key Spatial Priorities
- YH2: Climate Change & Resource Use
- YH4: Regional Cities and Sub regional Cities and Towns
- YH5: Principal Towns
- YH7: Location of Development
- H2: Managing and Stepping Up the Supply and Delivery of Housing
- H3: Managing the Release of Land in Support of Interventions to Address Failing Housing Markets

- 2.5** All the above policies are included in the Leeds City Region Strategy Statement except for policies H2 and H3.

2 . Development Plan Policy Context

The Local Development Framework Core Strategy

2.6 The LDF Core Strategy sets out the key elements of the planning framework for Barnsley and the approach to its long term physical development. A number of its policies are relevant to PAN30. These are:

- CSP1: Climate Change - This policy seeks to reduce the impact of growth on climate change by giving preference to previously developed land in sustainable locations
- CSP8: The Location of Growth - This policy lays out the settlement hierarchy for the borough giving priority to growth in Urban Barnsley and the six Principal Towns.
- CSP9: The Number of New Homes to be Built - This policy commits the Council to seeking the completion of at least 21500 net additional homes during the plan period.
- CSP10: The Distribution of New Homes - This policy shows how the 21500 net additional homes will be distributed through the settlement hierarchy.
- CSP14: Housing Mix and efficient Use of Land - This policy, amongst other considerations, gives priority to development on previously developed land (PDL) and sets a target of 55 - 60% of homes being built on PDL.
- CSP17: Housing Regeneration Areas - This policy sets out the areas of the borough in need of housing regeneration and lays out measures that will be taken to support relevant planning applications.
- CSP25: New Development and Sustainable Travel - This policy lays out the Councils expectation that development will be located to reduce the need to travel and be accessible to public transport.

Saved Policies of the Unitary Development Plan (UDP) (including Supplementary Planning Guidance / Documents)

2.7 The Core Strategy policies supersede many of the UDP policies. A full list of UDP policies that have been superseded can be found in appendix 4 of the adopted Core Strategy. However a number of UDP policies are still in force following the direction received by the Council in 2007 from the Secretary of State saving a number of policies. In particular, some of the Volume 1, Part II and volume 2 policies and proposals for new housing development remain relevant to the determination of planning applications. As such, applicants are encouraged to consider these policies before an application is submitted to the Council.

3 . Housing Development Sustainability Checklist

This checklist should be completed and submitted, as part of any planning application, for all housing developments proposed in the borough above 0.4 hectares. Applications for smaller sites which form part of a larger site over the 0.4 hectare threshold, that may have potential for residential development, should also be accompanied by a completed checklist.

Guidance to Applicants

This Checklist should be included at the front of any other information that you wish to submit in support of the sustainability of your proposal.

The checklist is intended to establish whether the site is sustainably located. By completing the Checklist you are providing a concise summary of the key factors in determining the sustainability of the location of your housing application.

Applicant Details

Applicant Name		Date	
Site Address			

Checklist

Table 3.1

STEP 1 - KEY LOCATION & SITE REQUIREMENTS			
	Applicant (please tick applicable statement)	Score	For office use only
1a - Relationship to Core Strategy Settlement Hierarchy			
a) The site is located within Barnsley sub regional town (as shown in appendix 1 – plan 1)		10	

3 . Housing Development Sustainability Checklist

b) The site is located within a principal town (as shown in appendix 1 – plans 2 – 8)		6	
c) The site is located in one of the other settlements (as listed and defined in appendix 2)		2	
d) The site is not located within any of the settlements covered by a), b) or c) above		0	
<p>NOTE: Boundaries are shown on the maps in Appendix 1 for Barnsley, as the Sub Regional Town, and the Principal Towns. Hoyland principal town, following the examination and subsequent adoption of the Core Strategy, now also includes the settlement of Birdwell. The map of Hoyland principal town has not been amended to reflect this but the boundary for Birdwell is defined by the UDP green belt as shown on the UDP proposals map for Hoyland. Additionally Grimethorpe, following the examination and subsequent adoption of the Core Strategy, is now part of Cudworth principal town. Its boundaries remain as shown on the map in appendix 1.</p> <p>The boundaries shown on these maps describe the geography of these settlements as 'places' and are not to be interpreted as defining development limits. The maps are based on the Councils interpretation of the boundaries in August 2009. The boundaries shown on these maps will be revised as the LDF Development Sites and Places DPD advances to take account of changes to the Core Strategy, including those described above. All other settlements where PAN30 applies are listed in Appendix 2.</p>			
<p>For a site to be sustainable it must score at least 6 for step 1a</p>			
<p>1b - Reuse of Land</p>			
a) The site is brownfield (It is occupied by a permanent structure (excluding agriculture or forestry) or has been cleared but any evidence of structures or activities has not yet blended into the landscape ⁽¹⁾)		10	
b) The site is a brownfield/greenfield mix with more than 70% of its area brownfield		6	

- 1 Where it can be demonstrated that a site has been intentionally greened after clearance to improve its appearance in the interim until it is re-developed, it will continue to be considered as previously developed and will not normally be considered to have blended into the landscape (as set out in the exceptions to the definition of previously developed land laid out in annex B of PPS3). Any potential greenspace function of the land would need to be considered in the context of existing green space policies.

