

# **Barnsley Five Year Housing Land Supply Assessment.**

On behalf of Ptarmigan Land

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# Document Management.

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# 1. Introduction

- 1.1. This Five-Year Housing Land Supply (FYHLS) Assessment has been prepared by Pegasus Group on behalf of Ptarmigan Land.
- 1.2. This assessment provides a critical overview of the claimed housing land supply within the administrative area of Barnsley Council and considers the following:
  - i. Review of Five-Year Housing Land requirement
  - ii. Review of all sources of supply
  - iii. Assessment of Five-Year Supply.
- 1.3. The analysis utilises the Council's Five-Year Deliverable Housing Land Supply Report (December 2021) (2021 FYHLS) as its basis. This document represents the Council's most recent assessment of FYHLS within its administrative area. To date the Council has not identified when it will update its 2021 FYHLS assessment.
- 1.4. The 2021 FYHLS identifies that the Council considers it has a 5.6-year supply of deliverable housing land for the period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026. The following analysis clearly refutes this position.
- 1.5. The December 2023 National Planning Policy Framework (NPPF), paragraph 77<sup>1</sup>, requires local authorities to update annually their five-year supply. The Council has not updated its FYHLS since the 2021 report. Clearly this is a failing, the Council also provides no clear indication when this issue will be resolved.
- 1.6. Due to the lack of updates since 2021 our assessment also considers the position at a base date of 1<sup>st</sup> April 2023, covering the period 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2028. This update is based upon the best available information in relation to housing permissions, completions and starts within the Barnsley Council administrative area at the time of writing.
- 1.7. The following assessment clearly identifies that Barnsley Council cannot credibly justify a FYHLS at either base date. It is, therefore, imperative that remedial action is undertaken to rectify this situation as a matter of urgency.

## Report Structure

- 1.8. The report is structured as follows:
  - **Section 2** considers the current policy context in relation to housing land supply.
  - **Section 3** considers the local authority context in relation to delivery.
  - **Section 4** calculates the housing requirement for the relevant five-year periods.
  - **Section 5** provides a policy context for determining the deliverable supply over the specified time-periods.

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<sup>1</sup> Unless they are exempt by paragraph 76



- **Section 6** considers the claimed housing land supply on the 1<sup>st</sup> April 2021 and provides a critical assessment of the likely level of supply for the relevant five-year period.
- **Section 7** updates the supply position to 1<sup>st</sup> April 2023, and
- **Section 8** provides a calculation on the likely level of supply in terms of years over each five-year period.

## 2. Policy Context

- 2.1. This section provides an overview of the current policy context in relation to FYHLS.

### **National Planning Policy Framework (NPPF)**

- 2.2. The NPPF sets out the Government's planning policies for England and how these are to be applied. The most recent version was published in December 2023. This supersedes previous national planning policy and provides the framework for this assessment of housing land supply.
- 2.3. Paragraph 11 confirms that the presumption in favour of sustainable development remains at the heart of the NPPF. Where this test is met, applications should be approved without delay. Paragraphs 11(c) and (d) state that for decision taking this means:

*"c. Approving development proposals that accord with an up-to-date development plan without delay; or*

*d. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

- 2.4. For applications involving the provision of housing Footnote 8 states that an out-of-date plan includes situations where the local planning authority cannot demonstrate a five-year supply<sup>2</sup> of deliverable housing sites.

Paragraph 77 identifies that, unless exempt by paragraph 76, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. Barnsley is not an exempt authority under paragraph 76 and as such it is required to annually update its FYHLS. It has failed to do this since 2021.

### **National Planning Policy Guidance (PPG)**

- 2.5. The PPG was initially published in March 2014 and has been updated on several occasions over subsequent years. The content of the NPPG provides guidance upon the interpretation of the policy contained in the NPPF and is a material consideration for both planning applications and appeals.
- 2.6. Section 68 provides guidance upon the calculation of the five-year housing land supply. The following evidence is provided in complete conformity to this guidance. References to the PPG and NPPF are made throughout this assessment.

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<sup>2</sup> This is reduced to 4-years where the authority meets the requirements of NPPF paragraph 226.

### **Local Plan**

- 2.7. The Development Plan comprises the Barnsley Local Plan (BLP). This plan was adopted by Full Council on 3 January 2019. The BLP replaced the Barnsley Core Strategy and Unitary Development Plan. In accordance with paragraph 33 of the NPPF the BLP was reviewed by Full Council on 24 November 2022 and determined that BLP should be retained in its current format.
- 2.8. Policy H1 of the BLP identifies that the Council will seek to deliver at least 21,546 net additional homes between 2014 and 2033. The BLP identifies (para 9.1) a target of at least 1,134 dwellings per annum. The policy also identifies that a minimum five year supply of deliverable housing sites will be maintained.

### **Evidence Base**

- 2.9. The most recent evidence base in relation to FYHLS within the Barnsley Council administrative area is the Five-Year Deliverable Housing Land Supply Report (December 2021) (2021 FYHLS). This document provides an analysis of the deliverable housing land supply at a base date of 1<sup>st</sup> April 2021. At this base date the Council suggest a deliverable housing land supply of 5.6-years.

### 3. Housing Delivery Context

3.1. This section considers housing delivery and the Council's performance against BLP targets and the trajectories identified in previous five-year supply assessments.

#### Net Housing Delivery

3.2. Delivery to date over the BLP period has substantially failed to deliver the identified housing requirement, as set out by Policy H1 and the supporting text. Indeed, the housing requirement has not been met on any occasion during the 9 years of the plan period. A total shortfall of 3,114 dwellings being accrued. Delivery over the plan period represents less than 70% of the BLP housing requirement to date.

3.3. Table 3.1 below provides data upon net completions within Barnsley. Due to the lack of an up to date FYHLS or Authority Monitoring Report (AMR) this data has had to be sourced from several sources. These are:

- 2021/22 and 2022/23 – Freedom of Information Request
- 2019/20 and 2020/21 – Barnsley AMR (1st April 2021 – 31st March 2022)
- 2014/15 to 2018/19 – Barnsley 2021 FYHLS
- chosen source for each year is based upon which source is considered most up to date.

**Table 3.1: Dwelling completions – Barnsley**

Year	Requirement	Net Completions <sup>3</sup>	Surplus / Deficit	Accrued Plan Period Surplus / Deficit
2014/15	1,134	622	-512	-512
2015/16	1,134	706	-428	-940
2016/17	1,134	856	-278	-1,218
2017/18	1,134	1,008	-126	-1,344
2018/19	1,134	988	-146	-1,490
2019/20	1,134	1,051	-83	-1,573
2020/21	1,134	588	-546	-2,119
2021/22	1,134	593	-541	-2,660

<sup>3</sup> Data sourced from 2022/23, 2021/22: Data from FOI request, 2019/20 – 2020/21 Barnsley Authority Monitoring Report (1st April 2021 – 31st March 2022), 2014/15 – 2018/19 Barnsley Five Year Deliverable Housing Land Supply Report April 2021 – March 2026



2022/23	1,134	680 <sup>4</sup>	-454	-3,114
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- 3.4. In terms of affordable housing delivery, the Council's Authority Monitoring Report (AMR) only considers delivery from the date of adoption of the BLP. The BLP monitoring framework identifies an annual delivery target of 150 affordable homes per annum.
- 3.5. The affordable homes target stands significantly below the net affordable housing need of 292dpa identified in the 2017 Strategic Housing Market Assessment (SHMA) which informed the BLP examination, as agreed by the examining Inspector (paragraph 49, inspectors report). A subsequent update to the SHMA was provided in 2021 to inform the Local Plan Review. This unexamined report identifies a net annual affordable housing need of 190dpa. Whilst this is a significant reduction it remains 40dpa above the BLP target.
- 3.6. The main differences between the calculations in the 2017 and 2021 SHMA relate to a reduction to the need based upon the extent to which households can afford open market prices or rents, tested against lower quartile prices. This is a subjective judgement rather than a quantitative reduction in need.
- 3.7. Table 3.2 below clearly indicates that since the AMR has monitored affordable housing delivery in 2019/20 the levels of delivery have fallen short of the identified need in either SHMA and the Council's own targets in all but one year. The continued failure to meet needs will create additional pressures on the housing market within Barnsley. It should be noted that the SHMA and monitoring is, however, only one part of the story. A recent FOI by 'We are Barnsley'<sup>5</sup> identifies that over 9,000 people, or circa 4% of the population, were currently on the Barnsley social housing waiting list.

**Table 3.2: Barnsley Affordable Housing Delivery**

Year	Delivery	Delivery against target / identified need		
		Target (150)	2021 SHMA (190)	2017 SHMA (292)
2019/20	203	+53	+13	-89
2020/21	128	-12	-62	-164
2021/22	39	-111	-151	-253
<b>Cumulative</b>	<b>370</b>	<b>-80</b>	<b>-200</b>	<b>-506</b>

<sup>4</sup> DLUHC Live table 122 (net additional supply) identifies a supply of 681 for the period 2022/23. Given the Council provide this information to Government the reason for this minor discrepancy with the FOI request is unclear.

