

Barnsley Local Plan Examination

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NOTE FROM INSPECTOR TO COUNCIL – ITEMS FOR FOLLOW UP BY THE COUNCIL AFTER STAGE 2 HEARING SESSIONS MAIN MATTERS 10, 11 & 12

MAIN MATTER 10

1. Site N1 – change designation of green space site to north-west of employment area to employment use following resolution to grant planning permission. Associated modifications to employment land requirement in Policy E1, addition of mitigation requirement to Policy N1 and changes to Policies Map notation to be added to SD30.
2. Produce a note drawing together the various references in the Sustainability Appraisal to the assessment of alternatives and different spatial options that were assessed prior to sites being considered through the site selection methodology, and outlining how the employment and housing site selection methodologies were assessed through the Sustainability Appraisal.
3. Submit masterplan for site D1 as an Examination document.
4. HOY1 – re-location of sports ground – Council/representor to assess potential options for a site – alternatively consider whether principles for a suitable location could be incorporated within the policy rather than restricting re-location to one of the allocated sites as currently set out in the policy & secure mechanism for delivery.
5. HOY3 & HOY5 – reconsider requirements set out in the policies for a masterplan – Council/representor to discuss the principles that would need to be addressed as part of any submission including cumulative infrastructure requirements. Assess whether this should be contained within the policies or their supporting text. Review whether this approach would be appropriate for other sites in Hoyland – AC29, H16, H77, HOY2, AC31, H7, H8 & H45 for consistency.

MAIN MATTER 11

6. Policy BTC13 - remove fifth bullet 'residential' and cover in a separate sentence at the end of the policy – 'Residential development will be

supported where it would support the vitality and viability of the town centre’.

7. Policy BTC16_ – add bullet ‘food and drink’ to the list of uses that would be supported.
8. Policy BTC24 – second paragraph, final bullet replace ‘not be harmful to’ with ‘support’.
9. General review of other town centre policies including BTC12, BTC14, BTC15, BTC21 (consider whether reference to sequential test is necessary) and BTC23 to ensure that they are positively worded and remove references to ‘not allow’ eg Policy BTC12 delete final two sentences and suggested replacement ‘Other uses will only be supported where they will contribute to the vitality and viability of the town centre’.

Also review Policies BTC19, BTC20 & BTC22 to ensure that references to the Conservation Area comply with national policy eg preserve or enhance character or appearance of the area.

MAIN MATTER 12

10. Policy H7 - Penultimate sentence – review final two sentences of the policy to provide greater clarity and acknowledge that there may be locations/circumstances where lower densities would be appropriate and would be supported – final sentence in paragraph 9.19

Note – representor (Mr Sitch) to submit proposed modification to second sentence of policy - ‘a proportion of homes must be suitable for’
11. Site AC2 – Council to re-assess yield having regard to representations from Barton Willmore (Hearing Statement ST3008) about site area.
12. Site AC3 – Council to re-assess yield having regard to potential application for convenience foodstore on part of the site. Update Inspector in due course.
13. Site H18 – modification necessary to provide more flexibility in the requirement to bring Smithy Wood Lane up to adoptable standard (eg it may not be necessary to do this along the entire length to the railway line, depending on position of site access).
14. H44 – to be incorporated into Site AC12 & discussed under Main Matter 13. Associated Policy AC12/text/Policies Map alterations.

15. Sites H72 & H73 – Council and representor to assess H73 proposed concept plan (Hearing Statement Reference ST3026) against updated setting assessment plan to be submitted and representations from Historic England. Council to re-assess viability/deliverability of Site H72 and whether this should be retained as an area of open space. To be followed up at a future hearing session.
16. Site H22 – Council to check net site area and potential yield having regard to presence of pylons.
17. Site H2 – updated notation for Policies Map showing area proposed as urban fabric to be incorporated into SD30 Version 1.3.
18. Site H67 – review access arrangement as currently proposed in Site D1. Note any changes should be cross referenced in both D1 & H67.
19. Site AC31 – revise trajectory to reflect phasing and delivery of site H45 prior to AC31.
20. Site H16 - Correct boundary with HOY5 on Policies Map. Review trajectory having regard to timescale for start on site.
21. Site H81/H82 – review timescale for start in trajectory.
22. Site H56 – review yield to align with planning permission (subject to s106).
23. Site H20 – review timescale for start in trajectory.

GENERAL

24. SD30 Addendum modifications to be incorporated into main SD30 document new version 1.3.
25. Council to advise representor/agent of discussion at hearing sessions on Site AC46
26. As the Council moves forward with the work programme, re-assess scores in Housing Site Selection Methodology where issues have been raised on particular sites.
27. Corrections to scoring of site assessment methodology for employment in Appendix C Table 13 of Sustainability Appraisal to be incorporated into any final Sustainability Report at end of process.

28. Background Paper 3 'Housing' to be revised to outline the correct sequence in the gross to net per hectare calculations to be consistent with BMBC Hearing Statement response to Main Matter 12 and process followed.
29. Housing trajectory – consider how all sources of supply can be incorporated into the Trajectory (BMBC030) to account for delivery since start of plan period 2014 to arrive at overall housing requirement figure. To be followed up at future hearing session following completion of additional work.
30. Produce more detailed timescales for delivery of employment sites to align with housing trajectory.
31. Consider whether approach to deleting contamination/ground stability bullets in various policies is consistent with approach to adding references to archaeological constraints – to be discussed as part of MM14.

Sarah Housden

INSPECTOR

16.10.17