3 . Housing Development Sustainability Checklist

c) The site is a brownfield/greenfield mix with less than 70% of its area brownfield		2	
d) The site is greenfield		0	
For a site to be sustainable it must score at least 6 for 1a & 1b combined			
Step 1 sub-total			

3 . Housing Development Sustainability Checklist

Table 3.2

STEP 2 - LAND USE & URBAN FORM			
	Applicant (please tick applicable statement)	Score	For office use only
2a - Location within Settlement			
a) The site is entirely within the built up area <i>(See figure 3.1 below)</i>		10	
b) The site is on the edge of the settlement but not projecting into the countryside <i>(See figure 3.2 below)</i>		6	
c) The site is on the edge of the settlement <u>and</u> projecting into the countryside <i>(See figure 3.3 below)</i>		2	
d) The site is wholly outside or is unrelated to any settlement		0	
For a site to be sustainable it must score at least 6 at step 2a			

Figure 3.1 Within the built up area

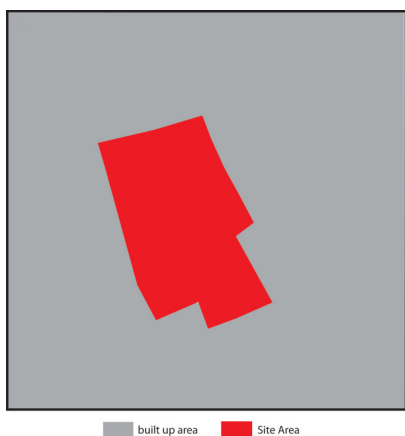


Figure 3.2 Edge of a settlement not projecting into the countryside

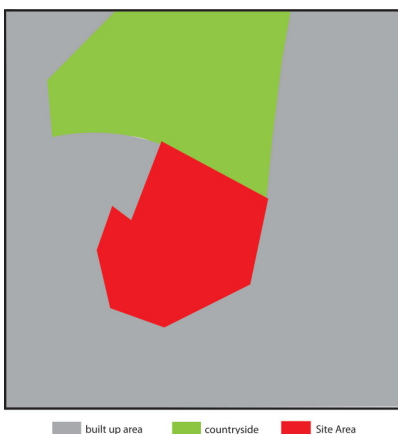
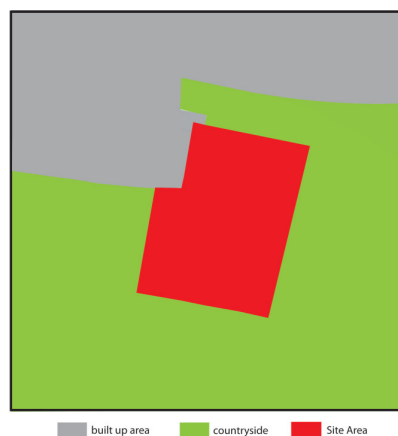


Figure 3.3 Edge of settlement, projecting into countryside



3 . Housing Development Sustainability Checklist

Table 3.3

2b - Current UDP Notation			
	Applicant (please tick applicable statement)	Score	For office use only
<p>NOTE: Where a site is covered by more than one notation on the UDP proposals maps the Council will take a practical approach. This will usually result in the notation that receives the highest score in the checklist being used for the purposes of scoring. However there may be circumstances where this is not appropriate and this will have to be determined on an application by application basis.</p>			
<p>a) The site is a UDP Housing Proposal OR</p> <p>b) The site is a redundant school site which has become available for disposal and redevelopment under the Building Schools for the Future Programme which is:</p> <p>1) NOT in the UDP Green Belt and;</p> <p>2) Has satisfied the requirements of Core Strategy policy CSP43: Educational Facilities and Community Uses</p>		10	
<p>c) The site is a:</p> <ul style="list-style-type: none"> • UDP housing policy area • UDP employment proposal • UDP employment policy area • UDP Area of Investigation for Potential Employment Development • Area of greenspace that is included on the Councils greenspace register or is land that functions as greenspace • UDP urban greenspace proposal • UDP allotments 		1	

3 . Housing Development Sustainability Checklist

<p>d) The site is within or partly within</p> <ul style="list-style-type: none"> • the UDP greenbelt <p>or is allocated in the UDP as:</p> <ul style="list-style-type: none"> • safeguarded land • Urban land to remain undeveloped • Site for travellers • Minerals planning permission • Minerals consultation area • Minerals area of search • Nature conservation site • Site of special scientific interest • Old Moor Wetlands Centre <p>Or is shown on the Environment Agency flood maps as functioning floodplain</p>		0	
For a site to be sustainable it must score at least 8 for step 2 a & b combined			
Step 2 SUB-TOTAL			

3 . Housing Development Sustainability Checklist

Table 3.4

STEP 3 - ACCESS TO LOCAL SERVICES & PUBLIC TRANSPORT			
	Applicant (please tick applicable statement)	Score	For office use only
3a - Public Transport Accessibility			
<p>The South Yorkshire Passenger Transport Executive will be able to assist with this analysis. Applicants should contact them at: SYPTE, 11 Broad Street West, Sheffield, S1 2BQ or by telephone: 0114 221 1262. See Annex 1 for an easy way to find the centre of the site. If you undertake your own research you must submit your researched information for verification purposes.</p> <p>Accessibility to public transport should be assessed with regard to a sites proximity to the Core Public Transport Network (CPTN) in the borough as defined within the Sheffield City Region Transport Strategy (LTP3). This includes the core bus corridors with six or more buses per hour and the railway network. A catchment area buffer should then be applied to the CPTN access points (railway stations and the core bus corridors) based on a 400 metre walk to access bus services and an 800 metre walk to access a railway station. These need to be weighted to allow for the fact that most walks will not be on a straight line basis and SYPTE can supply details of how this is done. A sites distance from the CPTN should be measured from its centre point in order to reflect the majority site coverage. Following this, sites should be graded as green, amber or red using the following criteria and the relevant score applied.</p>			
a) The site is graded as green as it falls completely within the CPTN buffer and requires minimal (if any) public transport intervention.		10	
b) The site has been graded as amber as it bridges over the CPTN buffer or its centre point is outside the 333 metre weighted buffer but within the 400 metre buffer (plus 20% and actual straight line walking distance). The 400 metre buffer represents a 'cushion' that will capture the sites that are just outside the CPTN. Amber sites reflect the need that transport interventions need to be		6	