<sup>5</sup> <https://www.wearebarnsley.com/news/15696/over-9000-on-housing-waiting-list>

### Delivery against Trajectory

- 3.8. The following table compares the Council's predicted level of completions, as set out within the two most recent FYHLS statements, against recorded completions. As can be seen the Council has been unrealistic in each assessment. It has over-estimated supply by at least 31% in every year and in most years significantly greater.

**Table 3.3: Predicted Supply / Actual Delivery Comparison**

Source	2020/21	2021/22	2022/23	Cumulative
<b>Barnsley Five Year 'Deliverable' Housing Land Supply Report April 2020 – March 2025</b>				
Actual Delivery	588	593	680	1,861
2020 FYHLS	1,153	1,379	1,595	4,127
Difference	565	786	903	2,253
% Over-estimate	96%	132%	137%	121%
<b>Barnsley Five Year Deliverable Housing Land Supply Report April 2021 – March 2026</b>				
Actual Delivery	N/A	593	680	1,273
2021 FYHLS	N/A	779	1,068	1,847
Difference	N/A	186	376	561
% Over-estimate	N/A	31%	55%	44%

## 4. Five-Year Housing Land Requirement

- 4.1. As discussed in section 2 the Council's extant Local Plan is the BLP. This plan was adopted by Full Council on 3 January 2019. In accordance with paragraph 33 of the NPPF the BLP was reviewed by Full Council on 24 November 2022 and determined that BLP should be retained in its current format. The BLP and the housing requirement of 1,134dpa, as set out within Policy H1 and the supporting text provides the starting point for calculating the five-year housing land supply requirement.

### Undersupply

- 4.2. The PPG (ID 68-031-20190722) identifies that any deficit or shortfall in delivery against the housing requirement:

"...will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal."

- 4.3. It is noted that the examining Inspector of the BLP identified (paragraph 245 of examination report) that the accrued shortfall could be spread over the remainder of the plan period, often referred to as the 'Liverpool Methodology'. Table 3.1 above identifies that at the 1<sup>st</sup> April 2021 the accrued deficit was 2,119 dwellings. Spread over the remaining 12-years of the plan period this created an additional annual requirement of 177 dwellings.
- 4.4. At the 1<sup>st</sup> April 2023 the accrued deficit had increased to 3,114 dwellings. When this is spread over the remaining 10-years of the plan period this creates an additional annual requirement of 311 dwellings.

### Housing delivery test

- 4.5. The NPPF, paragraph 79, require a 20% buffer to be applied to the supply of specific deliverable where delivery falls below 85% of the requirement over the previous three years, as identified by the Housing Delivery Test.
- 4.6. The 2022 HDT result identifies that Barnsley has delivered 102% of its requirement over the previous three years, as such no buffer should be applied. The result is partially reliant upon the reduction in 2019/20 and 2020/21 HDT requirement by the former Housing Minister, Christopher Pincher, to take account of the impact of the Covid-19 pandemic.

### Five-Year Housing Requirement

- 4.7. Based upon the foregoing, the housing requirement for the purpose of demonstrating a five-year supply of deliverable housing is set out in table 3.2 below. This demonstrates that at 1<sup>st</sup> April 2021 it was 6,885 dwellings, by 1<sup>st</sup> April 2023 this had risen to 7,580 dwellings.

*Table 3.1: Barnsley Five-year housing land supply requirement 2021 and 2023*

Step	2021 (Dwellings)	2023 (Dwellings)
1. Plan Housing Requirement	1,134	1,134
2. Under-supply	177	311
<b>3. Total (step 1 + step 2)*5</b>	<b>6,555<sup>6</sup></b>	<b>7,225</b>

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<sup>6</sup> This varies marginally Council's assessment due to rounding and the removal of the requirement for a 5% buffer following the publication of the December 2023 NPPF.

## 5. Supply Context

- 5.1. The NPPF requires local planning authorities to; "...identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement..." (para. 77). Whilst NPPF paragraphs 76 and 226 provide exceptions to this requirement neither paragraph is applicable in this case.
- 5.2. The NPPF glossary confirms that to be considered deliverable;
- "...sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."* (NPPF Annex, our emphasis).
- 5.3. This definition of deliverable supersedes earlier versions of the NPPF and was effective upon its publication. The following assessment of the deliverable supply within Barnsley is solely against this definition.
- 5.4. In relation to major development (10 or more homes) the only sources of supply which should be included are those which benefit from either full or reserved matters approval or where there is robust clear evidence that the following sites will come forward;
- Outline planning permission for major development;
  - Development plan allocations;
  - Permission in principle; or
  - Identified on a brownfield register.
- 5.5. The current definition of 'deliverable' places far greater emphasis upon the Council to provide robust evidence regarding housing delivery from the above sources. The PPG (ID 68-007-20190722) provides guidance upon what may constitute clear evidence, this includes;
- current planning status – including progress towards approved reserved matters or a planning performance agreement setting timescales for approval of reserved matters and discharge of conditions;
  - firm progress towards submission of an application – such as written agreement between the local planning authority and site developer in relation to anticipated start and build-out rates;
  - firm progress with site assessment work; and

- clear information relating to viability, ownership constraints or infrastructure provision – such as successful participation in bids for large-scale infrastructure.

### **Delivery Rates**

5.6. The Council, within its 2021 FYHLS (paragraph 12), identifies that it assumes sites below 20 ha will be built out at 45dpa and sites over 20ha will contribute 90dpa. While it is understood this is supplemented by evidence from developers it is considered overly simplistic and, in many cases, a very unrealistic rate of development. Table 5.1 below looks at the current national rates of development for the top 10 (by volume) housebuilders as reported within their annual statements.

***Table 5.1: National Sales Rates per Outlet: Top 10 (by volume) Housebuilders***

<b>Company</b>	<b>Average Sales Rate per week</b>	<b>Average Sales Rate per year</b>	<b>Source</b>
Barratt Developments	0.55	29	Annual Report and Accounts 2023 / Sales Rate (Market)
Persimmon	0.58	30	Annual Report 2023
Taylor Wimpey	0.62	32	Trading Statement Dec 2023
Bellway Homes	0.46	24	Annual Report and Accounts 2023 / Sales Rate (Market)
Vistry Group	0.84	44	Annual Report 2022 / Sales Rate (Market)
Berkeley Group	Not reported	Not reported	N/A
Redrow	0.53	28	Annual Report & Accounts 2023
Bloor Homes	Not reported	Not reported	N/A
Countryside Properties	Now part of Vistry Group	Now part of Vistry Group	N/A
L&Q Group	Not reported	Not reported	N/A

5.7. Table 5.1 shows a range of between 24 and 44 sales per annum for the top 10 housebuilders. Whilst it is recognised that sales are not a direct comparison to completions, they provide a good proxy as developers are unlikely to deliver significantly more homes than they can sell, due to issues of cash flow. It is also recognised that this is a national average. However, Barnsley is not considered to be an above average market. The rates indicate that

nationally none of the top 10 housebuilders are currently delivering at a rate of 45dpa per outlet. The assumptions within the 2021 FYHLS are, therefore, considered unrealistic.

- 5.8. This unrealistic development rates are confirmed when delivery rates from existing allocations within Barnsley is considered. Within appendix 4 we have undertaken analysis of delivery rates from allocations from 1<sup>st</sup> April 2014 up to 31<sup>st</sup> March 2023. This analysis suggests that over this period average delivery rates from sites of 1 to 199 dwellings is just 29dpa. For sites above 200 dwellings the rate is just 43dpa, this includes delivery from more than one outlet, where appropriate.
- 5.9. In reference to build-out rates and delivery intentions the PPG (ID 68-007) states: –
- “firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which **confirms the developers’ delivery intentions and anticipated start and build-out rates**” (our emphasis).*
- 5.10. Where assumptions must be made Pegasus Group have assumed a delivery rate of 40dpa per sales outlet. This is an optimistic assumption based upon the information derived from the annual statements within table 5.1 and the analysis within appendix 4. The assumption, therefore, builds in an allowance for any potential up-turn in the market over the five-year period.
- 5.11. In terms of sales outlets, we have assumed the following outlets for sites of varying sizes. It should be recognised that these assumptions are considered both overly simplistic and optimistic. We are aware that many developers will deliver 200 to 300 dwellings from a single outlet. Generic site sizes for the number of outlets should, therefore, only be applied where more detailed information is not available. If such information is not available, we have applied the following assumptions:
- 1-199 dwellings – 1 outlet
  - 200-499 dwellings – 2 outlets
  - 500-999 dwellings – 3 outlets
  - 1000+ – 4 outlets
- 5.12. Build rates and delivery intentions must be viewed with caution, whether assumed or provided by a developer. Statements made by developers are not part of the planning application process. To have any justification the developer must have control of the site and willingly indicate their delivery intentions, including timescales for delivery of relevant infrastructure. However, even in such cases there is nothing to hold the developer to the timescales or rates involved.
- 5.13. Many Inspectors have considered the reliability of build-out rate information. These include:
- Land east of Butts Road, Higher Ridgeway, Ottery St. Mary (APP/U1105/A/12/2180060),
  - Land North of Congleton Road, Sandbach (APP/RO660/A/13/2189733),
  - Land off Hillside Close, Bozeat, Wellingborough (APP/H2835/A/14/2212956), and
  - Land between Iron Acton Way and North Road, Engine Common, Yate (APP/P119/A/12/2186546)

- 5.14. In all of these instances, and others, the Inspectors recognise that house-building is a competitive market and it is in the interest of developers to 'talk-up' delivery rates. This can occur for several reasons, including 'freezing out' competing sites and keeping good relations with the Council.
- 5.15. The foregoing clearly recognises that the prediction of delivery rates is far from an exact science and rates will be affected by issues such as the type of developer, site characteristics and market conditions. Where reliable and realistic information is available bespoke delivery rates are provided. Where such information is not available or considered unreliable, we have utilised the optimistic delivery rate of 40dpa per outlet, discussed above.

