

REPRESENTATIONS TO BARNSELY LOCAL DEVELOPMENT FRAMEWORK DEVELOPMENT SITES AND PLACES CONSULTATION DRAFT 2012

Land to the South East of Hunningley Lane, Barnsley

On behalf of Yorkshire Land Limited

INTRODUCTION

Yorkshire Land Limited has a proven track record in using its land and property assets to deliver low density, high value housing within the Borough.

The land shown edged red on the attached plan is some 12.55 hectares in extent and is presently in agricultural use and identified as Green Belt in the UDP and in the Development Sites and Places Consultation Proposals Map for Barnsley. Representations have been made previously made to the Council to promote the release of the site from the Green Belt and its use for housing.

We request that the whole of the land edged red be removed from the Green Belt, included within the settlement boundary and hence the urban fabric of Barnsley and allocated as a suitable site to accommodate low density, high value dwellings.

RATIONALE FOR GREEN BELT BOUNDARY CHANGE AND RELEASE

The LDF provides an opportunity to define enduring Green Belt boundaries up to and beyond the end of the plan period.

The LDF Core Strategy acknowledges that there will be occasions where it will be appropriate to redefine the Green Belt boundaries to follow clearly defined boundaries. Policy YH9 of the RSS (May 2008), which remains extant, also acknowledges that there may be a case for localised reviews of Green Belt boundaries.

The land is bound to the north east by Hunningley Lane, by White Cross Lane to the south, by the railway line to the east and by a cemetery to the north.

PPG2 required that boundaries should be readily recognisable and that they should endure. A common sense interpretation of this is that Green Belt boundaries should be readily visible features locally. In simple terms, one should not have to go looking for them. As boundaries should also endure, they should preferably follow features which there is no doubt will themselves endure.

Paragraph 85 of the NPPF recommends that when defining Green Belt boundaries local authorities should, amongst other things, *'define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.'*

In respect of the current Green Belt designation, we conclude that for the following reasons the site is not considered to contribute significantly to the purposes of the Green Belt: -

1. Development of the site would not conflict with the purpose of the Green Belt in preventing the uncontrolled growth of urban areas, in that the site lies within the general framework of the settlement as defined by its topographical and landscape setting.
2. As regards to the issue of coalescence, the nearest settlement to Barnsley in the general vicinity of the site is Wombwell. The physical and visual separation between Barnsley and Wombwell derives from existence of a significant intervening tract of open countryside beyond the aforementioned landscape features and the topographical character of this intervening area.
3. Development of the site would not compromise the character and effectiveness of the existing separation. Importantly, the Green Belt boundary would correspond with established physical features in the landscape, namely the railway line, the cemetery and White Cross Lane, which would provide a physical demarcation between Barnsley and the aforementioned tract of countryside to the east of the site. These are considered to represent well-established, logical boundaries in terms that reflect the wider topographical setting of the settlement.

In this particular case, release of the land from the Green Belt and use of an established belt of mature trees, a wood and a field boundary as a Green Belt boundaries would harm none of the stated aims or purposes of the Green Belt

outlined in paragraphs 79 and 80 of the NPPF and would accord with the aforementioned advice in paragraph 85 of NPPF and Policy YH9 of the RSS (May 2008).

In these circumstances, the land is not considered to perform any Green Belt purpose and we respectfully request that it be removed from the Green Belt and be acknowledged as part of the urban fabric of Barnsley.

SUITABILITY TO ACCOMMODATE LOW DENSITY HIGH VALUE DWELLINGS

The Council's Economic Strategy (Growing Barnsley's Economy 2012-2033) confirms that the Council needs, amongst other things, to urgently increase the supply of low density housing in order to create the conditions for economic growth and greater prosperity.

The Development Sites and Places Consultation Draft acknowledges that achieving the right housing mix and may include possible review of the policy on Green Belt in respect of executive housing.

Removal of the site from the Green Belt would ensure that the site was immediately available, achievable and suitable to deliver low density high value houses, which is confirmed as an important objective of the Council's Economic Strategy.

The site, which is in single ownership, is capable of accommodating its own dedicated vehicular access onto Hunningley Lane and mains services are readily available. Significantly, there are no technical constraints that would prevent the delivery of a viable development of low density, high value dwellings in this location.

Due to the site's characteristics, development of low density high value homes in this location could be expected to deliver up to 220 low density high value houses and would accord with the criteria outlined in paragraph 8.44 of the Development Sites and Places Consultation Draft document as follows:

- It would help the Borough achieve the ambitions of the Economic Strategy by delivering a broader housing mix

- It would harm neither the aims nor purposes of Green Belt, particularly in respect of checking urban sprawl and preventing the coalescence of settlements
- It would confirm the railway line, the cemetery and White Cross Lane, which are already established mature features in the landscape, as suitable and permanent Green Belt boundaries.
- The site is well located, in as much, as it is closely related to existing housing to the west of Hunningley Lane and is readily accessible to facilities within the urban fabric of Barnsley.
- Development of this site would contribute to economic activity within the Barnsley urban area.

RECOMMENDATION

It is recommended that:

- the land at to the east of Hunningley Lane bound by the red line on the attached plan is removed from the Green Belt and included within the defined urban fabric of Barnsley;
- the railway line to the east, the cemetery to the north and White Cross Lane to the south provide alternative and permanent Green Belt boundaries for Barnsley in the LDF Development Sites and Places DPD; and
- the land be allocated as a suitable site to accommodate low density, high value dwellings in accord with the requirements of the Council's Economic Strategy, which seeks to increase the supply of executive housing to help create the conditions for economic growth and greater prosperity.