3 . Housing Development Sustainability Checklist

considered as the site has a degree of restriction to public transport use.			
c) The site has been graded as red as it falls completely outside the CPTN buffer. This means that development on the site is not desirable as the site has very limited access to public transport as it is outside of the specified walking catchment area.		0	
For a site to be sustainable it must score at least 6 at step 3a			
3b - Access to Local Services			
Below are 2 lists of services/facilities. List 1 shows essential services and facilities and list 2 shows other services and facilities. We want to know how many of these services are within 800m of the centre of your site. See Annex 1 for an easy way to find the centre of the site. Please submit this information on a map to a known metric scale and with a linked schedule of names and postal addresses. Then answer the following questions:			
a) The centre of the site is within 800m of all essential facilities plus five or more from the list of other services		10	
b) The centre of the site is within 800m of all essential facilities		6	
c) The centre of the site is within 800m of three or less of the essential facilities		2	
d) The centre of the site is beyond 800m of three or less essential facilities		0	
For a site to be sustainable it must score at least 8 for step 3a & b combined			
Step 3 SUB -TOTAL			

3 . Housing Development Sustainability Checklist

TOTAL SCORE (STEP 1 + STEP 2 + STEP 3)		
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Table 3.5

List 1 - Essential services/ facilities	
Primary school	Doctors practise - one or more doctors
Local convenience store - any shop selling at least a small range of everyday essential items	Public open green space - generally urban green space shown on UDP/LDF proposals maps (excluding allotments)

Table 3.6

List 2 - Other services / facilities		
Secondary School	Job Centre	Post Office
Benefit agency	Church	Petrol Station
Retail (e.g. shopping parade)	Tertiary college	Village / community hall
Public House	Banking facility	Library
Hospital	Sports centre	Chemist
Health centre / clinic - Providing a range of health related community services such as district nursing, chiropody, occupational therapy etc.		
Supermarket - self service shop selling mainly food often with car parking (PPS4 definition)		

Overall Score

To be considered potentially sustainable the site must:

- Meet the minimum score required at step 1a and 1b and also achieve the minimum score required for these steps combined
- Meet the minimum score required at step 2a and 2b and also achieve the minimum score required for these steps combined
- Meet the minimum score required at step 3a and 3b and also achieve the minimum score required for these steps combined

If the site has achieved the required score at all the above steps the total score achieved should then be applied to the following table:

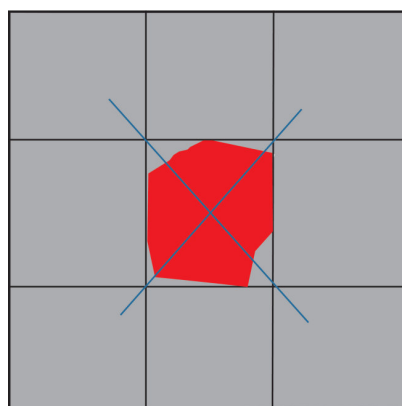
3 . Housing Development Sustainability Checklist

Table 3.7

Site Total Score	Result
21 or below	Site is not sustainable and fails the requirements of PAN30
22 or over	Site is sustainable and has met the requirements of PAN30

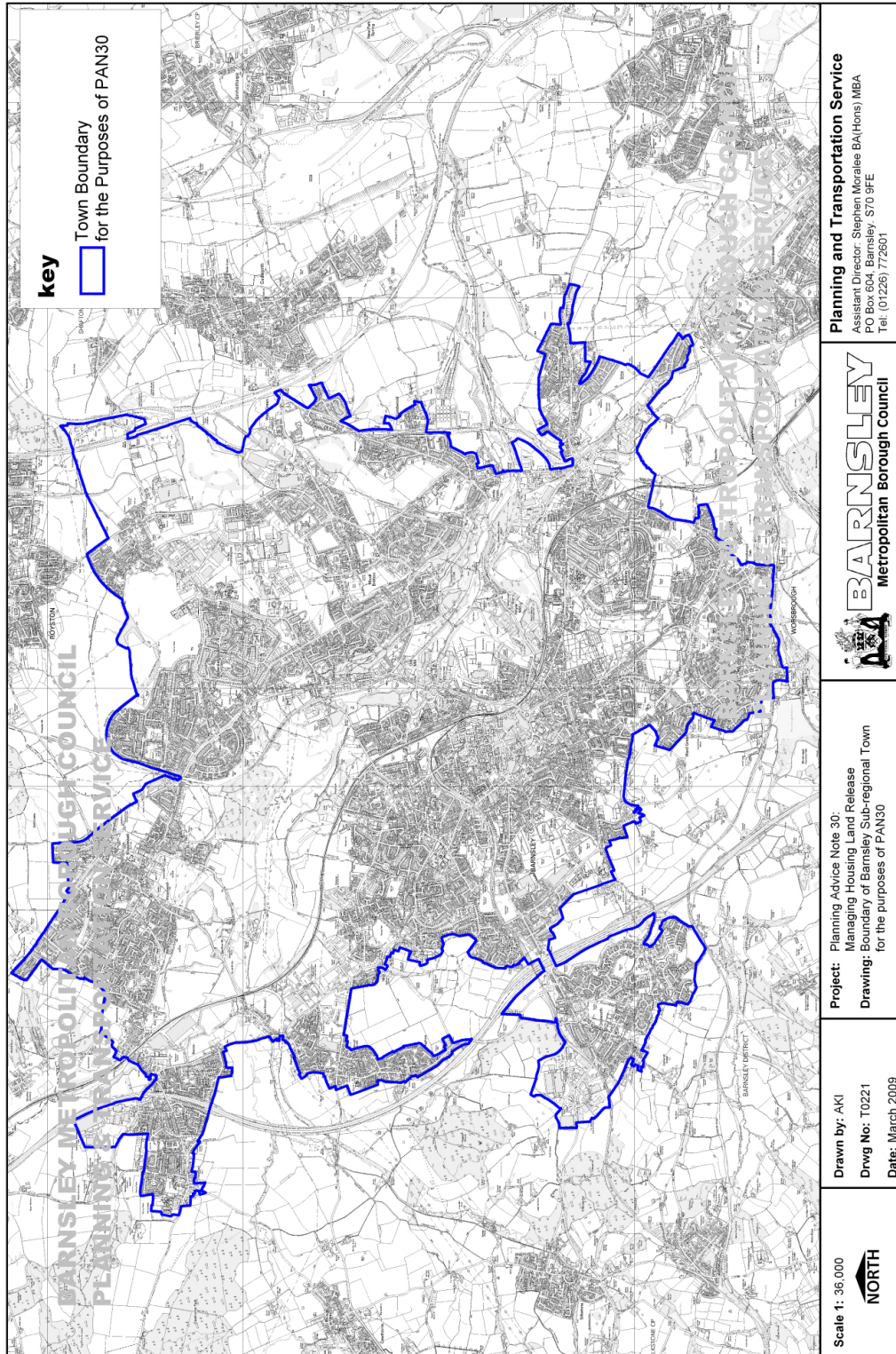
Annex 1 - Finding the centre of a site

To find the centre of the site, draw a box around the site, draw two lines from corner to corner and the centre is where the diagonal lines meet. This is demonstrated in the diagram below.