### **Lead-in Times**

- 5.16. Like build rates lead-in times are also not an exact science and will depend greatly on a wide range of factors. The Council's 2021 FYHLS provides little guidance upon this issue save for former Green Belt allocations, paragraph 12. Within this assessment a simplistic but optimistic approach is provided. This assumes that from detailed consent it will take 12-months to initial delivery. This approach is consistent with the time from detailed permission to commencement as indicated in appendix 4. This period is to allow time for conditions discharge, site preparation and initial build. Where reserved matters consents are pending, showing clear progress towards delivery, a further 6-months is provided to enable determination to be made, therefore providing an 18-month lead-in time.
- 5.17. Within paragraph 5.4 above we discuss the NPPF presumption that sites of greater than 10 dwellings without a detailed permission at the base date of the assessment should not be considered deliverable without clear and robust evidence that they will deliver in the five-year period. The onus for providing such proof, lies firmly with the local planning authority (LPA). However, as the LPA has failed to undertake a FYHLS assessment since 2021 this analysis has sought to identify this additional information. This has included a review of the Council's planning application database, desk-based analysis of additional information and discussions with agents and developers.
- 5.18. Where clear robust evidence cannot be found, or could not have been known at the base date, sites without a detailed consent at the base date are excluded from the supply. This includes pending full applications because issues such as access, technical constraints, Section 106 contributions and quantum of development still need to be determined. Where it is a reserved matters application following an outline these issues have usually been resolved. This principle is also discussed below against Land south of New Smithy Avenue, Thurlstone.



## 6. 2021 Supply

- 6.1. The following section considers the various sources of supply as identified within the 2021 FYHLS.

### Sources of Supply

- 6.2. The Council's 2021 FYHLS document identifies a total supply of 7,637 dwellings over the 5-year period. This supply is identified from four key sources, which are:
1. Non allocated planning permissions >10 dwellings (650 dwellings),
  2. Non allocated planning permissions <10 dwellings (330 dwellings),
  3. Local Plan allocations and planning permissions on Local Plan allocations (5,641 dwellings), and
  4. Allowance for 'windfall' development (1,123 dwellings).
- 6.3. In addition, predicted losses of 107 dwellings are also identified. Each of these sources are discussed in greater detail below.

#### **Source 1: Non allocated planning permissions >10 dwellings.**

- 6.4. In terms of the Council's 2021 FYHLS report five-year supply period this source of supply provides 650 dwellings. The following sites are disputed.

#### Land south of New Smithy Avenue, Thurlstone (2017/0088)

- 6.5. Outline permission was approved for 21 dwellings on 13 July 2018. The subsequent reserved matters application (2019/0690) was refused and dismissed at appeal. A further reserved matters application (2021/0939) was not submitted until 2 July 2021, after the base date of the assessment. While the reserved matters application was subsequently approved 22 December 2021, this was significantly after the base date of the assessment. The approval of the second reserved matters clearly was not known at the base date. The earlier refusal also cast doubt upon the acceptability of the subsequent application.
- 6.6. The 2021 FYHLS identifies the delivery of all 21 dwellings commencing 2022/23.
- 6.7. The deliverable supply represents a snapshot in time, namely that which existed at the base-date. Accordingly, the pre-conditions require that a site is available or suitable now, this indicates that a site was required to have been available or suitable at the base-date, namely 1st April 2021. Similarly, where the pre-conditions require that there is a realistic prospect of completions within five-years, this is the five-year period which runs from the base-date of 1st April 2021.
- 6.8. Any sites which subsequently became suitable or available, or which can deliver within five-years of the subsequent determination of a planning application will respond to a different five-year requirement and cannot be taken into account. To do so would necessitate consideration of the number of completions which had occurred in the interim (which no longer stand a realistic prospect of delivery as they have already been delivered), the backlog which has accrued in the intervening period, and any changes to the minimum local housing need. This information has not been provided by the LPA in relation to its 2021

assessment, and so it is not possible to take account of any planning permissions which have subsequently been granted. The fact that sites which subsequently became available or achievable should not be included in the deliverable supply has been the consistent finding of s78 appeal decisions. An example is the Inspectors recommendations to the Secretary of State (paragraph 326) in the recovered Farleigh Fields appeal decision which states inter alia:

*"It is common ground that it is appropriate to assess supply for the five year period starting from 1 April 2016, however NSC includes sites in its anticipated supply that have been consented since that base date. As the appellant identifies, there is a significant body of appeal decisions in which Inspectors have indicated that such an approach is not appropriate in the absence of proper accounting. I share those Inspectors' broad view that if such sites are to be included then account must also be taken of the housing requirement that has accrued during the same period. NSC has not factored in that increased requirement or the increased backlog accrued after 1 April 2016, such that there is an imbalance in its inputs and a consequential artificial inflation of its supply of housing land over the five year period in relative terms. Accordingly, all of those sites, which amount to 328 dwellings, should be omitted for the purposes of this exercise."*

6.9. The Secretary of State agreed in paragraph 18 of the appeal decision that:

*"...For the reasons set out by the Inspector at IR325-327, he concludes that 328 units should be removed from supply, reducing the subtotal further to 7,885 (IR326)."*

6.10. This has similarly been found to include sites which were the subject of a resolution to grant planning permission at the base-date, and that accordingly such sites are not to be included in the deliverable supply including for example, the Secretary of State's conclusion in paragraph 18 of the recovered appeal decision at Land off Darnhull School Lane, Winsford which states:

*"The Secretary of State disagrees with the reasons given at IR 365 to 367, and does not consider that the sites, amounting to 222 dwellings, are deliverable since they do not fall within category a or b of the Framework's definition of deliverable, and he does not consider that there is clear evidence of deliverability within five years as required by the Framework, given the outstanding issues of the need for legal agreements and agreements on reserved matters."*

6.11. The site at New Smithy Avenue did not benefit from any detailed permission at the base date of the assessment. The reserved matters application was not submitted until July 2021 and given the previous refusal there was no certainty it would be approved. **On this basis all 21 dwellings are removed from the 2021 assessment.** These dwellings are, however, included in our 2023 assessment.

West Street Garage, West Street, Royston (2016/0011)

6.12. This site benefitted from outline permission for 20 dwellings granted 22 May 2019. All 20 dwellings are identified to deliver in the five-year supply.

6.13. The outline permission expired on 21 May 2022 and no reserved matters applications have been submitted. It is noted that the garage was still in operation in March 2023. **All 20 dwellings are removed from the supply.**

Land at Carrs Lane, Cudworth (2019/0718)

6.14. Outline permission for 10 dwellings was approved 22 June 2020. The 2021 FYHLS identifies all 10 dwellings will be delivered in the five-year period. The time period for the submission of reserved matters expired 22 June 2023 and no such application was made.

6.15. **All 10 dwellings are therefore removed from the supply.**

Land at Low Valley Farm, Pitt Street, Darfield, Barnsley (2019/1117)

6.16. This site is identified to deliver 107 dwellings and was granted 09/03/2021. However, it is double counted with allocation HS77 and as such **all 107 dwellings are removed** from this source of supply. While this site remained in outline at the base date of the assessment subsequent reserved matters application (2021/0602) was registered on 12 May 2021 and approved on 29 October 2021.

6.17. These dwellings are included within source 3 below.

Amended Source 1 Supply

6.18. Based upon our analysis 158 dwellings should be removed from this source of supply. This reduces the **deliverable supply at 1<sup>st</sup> April 2021 to 492 dwellings.**

**Source 2: Non allocated planning permissions <10 dwellings**

6.19. A total supply of 330 dwellings is identified from this source. This is based on an allowance of 66dpa from this source. The Council utilises an allowance because it considers that it is:

*"...not practical to assess deliverability on small sites with less than 10 dwellings on a site by site basis therefore an evidentially derived discount has been used. Using past completion data it has been assumed that 66 dwellings per annum will be completed per annum on small sites."*

6.20. The Council's 'Housing Trajectory on 1<sup>st</sup> April 2021', which is contained in appendix 1 of the 2021 FYHLS does not provide any details of applications relating to this source of supply. However, data in relation to past rates of completions from this source is provided. Based upon this evidence and the fact that such sites are too small for allocation we do not dispute this source of supply.

**Source 3: Local Plan allocations and planning permissions on Local Plan allocations**

6.21. The 2021 FYHLS identifies a supply of 5,641 dwellings from this source of supply over the five-year period. Our analysis of disputed sites at the base date of 1<sup>st</sup> April 2021 is included within appendix 1 to this report. This identifies two key reasons for removing sites from the Council's claimed supply. These are:

- No evidence for deliverability at the base date
- Lower overall delivery in the five-year period.

In terms of a lack of clear evidence this largely relates to the NPPF requirement for major sites without detailed planning permission to be available and suitable now, at the base date of the assessment and provide clear evidence of delivery in the five-year period. The sites identified under this category either had no permission at the base date or any outline permission has subsequently expired without a reserved matters application being approved. In conformity with our discussion with regards to the site at Land south of New Smithy Avenue, Thurlstone above the five-year supply assessment provides a 'snap-shot in time' and the Council cannot rely upon evidence which post-dates the base date. Some of these sites could be included in later iterations of the five-year supply but this would necessitate a consequential removal of completions at the updated base date.

- 6.22. Our assessment of the supply from this source removes 2,970 dwellings from the Council's claimed supply. The delivery from this source is, therefore, **reduced to 2,671 dwellings**.

#### **Source 4: Windfall Allowance**

- 6.23. A windfall allowance of 1,123 dwellings is identified from previously unknown sources. This total is identified as 1,094 from sites with full and reserved matters permissions and a further 29 dwellings from sites with outline permission. The allowance is predicated on historic delivery rates over the last five years.
- 6.24. While delivery from windfalls is not disputed table 4 of the 2021 FYHLS identifies that delivery from this source over the preceding five-year period is variable. Windfall delivery in 2016/17, 2017/18 and 2018/19 was far greater than observed in 2019/20 and 2020/21. The main reason for this is the absence of an up-to-date development plan. The BLP was not adopted until January 2019 and as such had limited impact upon delivery rates over the plan period prior to this. It is notable that the number of windfall permissions fell from a high of 446 dwellings in 2016/17 to 190 dwellings (2020/21), a reduction of over 57%.
- 6.25. It is, therefore, unlikely that such rates can be relied upon into the future and as such it is not considered realistic that such trends will continue. Furthermore, the Council already provides for a supply from sites not allocated as discussed within sources 1 and 2 above. These sites would in the most part, by their very nature, comprise previously unknown sites. Indeed, as discussed above the Council acknowledges it does not actively monitor sites of less than 10 dwellings. On this basis it is considered that the windfall allowance includes a significant element of double-counting with sources 1 and 2, particularly in years 1 and 2 when the majority of the permissioned but unallocated development will occur. This double-counting is evident within appendix 2 of this analysis. Appendix 2 clearly demonstrates that a significant proportion of windfalls are delivering well beyond 1 or 2-years post permission.
- 6.26. Furthermore, the Council's 2016 Strategic Housing Land Assessment, section 5.2 notes:
- "It should be noted that larger windfall sites (i.e. unallocated sites with the capacity to deliver more than ten dwellings) have not been included in this calculation. It is assumed that, with the adoption of the Local Plan and its associated allocations, larger sites will become a less consistent and reliable source of housing delivery. They should therefore not be considered as part of the evidence for the justification for any windfall allowance."*

The SHELAA concludes, at section 5.5 that in relation to the windfall allowance:

*"Based on the ten-year average, this allowance would be 142 dwellings per year."*

6.27. This quantum of windfalls within the SHELAA was also considered by the Inspector of the BLP who in her report, paragraph 242 noted:

*“...having regard to evidence in the SHELAA that windfalls contributed an average of 142 dwellings per year from 2006 – 2016 or 15% of total completions. The greater certainty afforded by allocated sites in an up to date plan could mean that there is less incentive to bring forward windfall site”*

6.28. The Inspectors findings, therefore, concur with our points provided above. Given the Inspectors findings and the potential for double-counting 142 dwellings per annum are applied to years 3, 4 and 5. This gives a revised total windfall figure of **426 dwellings** over the supply period. This is a reduction of 697 dwellings when compared to the Council’s projected supply from this source.

### Overall Supply

6.29. Our analysis identifies a reduction in the overall supply of 3,870 dwellings from 7,637 to 3,767 dwellings. This is set out in greater detail within the table below.

*Table 6.1 Respective Housing Land Supply Positions*

Source	Pegasus (dwellings)	Barnsley (Dwellings)
Non allocated planning permissions >10 dwellings	492	650
Non allocated planning permissions <10 dwellings	330	330
Local Plan allocations and planning permissions on Local Plan allocations	2,626	5,641
Windfall Allowance	426	1,123
Predicted Losses	-107	-107
<b>Total</b>	<b>3,767</b>	<b>7,637</b>

## 7. 2023 Supply

7.1. The supply on 1<sup>st</sup> April 2023 is informed by a Freedom of Information (FOI) request to the Council. This data sought to identify site by site permissions, commencements and completions between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2023. This raw data is provided as appendix 2 to this report. The FOI data has also been sense checked by comparison to data included on the Council's planning portal, known progress on particular sites and comparison with completions data provided by the Council to Department of Levelling Up, Housing and Communities.

7.2. The FOI data has been used to identify the following:

- Sites which completed prior to 1<sup>st</sup> April 2023.
- Progress on sites (in terms of completions) between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2023.
- Sites which had commenced between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2023.
- Sites which hadn't started but progress had been made towards delivery.
- New permissions which could be considered deliverable.

7.3. In terms of new sites assumptions have inevitably had to be made in relation to delivery rates and lead-in times. The assumptions used are outlined within section 5 above.

7.4. The FOI information has been utilised to identify the updated supply from each of the four sources identified in section 6 above and the Council's 2021 FYHLS. The results are provided in a detailed trajectory within appendix 3 of this assessment.

### **Source 1: Non allocated planning permissions >10 dwellings.**

7.5. A total of 417 dwellings are identified as 'deliverable' from this source of supply. The majority were already delivering at the base date of the assessment. However, several new permissions, 11 in total are included. To avoid double counting permissions relating to BLP allocations are not included here but are included in source 3 below.

7.6. An existing site identified in the Council's 2021 FYHLS is discounted as the outline on the basis it was in outline only and the permission expired prior to the base date, with no start being recorded.

### **Source 2: Non allocated planning permissions <10 dwellings**

7.7. A total supply of 330 dwellings is identified from this source. This is based on an allowance of 66dpa from this source. This is consistent with analysis by ourselves and the Council at the 2021 base date.

### **Source 3: Local Plan allocations and planning permissions on Local Plan allocations**

7.1. The trajectory within appendix 3 of this assessment identifies a total supply of 2,685 dwellings from this source of supply. Our analysis includes a re-consideration of all allocations which were identified to deliver within the period 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2028 within the Council's 2021 FYHLS, irrespective of whether an application had been submitted. The sources of information used to understand the supply from this source is

the FOI data, discussed in 7.1 above, combined with an interrogation of the Council's planning portal, desk-based analysis and discussions with developers.

- 7.2. In the majority of cases where allocations are not included within the five-year supply this is due to a lack of clear evidence. In many cases there is simply no recorded activity or if a permission does exist it remains in outline only with no clear progress identified. The approach taken is consistent with that discussed in section 6 of this report.

#### **Source 4: Windfall Allowance**

- 7.3. In conformity with the discussion and reasoning on windfall allowance within section 6 an allowance of 426 dwellings is made. Our analysis of the current position identifies no reason to defer from the Inspectors original conclusions.

#### **Overall Supply**

- 7.4. Our analysis identifies a reduction in the overall supply of 3,553 dwellings. While the make-up of the supply is different the overall supply is similar to the position on 1<sup>st</sup> April 2021 and suggests that little has changed in the intervening years. The supply is set out in greater detail within the table below.