Appendix 1: Boundary Plans

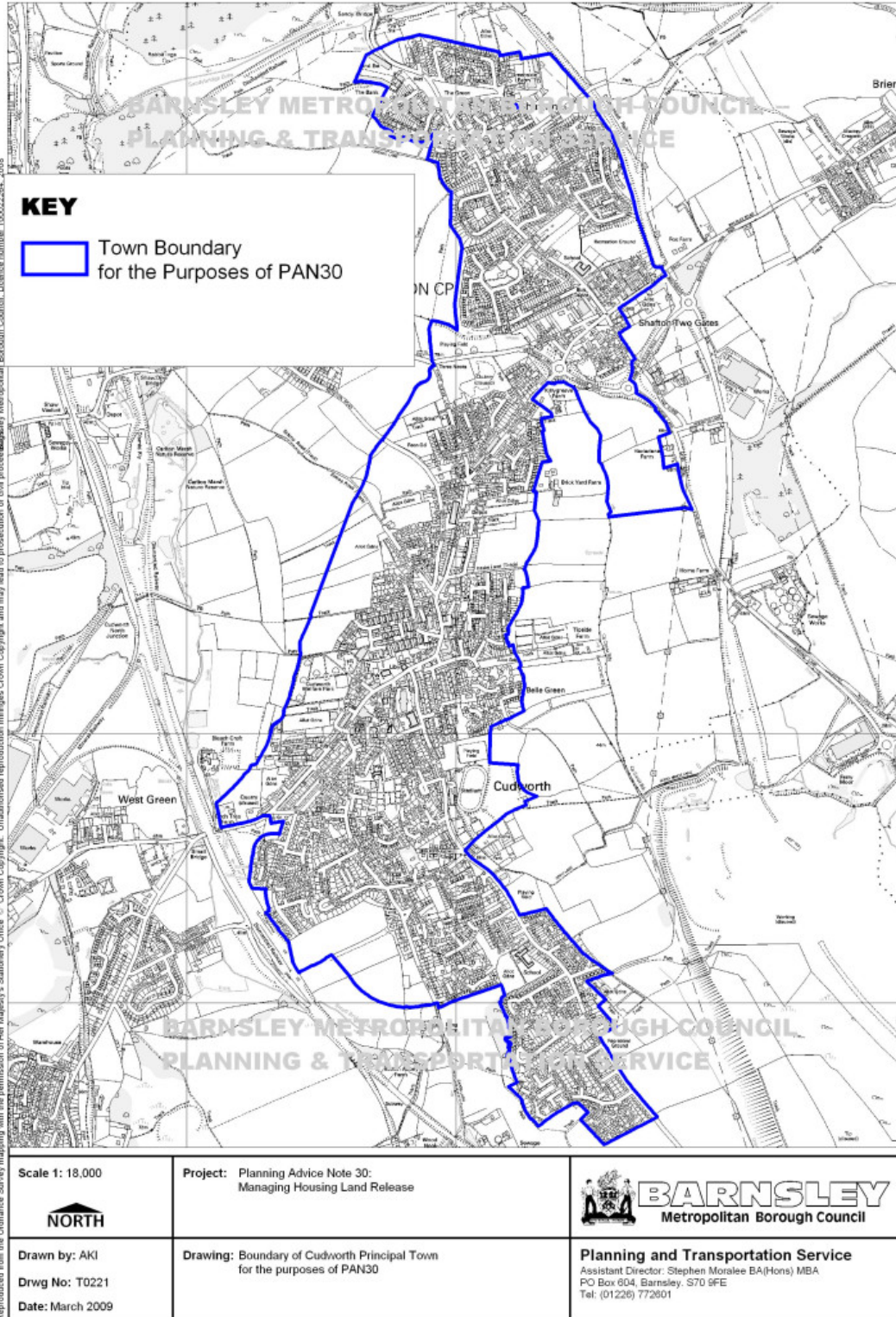
Map .1 (Map scale is based on the map being reproduced at A4 size)