***Table 7.1: Barnsley Housing Land Supply 1<sup>st</sup> April 2023***

Source	Pegasus (dwellings)
Non allocated planning permissions >10 dwellings	417
Non allocated planning permissions <10 dwellings	330
Local Plan allocations and planning permissions on Local Plan allocations	2,487
Windfall Allowance	426
Predicted Losses	-107
<b>Total</b>	<b>3,553</b>

## 8. Conclusions

- 8.1. There has been an acute and chronic under-delivery of housing within Barnsley over many years. The Council has failed to deliver against its plan target in every year of the plan period to date. This has led to an accrued shortfall in excess of 3,100 dwellings, representing nearly 30% of the identified housing need over the same period. This shortfall is compounded by the Council's continual unrealistic assumptions in its assessment of future rates of delivery.
- 8.2. The Council has also failed to provide an appropriate monitoring framework for the delivery of housing since the publication of its 2021 FYHLS. This is despite the requirements of the NPPF, paragraph 77. There is no indication when this situation will be rectified. To fill the clear evidential gap and provide an up to date assessment of FYHLS this assessment had to undertake an FOI request of the Council's supply. This FOI request provided details of housing permissions, starts and completions between the period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2023.
- 8.3. To test the veracity of the Council 2021 FYHLS and update it to 2023 the foregoing analysis considers two separate base dates. These are 1<sup>st</sup> April 2021 and 1<sup>st</sup> April 2023. The analysis of the FYHLS position at each base date follows the principles set out within the 2023 NPPF and current guidance within the PPG.
- 8.4. Within section 4 we identify that the relevant housing requirement for each 5-year period, these are:
- 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026 – 6,555 dwellings,
  - 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2028 – 7,225 dwellings
- 8.5. With sections 6 and 7 we consider the deliverable supply at base dates of 1<sup>st</sup> April 2021 and 2023 respectively. Throughout our analysis we note that the Council is unrealistic on delivery rates and seeks to promote sites within the FYHLS which do not benefit from detailed permission or clear evidence.
- 8.6. Within our analysis of the supply where site specific information is not known or considered realistic we have applied generic build-out rates and lead-in times assumptions. In both cases these are based upon our understanding of the market with an uplift to account for the possibility of more positive market conditions over the five-year period. As such the assumptions applied are considered optimistic but achievable with favourable conditions. Our detailed site-by-site analysis indicates the following levels of deliverable supply:
- 1<sup>st</sup> April 2021 – 3,767 dwellings,
  - 1<sup>st</sup> April 2023 – 3,553 dwellings
- 8.7. The five-year supply position at the two base dates is set out below.

**Table 8.1: Barnsley Housing Land Supply Position**

	1 <sup>st</sup> April 2021	1 <sup>st</sup> April 2023
Five-year requirement	6555	7,225



Supply	3,767	3,553
Surplus / Deficit	2,788	3,672
<b>Years Supply</b>	<b>2.9</b>	<b>2.5</b>

- 8.8. The FYHLS situation within Barnsley suggests that the chronic and acute under-delivery over the plan period to date is likely to continue into the foreseeable future. Indeed, our analysis identifies that housing land supply within Barnsley has worsened since 2021. The Council need to address this issue as a matter of urgency through the grant of deliverable housing sites which can deliver within the next five-years.

#### **The Weight Afforded to the Deficit**

- 8.9. The weight afforded to the provision of housing by the Secretary of State in the context of a sub-five year housing land supply positions is set out in Table 8.2 below. The analysis identifies that the Secretary of State has consistently found that where an LPA is able to demonstrate less than a 4.5-years supply the provision of housing should be afforded either substantial, very significant or very substantial weight, with a single exception. It should be recognised that the current supply position in Barnsley is significantly less than this at just 2.5-years.

**Table 8.2: Weight afforded to the provision of housing by the Secretary of State**

<b>Decision</b>	<b>Weight afforded</b>	<b>FYHLS position</b>
Land to the West of Burley-in-Wharfedale at Sun Lane and Ilkley Road (ref: 3208020)	Very substantial weight	Less than 2.06 years
160 Stanley Road, Stockport (ref: 3205559)	Very significant weight	2.8 years
Land at and adjacent to Hulton Park, Bolton (ref: 3208426)	Significant weight	3.5 to 3.7 years
Land North of Viaduct, Ledbury (ref: 3244410)	Substantial weight	4.22 years
Land at Fiddington, Tewkesbury (ref: 3210903)	Substantial weight	4.33 years
Land at Mitchelswood Farm, East Sussex (ref: 3119171)	Significant weight	4.5 years
Land at Hawthorns, Farnham (ref: 3211033)	Significant weight	4.5 years
Land at South West Sittingbourne/Wises Lane, Sittingbourne (ref: 3233606)	Significant weight <sup>7</sup>	4.6 years

<sup>7</sup> Notwithstanding the absence of a policy-compliant level of affordable housing.

Decision	Weight afforded	FYHLS position
97 Barbrook Lane, Tiptree, Colchester (ref: 3223010)	Significant weight	4.7 years
Land at Sandown Park Racecourse, Esher (ref: 3249790)	Significant weight	Less than five years
Whitehouse Farm, Belper (ref: 3198996)	Significant weight	3.7 to 6.6 years
<b>North London Business Park, London (ref: 3189843)</b>	<b>Significant weight</b>	<b>4.8 to 5.1 years</b>

8.10. Table 8.3 below identifies that irrespective of the FYHLS position the Secretary of State places significant weight upon the delivery of housing. This is largely due to the scale of the housing crisis this country finds itself within.

**Table 8.3: Weight afforded to housing delivery by Secretary of State, irrespective of FYHLS**

Decision	Weight afforded	FYHLS position
Land West of Knights Hill Village (ref: 3237042)	Substantial weight	In excess of 5 years
Oxford Brookes University, Wheatley Campus (ref: 3230827)	Very substantial weight <sup>8</sup>	In excess of 5 years
Land at Love Lane, Woolwich (ref: 3233519)	Substantial weight	In excess of 5 years
Land at VIP Trading Estate, London (ref: 3233585)	Significant weight	In excess of 5 years
Land to the East of Newport Road and to the East and West of Cranfield Road, Woburn Sands (ref: 3169314)	Significant weight	In excess of 5 years
Land at Former Westferry Printworks Site, London (ref: 3225474)	Significant weight	In excess of 5 years
Land at Burgess Business Park, London (ref: 3225548)	Moderate weight <sup>9</sup>	In excess of 5 years
Land off Station Road, Long Melford (ref: 3214377)	Significant weight	5.67 years
Anglia Square, Norwich (ref: 3225505)	Significant weight	5.89 years

<sup>8</sup> In light of the affordable housing shortfall in that case.

<sup>9</sup> Owing to the less than exemplary nature of the accommodation proposed.

Land off Audlem Road/Broad Lane, Stapeley (ref: 2197532) (CD9.14)	Significant weight	5.7 to 6.6 years
Land at Sandleford Park, Newbury (3265460)	Significant weight	7.67 years

- 8.11. Given the above evidence it is clear that the Council should attach significant or very substantial weight to the delivery of housing within Barnsley. This is further enhanced by the chronic and acute under-supply of housing over the plan period and dire situation in relation to the current FYHLS.

## Appendix 1: Analysis of Local Plan allocations and planning permissions on Local Plan allocations (1<sup>st</sup> April 2021)

Local Plan Ref.	Application Number	Application Register Date	Decision Date	Number of dwellings	Council Supply	Pegasus Supply	Difference	Commentary
HS2: Land south of Darton Lane, Staincross	2019/2144	14/10/2019	18/11/2021	46	46	0	-46	<b>No evidence of deliverability at base date.</b> Outline approved after base date. Subsequent reserved matters (2023/0579) received 08/06/2023, approved 24/10/2023.
HS3: Former William Freeman site, Wakefield Road	2017/1718	19/02/2018	24/10/2018	102	102	55	-47	<b>Lower overall delivery in 5 year period.</b> Outline approved before base date and subsequent reserved matters submitted 15/10/2021, while post base date this suggests progress. Reserved matters remains pending with reduced number of dwellings (97 dwellings). Council's trajectory suggests delivery to commence in 2022/23, given current status this is pushed back to 2024/25, removing 47 dwellings from the supply.
HS5: Land South of West Street, Worsbrough	2015/1089	18/09/2015	23/03/2017	70	55	0	-55	<b>No clear evidence of deliverability.</b> The outline was approved in 2017, while discharge of conditions applications have been submitted no reserved matters have been received. The permission expired prior to the base date.
HS6: Site South of Coniston Avenue Darton	2021/1661	17/12/21	13/12/2021	40	40	0	-40	<b>No clear evidence of deliverability at base date.</b> A full application was submitted significantly after the base date of the assessment. This application remains pending. Barratt Homes had a committee resolution to approve subject to the signing of a S106. It is understood

								that Barratt Homes will not be signing the s106. It is understood that ground conditions and access are significant issues which is impacting upon viability. This is due to mining activity and the proposed adopted highway requiring stabilising works, likely to involve a bridging detail with a capping layer and geotextile membrane to accommodate potential differential settlement of the highway construction. No further application submitted to date.
<b>HS7: Site east of Burton Road, Monk Bretton</b>	N/A	N/A	N/A	218	68	0	<b>-68</b>	<b>No clear evidence of deliverability.</b> No application submitted.
<b>HS9: Site east of Smithy Wood Lane</b>	2021/1642	16/12/21	Not yet determined	144	40	0	<b>-40</b>	<b>No clear evidence of deliverability at base date.</b> A full application was submitted significantly after the base date of the assessment. This application remains pending.
<b>HS10: Site north of Keresforth Road</b>	2022/0016	6 January 2022	Not yet determined	250	115	0	<b>-115</b>	<b>No clear evidence of deliverability at base date.</b> Outline application (2022/0016) with all matters reserved, except access) submitted by Keepmoat Homes for up to 215 dwellings and associated works. This application was submitted on 6 <sup>th</sup> January 2022, significantly after the base date, and at the time of writing remains pending. The Council anticipated delivery would commence on this site in 2023/24, this clearly will not occur.

								It is understood that the site is subject to ransom issues in relation to its access, with all potential access points covered by 3 <sup>rd</sup> parties.
<b>HS11: Site south of Bloomhouse Lane, Darton</b>	2017/O990	17 July 2017	Not yet determined	214	115	0	<b>-115</b>	<b>No clear evidence of deliverability at base date.</b> Residential development of up to 214 dwellings submitted in 2017 but remains pending. No evidence of any progress on this site since 2017.
<b>HS14: Land at Garden House Farm</b>	2022/O663	23 June 2022	19 April 2023	72	70	0	<b>-70</b>	<b>No clear evidence of deliverability at base date.</b> The outline application (2019/O991) was not approved until 06/04/2021, after the base date and was in outline only. Without clear evidence this site did not meet the NPPF requirements of a deliverable site at the base date of the assessment. While a subsequent reserved matters application (ref: 2022/O663) was registered on 16/08/2022 for 72 dwellings and approved 19/04/2023 this was significantly after the base date.
<b>HS15: Site to the west of Smithy Wood Lane</b>	2016/O259	29 March 2016	27 July 2016	36	36	0	<b>-36</b>	<b>No clear evidence of deliverability at base date.</b> The outline permission expired in 2019. Pending full application (2021/1642) for 198 dwellings submitted 16/12/2021. This was significantly after the base date and remains pending. The site is being promoted by Avant Homes who are marketing the site as 'coming soon'. However, no date is provided in terms of delivery.

HS17: Site west of Wakefield Road	2022/0633	15 June 2022	Not yet determined	232	125	40	-85	<b>Lower overall delivery in 5 year period.</b> Outline application 2017/1451 approved June 2019. Subsequent reserved matters application (2022/0633) for 202 dwellings submitted 15 June 2022. While after the base date this does show progress with the outline permission. However, the Council anticipated delivery to commence in 2023/24. Given the fact the reserved matters application remains pending delivery needs to be pushed back, reducing supply. Only one developer (Gleeson) and single outlet.
HS23: Land off Highstone Lane, Worsbrough Common	N/A	N/A	N/A	18	18	0	-18	<b>No clear evidence of deliverability at base date.</b> No Planning Application submitted or approved.
HS26: Land adjacent Zenith Business Park extension	N/A	N/A	N/A	143	40	0	-40	<b>No clear evidence of deliverability at base date.</b> No Planning Application submitted or approved.
HS27: Land at Bleachcroft Way, Stairfoot	2017/0753	5 June 2017	8 April 2021	230	125	0	-125	<b>No clear evidence of deliverability at base date.</b> Outline application (2017/0753) wasn't approved until 8 April 2021 after the base date of the assessment. Reserved matters application (2021/0668) for 250 dwellings approved 14/03/2023.
HS28: Land south west of Priory Road	N/A	N/A	N/A	18	18	0	-18	<b>No clear evidence of deliverability at base date.</b> No Planning Application submitted or approved.
HS30: Land off Leighton Close	N/A	N/A	N/A	18	18	0	-18	<b>No clear evidence of deliverability at base date.</b> No Planning Application submitted or approved.

HS31: Land off High Street, Shafton	2021/0336	5 March 2021	27 January 2023	40	43	40	-3	<b>Reduced delivery.</b> Revised application for 40 dwellings.
HS32: Land off Pontefract Road	N/A	N/A	N/A	147	30	0	-30	<b>No clear evidence of deliverability at base date.</b> No Planning Application submitted or approved.
HS39: Land west of Three Nooks Lane, Cudworth	N/A	N/A	N/A	41	20	0	-20	<b>No clear evidence of deliverability at base date.</b> No Planning Application submitted or approved.
HS42: Land south of Lowfield Road, Bolton on Dearne	2017/0638	3 May 2017	27 June 2018	86	86	0	-86	<b>No clear evidence of deliverability at base date.</b> No Planning Application approved. Application 2017/0638 dismissed at appeal.
HS46: Land north of East Street, Goldthorpe	2021/1171	26 August 2021	Not yet determined	125	125	0	-125	<b>No clear evidence of deliverability at base date.</b> Full application not registered until 28/09/2021 significantly after the base date.
HS47: Land to the north of Dearne ALC	2022/0420	19 April 2022	Not yet determined	86	86	0	-86	<b>No clear evidence of deliverability at base date.</b> Application not submitted until 2022, significantly after the base date.
HS48: Land north of Barnburgh Lane, Goldthorpe	2023/0195	24 February 2023	Not yet determined	95	35	0	-35	<b>No clear evidence of deliverability at base date.</b> Application not submitted until 2023 and remains pending. Significantly after the base date.
HS52: Land to the west of Thurnscoe Bridge Lane, south of Derry Grove, Thurnscoe	N/A	N/A	N/A	308	83	0	-83	<b>No clear evidence of deliverability at base date.</b> No Planning Application submitted or approved.



HS57: Land at Tankersley Lane	N/A	N/A	N/A	101	80	0	-80	No clear evidence of deliverability at base date. No Planning Application submitted or approved.
HS58: Broad Carr Road	N/A	N/A	N/A	52	52	0	-52	No clear evidence of deliverability at base date. No Planning Application submitted or approved.
HS59: Land south of Hay Green Lane	2020/0577	8 June 2020	24 March 2022	118	118	0	-118	No clear evidence of deliverability at base date. Outline not approved until March 2022, significantly after base date. Subsequent reserved matters (2022/0680) approved February 2023.
HS60: Greenside Lane	N/A	N/A	N/A	22	22	0	-22	No clear evidence of deliverability at base date. No Planning Application submitted or approved.
HS62: Land off Meadowfield Drive	N/A	N/A	N/A	80	80	0	-80	No clear evidence of deliverability at base date. No Planning Application submitted or approved.
HS67: Land at Sheffield Road	N/A	N/A	N/A	17	17	0	-17	No clear evidence of deliverability at base date. No Planning Application submitted or approved.
HS68: Land between Stead Lane and Sheffield Road, Hoyland Common	N/A	N/A	N/A	227	50	0	-50	No clear evidence of deliverability at base date. No Planning Application submitted or approved.
HS69: Land North of Wood Walk	2021/1150	23 August 2021	9 Sept 2022	84	84	0	-84	No clear evidence of deliverability at base date. Full application not submitted until 23/08/21 significantly after base date.
HS71: Land at Talbot Road, Penistone	2018/0466	6 April 2018	20 March 2019	40	40	0	-40	No clear evidence of deliverability at base date. Outline application approved 2019 no subsequent reserved matters application submitted, outline now expired.



HS74: Land south of Well House Lane	N/A	N/A	N/A	132	75	0	-75	No clear evidence of deliverability at base date. No Planning Application submitted or approved.
HS78: Land south of Doncaster Road	N/A	N/A	N/A	441	110	0	-110	No clear evidence of deliverability at base date. No Planning Application submitted or approved.
HS79: Site of former Foulstone School Playing Fields	N/A	N/A	N/A	189	75	0	-75	No clear evidence of deliverability at base date. No Planning Application submitted or approved.
MU1: South of Barugh Green Road	2021/1090	9 August 2021	Not yet determined	1,760	433	0	-433	No clear evidence of deliverability at base date. Hybrid application for 1,760 dwellings comprising: 229 dwellings in full and 1,531 dwellings in outline submitted after base date and remains pending.
MU2: Land between Fish Dam Lane and Carlton Road	N/A	N/A	N/A	152	120	0	-120	No clear evidence of deliverability at base date. No Planning Application submitted or approved.
MU3: Land off Shaw Lane Carlton	2022/0115	4 February 2022	27 September 2023	1,070	170	0	-170	No clear evidence of deliverability at base date. Outline application not submitted until February 2022 significantly after base date and remains pending.
TCDS3: Courthouse Campus	N/A	N/A	N/A	138	80	0	-80	No clear evidence of deliverability at base date. No Planning Application submitted or approved.
Total							-2,970	