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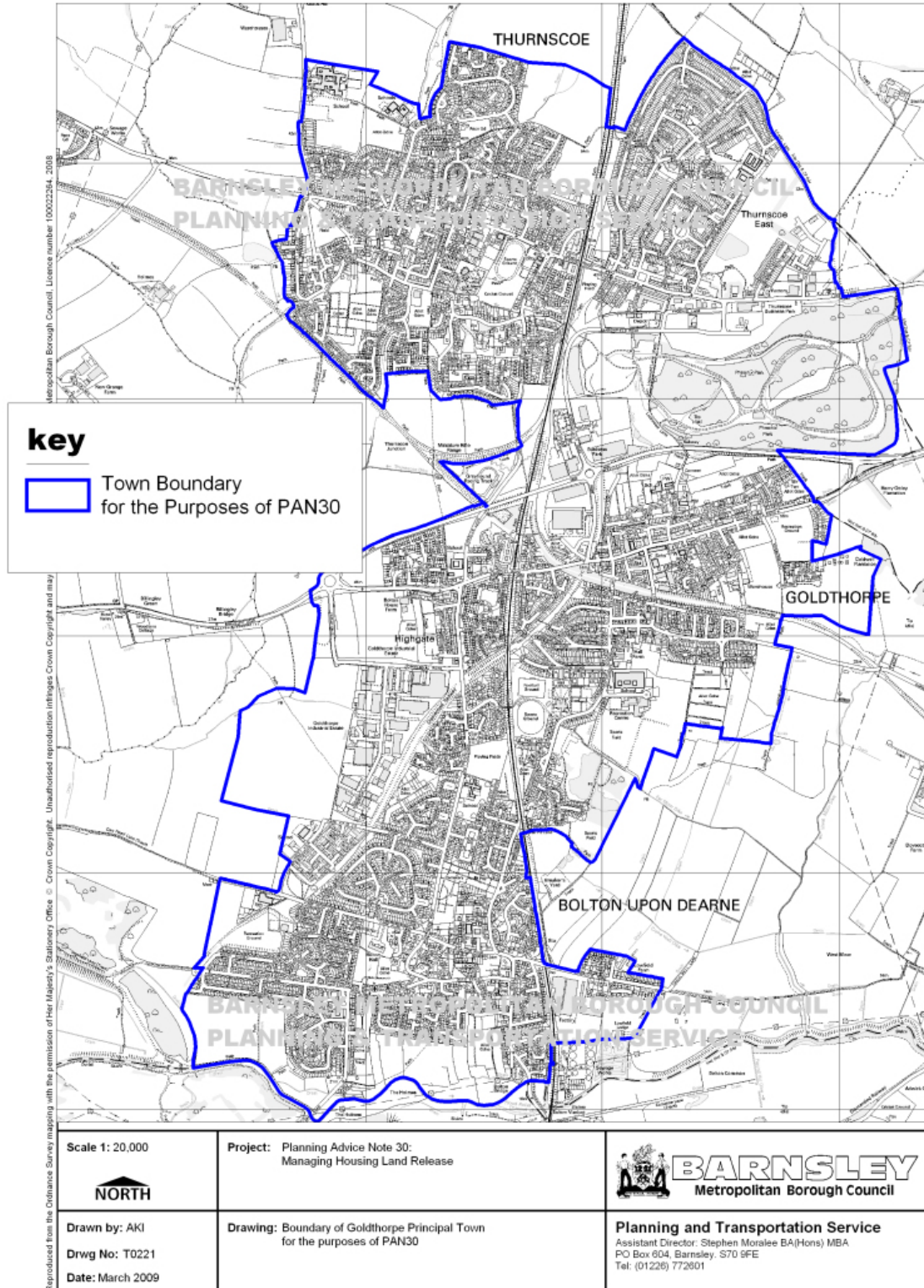
Appendix 1: Boundary Plans

Map .2 (Map scale is based on the map being reproduced at A4 size)



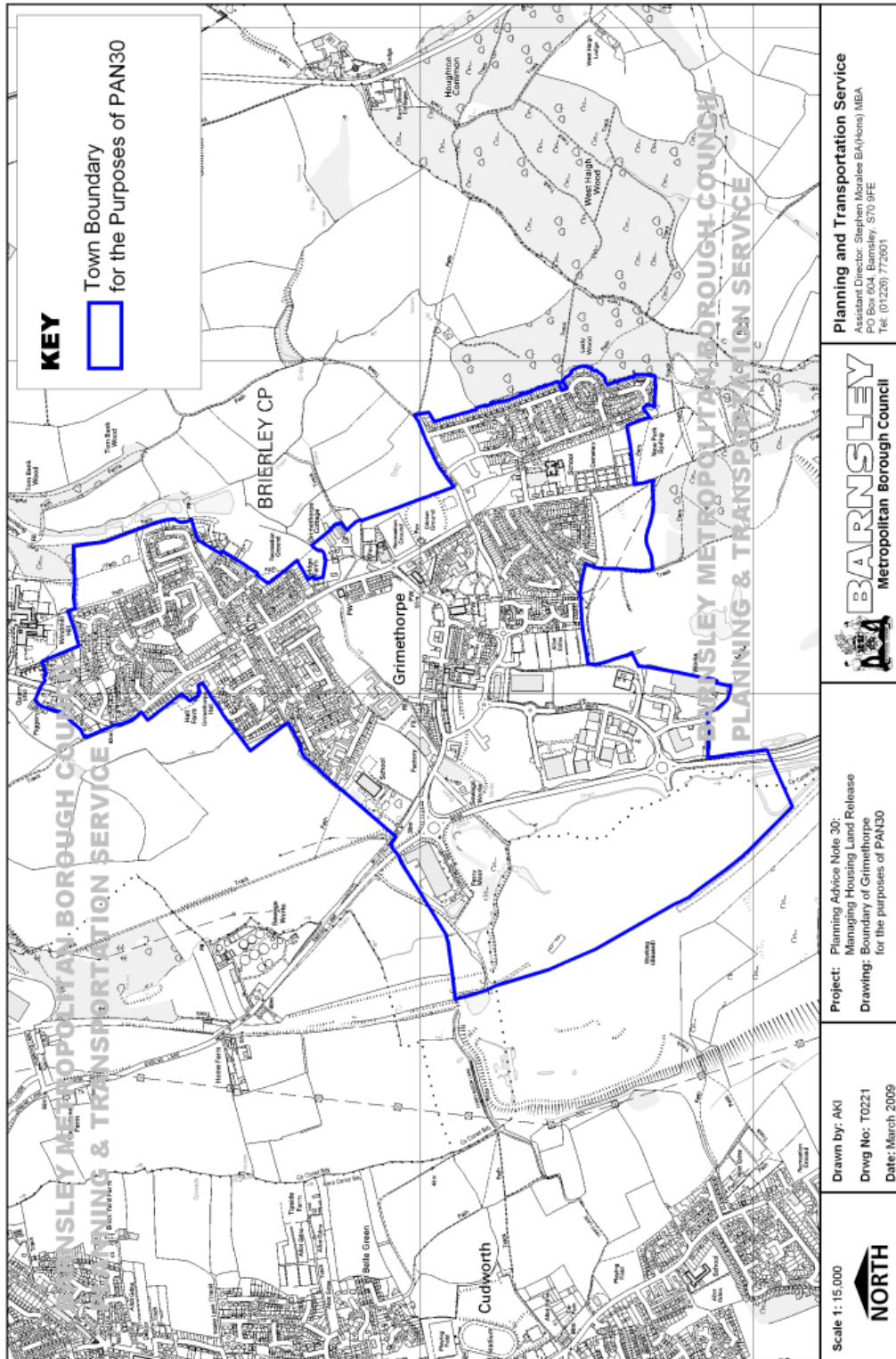
Appendix 1: Boundary Plans

Map .3 (Map scale is based on the map being reproduced at A4 size)