## Appendix 2: Raw FOI Data

### 2021/22 Completions

Planning Application Reference	Submission Date	Decision Date	Year Completed	Units Completed	Source
2006/1116	28/06/2006	02/10/2006	2021/22	3	Small
2014/0474	15/04/2014	07/01/2015	2021/22	47	Allocation
2015/0891	16/07/2015	25/02/2016	2021/22	25	Non Allocation
2015/1086	03/09/2015	27/11/2015	2021/22	1	Small
2015/1134	14/09/2015	11/04/2017	2021/22	27	Allocation
2015/1198	30/09/2015	30/06/2016	2021/22	38	Allocation
2015/1416	17/11/2015	19/02/2016	2021/22	1	Small
2016/0060	19/01/2016	28/07/2016	2021/22	2	Small
2016/0209	29/02/2016	15/04/2016	2021/22	1	Small
2016/0586	18/05/2016	25/07/2016	2021/22	2	Small
2016/1062	23/08/2016	27/10/2016	2021/22	1	Small
2016/1078	26/08/2016	22/09/2017	2021/22	1	Non Allocation
2016/1381	03/11/2016	21/07/2017	2021/22	7	Small
2016/1523	07/12/2016	06/11/2017	2021/22	1	Small
2017/0476	06/04/2017	19/06/2017	2021/22	1	Small
2017/0542	21/04/2017	16/08/2017	2021/22	3	Small
2017/0666	10/05/2017	30/10/2017	2021/22	3	Small
2017/0732	24/05/2017	20/11/2017	2021/22	5	Small
2017/1001	19/07/2017	27/04/2018	2021/22	61	Allocation
2017/1051	02/08/2017	07/03/2018	2021/22	9	Allocation
2017/1116	16/08/2017	21/11/2017	2021/22	2	Small
2017/1617	14/12/2017	22/05/2018	2021/22	1	Non Allocation
2018/0138	30/01/2018	18/05/2018	2021/22	1	Small
2018/0421	06/04/2018	11/06/2018	2021/22	1	Small
2018/0518	23/04/2018	20/06/2018	2021/22	1	Small
2018/0687	29/05/2018	19/12/2018	2021/22	37	Allocation
2018/0776	18/06/2018	14/08/2018	2021/22	1	Small



2018/0800	21/06/2018	03/01/2020	2021/22	14	Allocation
2018/0849	29/06/2018	26/07/2019	2021/22	4	Allocation
2018/1157	07/09/2018	09/11/2018	2021/22	2	Small
2018/1181	11/09/2018	20/12/2018	2021/22	1	Small
2018/1189	12/09/2018	29/10/2018	2021/22	19	Non Allocation
2018/1239	25/09/2018	28/11/2018	2021/22	1	Small
2018/1249	26/09/2018	29/10/2018	2021/22	1	Small
2018/1264	01/10/2018	10/09/2019	2021/22	7	Small
2018/1275	03/10/2018	06/03/2019	2021/22	53	Allocation
2018/1361	24/10/2018	10/06/2019	2021/22	15	Allocation
2018/1393	05/11/2018	15/03/2019	2021/22	2	Small
2018/1560	21/12/2018	12/06/2020	2021/22	1	Small
2019/0011	03/01/2019	31/01/2020	2021/22	14	Non Allocation
2019/0037	07/01/2019	26/09/2019	2021/22	6	Small
2019/0053	09/01/2019	01/03/2019	2021/22	1	Small
2019/0150	31/01/2019	24/05/2019	2021/22	1	Small
2019/0186	12/02/2019	10/09/2019	2021/22	6	Non Allocation
2019/0231	22/02/2019	26/06/2019	2021/22	2	Small
2019/0269	01/03/2019	29/05/2019	2021/22	1	Small
2019/0377	26/03/2019	23/12/2019	2021/22	2	Non Allocation
2019/0431	04/04/2019	04/11/2019	2021/22	5	Allocation
2019/0522	30/04/2019	12/08/2019	2021/22	2	Small
2019/0572	14/05/2019	02/08/2019	2021/22	1	Small
2019/0759	20/06/2019	23/08/2019	2021/22	2	Small
2019/0809	01/07/2019	20/11/2020	2021/22	33	Allocation
2019/0902	19/07/2019	29/09/2020	2021/22	35	Allocation
2019/0992	09/08/2019	10/10/2019	2021/22	1	Small
2019/1163	20/09/2019	26/11/2019	2021/22	1	Small
2019/1249	08/10/2019	22/11/2019	2021/22	1	Small
2019/1274	14/10/2019	05/01/2021	2021/22	15	Allocation
2019/1331	25/10/2019	19/12/2019	2021/22	1	Small



2019/1368	04/11/2019	19/12/2019	2021/22	1	Small
2019/1464	26/11/2019	25/02/2020	2021/22	18	Non Allocation
2019/1539	16/12/2019	06/02/2020	2021/22	2	Allocation
2020/0036	09/01/2020	28/04/2020	2021/22	1	Small
2020/0064	15/01/2020	27/03/2020	2021/22	4	Small
2020/0096	21/01/2020	02/04/2020	2021/22	2	Small
2020/0163	13/02/2020	25/06/2020	2021/22	2	Small
2020/0317	19/03/2020	22/02/2021	2021/22	4	Allocation
2020/0409	15/04/2020	25/02/2021	2021/22	5	Small
2020/0431	28/04/2020	23/06/2020	2021/22	2	Small
2020/0494	21/05/2020	22/07/2020	2021/22	1	Small
2020/0534	29/05/2020	08/10/2020	2021/22	2	Small
2020/0547	02/06/2020	28/08/2020	2021/22	1	Small
2020/0757	14/07/2020	08/09/2020	2021/22	3	Small
2020/0996	03/09/2020	16/11/2020	2021/22	1	Small
2020/1427	15/12/2020	16/03/2021	2021/22	2	Small
2021/0037	23/12/2020	25/03/2021	2021/22	1	Small
2021/0082	15/01/2021	11/03/2021	2021/22	1	Small
2021/0103	19/01/2021	07/05/2021	2021/22	1	Small
2021/0301	01/03/2021	30/07/2021	2021/22	1	Small
2021/0699	05/05/2021	24/06/2021	2021/22	1	Small
2021/1226	09/09/2021	03/02/2022	2021/22	1	Small
2021/1340	08/09/2021	03/12/2021	2021/22	1	Small
2021/1371	11/10/2021	16/12/2021	2021/22	2	Small
				593	



## 2022/23 Completions

Planning Application Reference	Submission Date	Decision Date	Year Completed	Units Completed	source
2007/0311	13/02/2007	05/04/2007	2022/23	2	Small
2007/1817	24/10/2007	19/12/2007	2022/23	1	Small
2010/1025	11/08/2010	05/11/2010	2022/23	3	Non-Allocated
2014/0474	15/04/2014	07/01/2015	2022/23	9	Allocation
2015/1134	14/09/2015	11/04/2017	2022/23	1	Allocation
2015/1198	30/09/2015	30/06/2016	2022/23	19	Allocation
2015/1408	26/11/2015	21/01/2016	2022/23	1	Small
2016/0688	03/06/2016	07/09/2016	2022/23	1	Small
2016/1062	23/08/2016	27/10/2016	2022/23	1	Small
2016/1329	24/10/2016	25/05/2018	2022/23	15	Non-Allocated
2016/1449	18/11/2016	11/04/2017	2022/23	2	Non-Allocated
2017/0376	20/03/2017	31/07/2017	2022/23	1	Small
2017/0859	20/06/2017	18/10/2018	2022/23	1	Small
2017/1001	19/07/2017	27/04/2018	2022/23	38	Allocation
2017/1051	02/08/2017	07/03/2018	2022/23	1	Allocation
2017/1116	16/08/2017	21/11/2017	2022/23	1	Small
2017/1556	29/11/2017	10/06/2019	2022/23	49	Non-Allocated
2017/1617	14/12/2017	22/05/2018	2022/23	3	Non-Allocated
2018/0683	29/05/2018	23/01/2019	2022/23	4	Small
2018/0687	29/05/2018	19/12/2018	2022/23	40	Allocation
2018/0800	21/06/2018	03/01/2020	2022/23	14	Allocation
2018/1082	22/08/2018	22/05/2019	2022/23	1	Small
2018/1275	03/10/2018	06/03/2019	2022/23	47	Allocation
2018/1361	24/10/2018	10/06/2019	2022/23	13	Allocation
2018/1393	05/11/2018	15/03/2019	2022/23	1	Small
2018/1414	12/11/2018	11/03/2019	2022/23	1	Small
2018/1496	03/12/2018	05/02/2019	2022/23	1	Small
2019/0011	03/01/2019	31/01/2020	2022/23	24	Non-Allocated
2019/0037	07/01/2019	26/09/2019	2022/23	2	Small