Appendix 1: Boundary Plans

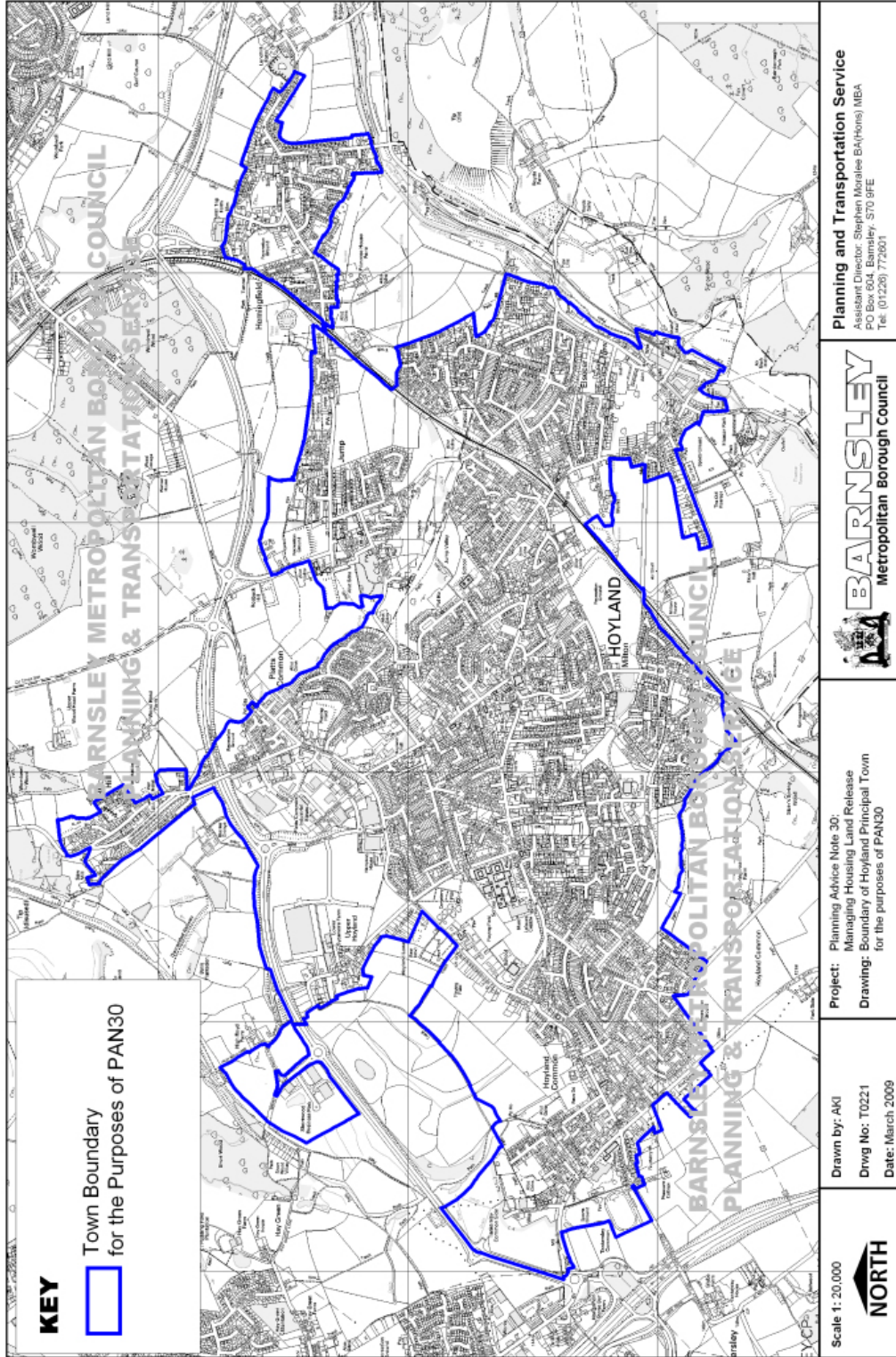
Map .4 (Map scale is based on the map being reproduced at A4 size)



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Appendix 1: Boundary Plans

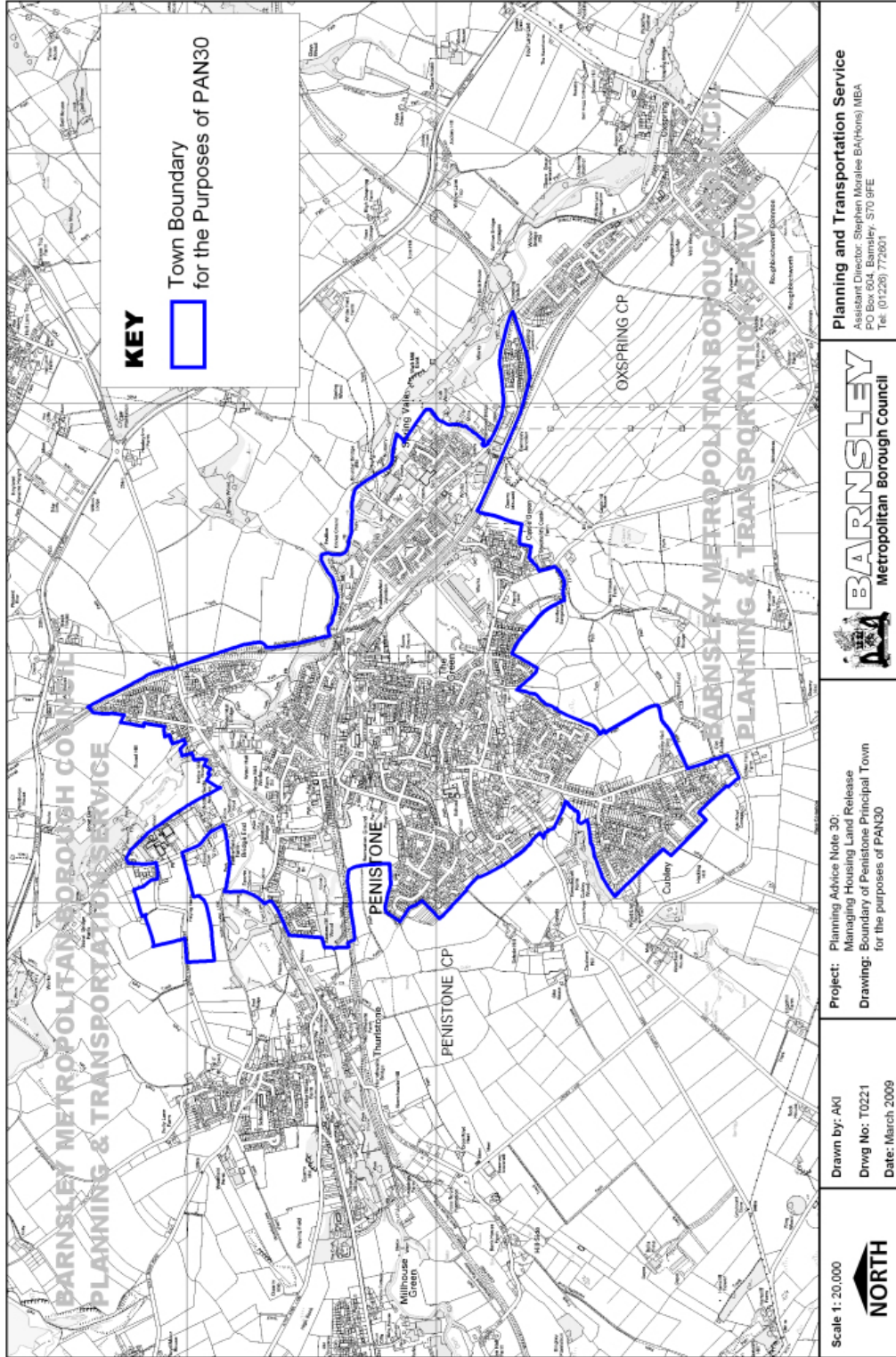
Map .5 (Map scale is based on the map being reproduced at A4 size)



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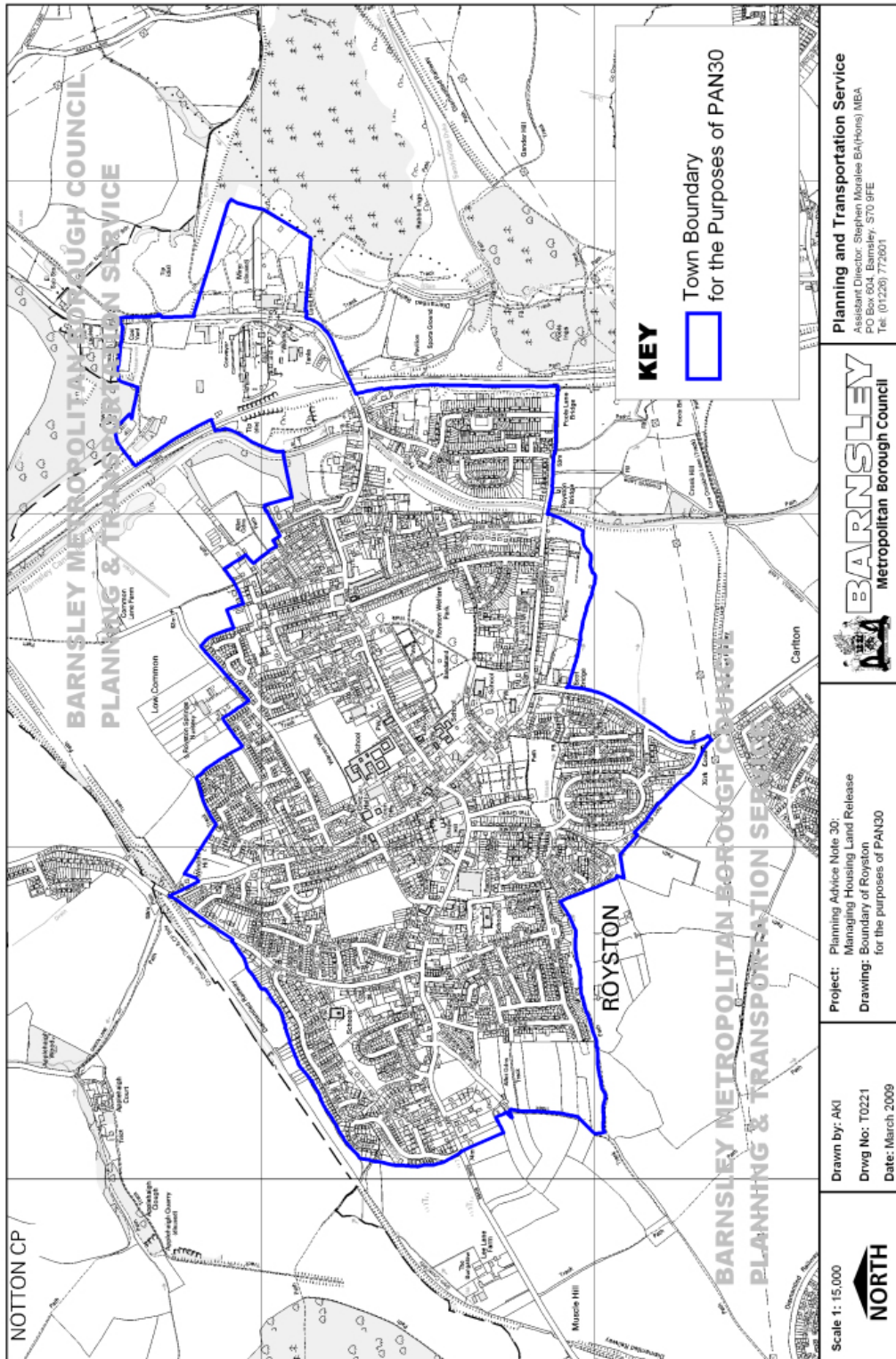
Appendix 1: Boundary Plans

Map .6 (Map scale is based on the map being reproduced at A4 size)



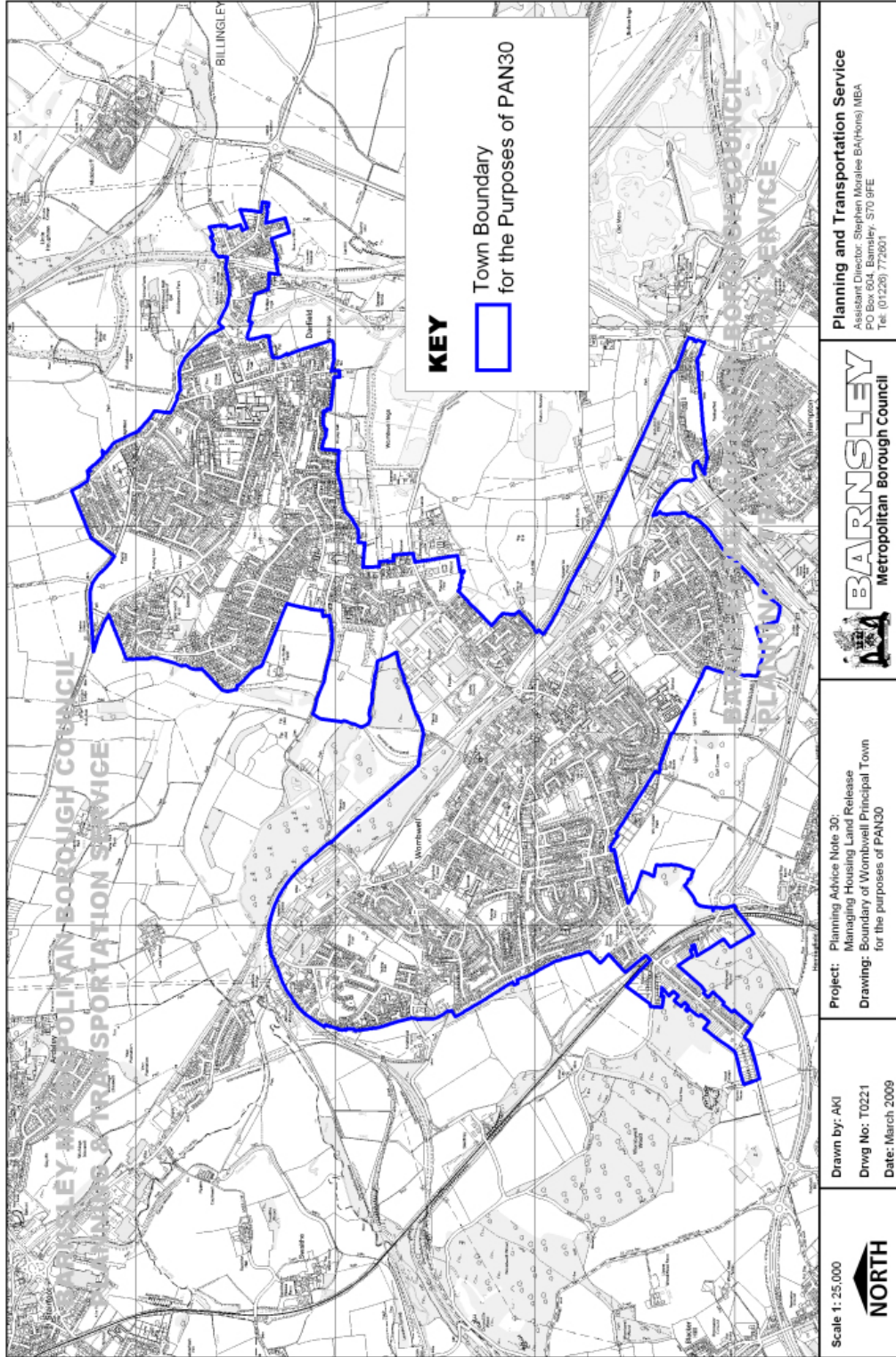
Appendix 1: Boundary Plans

Map .7 (Map scale is based on the map being reproduced at A4 size)



Appendix 1: Boundary Plans

Map .8 (Map scale is based on the map being reproduced at A4 size)



Appendix 2: List of Other Settlements

Table 5.1

Settlement	Boundary Defined by
Brierley	UDP green belt
Broomhill	UDP green belt
Cawthorne	UDP green belt
Cranemoor	UDP green belt
Great Houghton	UDP green belt
Green Moor	UDP green belt
High Hoyland	UDP green belt
Hood Green	UDP green belt
Hoylandswaine	UDP green belt
Ingbirchworth	UDP green belt
Little Houghton	UDP green belt & boundary with area of investigation for potential employment development
Middlecliffe	UDP green belt
Millhouse Green	UDP green belt
Oxspring	UDP green belt
Pilley	UDP green belt and boundary with employment policy area
Silkstone	UDP green belt
Silkstone Common	UDP green belt
Tankersley	UDP green belt
Thurgoland	UDP green belt
Thurlstone	UDP green belt
Worsborough Village	UDP green belt
Wortley	UDP green belt