2019/0155	31/01/2019	10/05/2019	2022/23	1	Small
2019/0186	12/02/2019	10/09/2019	2022/23	8	Non-Allocated
2019/0224	21/02/2019	17/04/2019	2022/23	2	Small
2019/0231	22/02/2019	26/06/2019	2022/23	1	Small
2019/0333	18/03/2019	10/05/2019	2022/23	2	Small
2019/0342	15/03/2019	14/10/2019	2022/23	1	Small
2019/0377	26/03/2019	23/12/2019	2022/23	5	Non-Allocated
2019/0380	27/03/2019	09/08/2019	2022/23	2	Small
2019/0577	08/05/2019	08/04/2021	2022/23	24	Non-Allocated
2019/0637	29/05/2019	23/04/2020	2022/23	4	Small
2019/0713	14/06/2019	12/09/2019	2022/23	2	Small
2019/0721	05/06/2019	26/07/2019	2022/23	1	Small
2019/0754	19/06/2019	18/12/2019	2022/23	1	Small
2019/0809	01/07/2019	20/11/2020	2022/23	67	Allocation
2019/0902	19/07/2019	29/09/2020	2022/23	57	Allocation
2019/1137	12/09/2019	14/11/2019	2022/23	1	Small
2019/1186	18/09/2019	11/11/2019	2022/23	1	Small
2019/1248	08/10/2019	22/11/2019	2022/23	1	Small
2019/1249	08/10/2019	22/11/2019	2022/23	3	Small
2019/1274	14/10/2019	05/01/2021	2022/23	55	Allocation
2019/1464	26/11/2019	25/02/2020	2022/23	19	Non-Allocated
2019/1501	05/12/2019	24/07/2020	2022/23	1	Small
2019/1530	11/12/2019	28/09/2021	2022/23	12	Non-Allocated
2020/0006	03/01/2020	24/08/2020	2022/23	7	Small
2020/0113	28/01/2020	19/03/2021	2022/23	8	Allocation
2020/0174	17/02/2020	14/04/2020	2022/23	1	Small
2020/0267	09/03/2020	04/05/2020	2022/23	1	Small
2020/0317	19/03/2020	22/02/2021	2022/23	19	Allocation
2020/0334	25/03/2020	26/05/2020	2022/23	1	Small
2020/0345	25/03/2020	26/06/2020	2022/23	1	Small
2020/0351	25/03/2020	26/06/2020	2022/23	1	Small



2020/0383	06/04/2020	26/06/2020	2022/23	2	Small
2020/0488	19/05/2020	10/07/2020	2022/23	1	Small
2020/0658	19/06/2020	03/11/2020	2022/23	1	Small
2020/0761	15/07/2020	01/04/2021	2022/23	1	Small
2020/1289	09/11/2020	25/01/2021	2022/23	1	Small
2020/1330	18/11/2020	11/06/2021	2022/23	2	Small
2020/1427	15/12/2020	16/03/2021	2022/23	1	Small
2020/1453	21/12/2020	19/04/2021	2022/23	3	Small
2020/1461	21/12/2020	04/02/2021	2022/23	1	Small
2021/0028	07/01/2021	19/03/2021	2022/23	1	Small
2021/0034	04/01/2021	22/03/2021	2022/23	2	Small
2021/0142	29/01/2021	15/09/2021	2022/23	20	Non-Allocated
2021/0245	15/02/2021	12/04/2021	2022/23	1	Small
2021/0315	02/03/2021	30/04/2021	2022/23	9	Small
2021/0562	15/04/2021	24/09/2021	2022/23	8	Small
2021/0783	03/06/2021	08/11/2021	2022/23	2	Small
2021/0803	07/06/2021	13/10/2021	2022/23	5	Small
2021/0884	23/06/2021	21/10/2021	2022/23	1	Small
2021/0992	19/07/2021	13/09/2021	2022/23	1	Small
2021/1018	26/07/2021	14/12/2021	2022/23	1	Small
2021/1458	28/10/2021	23/12/2021	2022/23	3	Small
2021/1464	29/10/2021	17/12/2021	2022/23	1	Small
2021/1657	13/12/2021	29/03/2022	2022/23	1	Small
2022/0028	11/01/2022	08/03/2022	2022/23	2	Small
2022/0320	24/03/2022	09/05/2022	2022/23	1	Small
2022/1231	28/11/2022	27/01/2023	2022/23	1	Small
				680	



## 2021/22 Residential Permissions

Planning Application Reference	Proposed Development	Proposed Units	Submission Date	DecisionDate	Source
2020/0761	Erection of chalet bungalow and associated works.	1	15/07/2020	01/04/2021	Small
2019/0991	Demolition of former care home, existing farm house and farm buildings and erection of residential development of upto 82 no. dwellings (Outline with all matters reserved apart from means of access)	82	08/08/2019	06/04/2021	Allocation
2021/0228	Erection of 1no detached two storey dwelling	1	15/02/2021	06/04/2021	
2017/0753	Outline planning application for approximately 250 residential dwelling houses (Use class C3), means of access and associated works.	250	02/06/2017	08/04/2021	Allocation
2019/0577	Demolition of vacant former hospital buildings and residential development of 70 no dwellings and associated works (Amended Plans)	70	08/05/2019	08/04/2021	Non-Allocation
2021/0245	Erection of dwelling and detached outbuilding (resubmission)	1	15/02/2021	12/04/2021	Small
2020/1453	Reserved matters application for 3 dwellings (in connection with outline permission 2017/1387)	3	21/12/2020	19/04/2021	Small
2021/0384	Conversion of stable block into 1no dwellinghouse (Lawful development Certificate for an Existing Use)	1	12/03/2021	23/04/2021	Small
2020/0076	Change of use of small barn to Holiday Let Cottage, large barn to Wedding Venue with highways access	1	20/01/2020	29/04/2021	Not C3

	improvement and erection of extension to farmhouse'				
2020/0665	Erection of 6 dwellings and associated access and parking	6	22/06/2020	30/04/2021	Small
2021/0315	Refurbishment of the Fountain Inn Public House, including improvements to external seating area and the demolition of extensions to the rear, and residential development comprising 9 dwellings	9	02/03/2021	30/04/2021	Small
2021/0246	Erection of single dwelling	1	12/02/2021	05/05/2021	Small
2020/0520	Outline planning application (including access and layout) for clearance of site and re-development for 3 dwellings	3	27/05/2020	07/05/2021	Small
2021/0103	Change of use of building from office back to residential use with external changes including cladding to frontage	1	19/01/2021	07/05/2021	Small
2021/0278	Change of use of building to independent dwelling	1	24/02/2021	10/05/2021	Small
2020/0972	Demolition of existing bungalows and erection of 2no detached three storey dwellinghouses with provision of associated detached garages	2	27/08/2020	14/05/2021	Small
2021/0450	Erection of 1no detached dwelling (Outline with All Matters Reserved)	1	26/03/2021	14/05/2021	Small
2020/1292	Removal of existing workshop and garages and erection of 1no bungalow with a detached garage and associated works	1	09/11/2020	17/05/2021	Small

2020/1384	Change of use from Class E(b) (A3) to C1 at first floor for letting accommodation including external alterations	1	04/12/2020	21/05/2021	Small
2020/1130	Demolition of existing bungalow, erection of 5 no detached dwellings and associated works	5	01/10/2020	25/05/2021	Small
2020/1457	Erection of 4no flats within single building and associated works	4	21/12/2020	28/05/2021	Small
2021/0411	Partial change of use of property to 2no residential apartments (Use Class C3)	2	22/03/2021	28/05/2021	Small
2020/1330		2	18/11/2020	11/06/2021	Small
2021/0554		3	14/04/2021	18/06/2021	Small
2020/0540		3	29/05/2020	24/06/2021	Small
2021/0699		1	05/05/2021	24/06/2021	Small
2021/0190		5	08/02/2021	28/06/2021	Small
2020/1381	Outline application for residential development of 1no, bungalow and associated works with access and layout being considered at this stage	1	03/12/2020	02/07/2021	Small
2021/0568	Erection of 1no detached two storey dwellinghouse and associated works	1	16/04/2021	09/07/2021	Small
2021/0646	Conversion of existing coach house to annexe including extension and alterations	1	04/05/2021	22/07/2021	Small
2021/0651	Erection of two dwellings	2	05/05/2021	28/07/2021	Small
2021/0535	Demolition of existing dwelling and erection of 2 detached dwellings	2	12/04/2021	29/07/2021	Small
2020/0274	Residential Development, Open Space, Landscaping & Associated Infrastructure	400	24/02/2020	30/07/2021	Allocation
2021/0301	Change of use of ground floor retail units to 2no. flats	2	01/03/2021	30/07/2021	Small

2020/1393	Conversion of existing shop/office into 2no 2 bed flats, 1no 4 bed House in Multiple Occupation and associated external alterations	3	07/12/2020	11/08/2021	Small
2021/0324	Erection of 2no detached two storey dwellings and associated works	2	04/03/2021	11/08/2021	Small
2021/0346	Demolition of existing bungalow and garage and erection of detached two storey dwelling with attached double garage and associated works	1	09/03/2021	13/08/2021	Small
2021/0398	Erection of detached house	1	18/03/2021	24/08/2021	Small
2021/0943	Erection of one dormer bungalow with associated parking and landscaping (Reserved Matters of Outline planning permission 2020/0684 seeking approval over layout, appearance and landscaping)	1	05/07/2021	26/08/2021	Small
2021/0705	Erection of single storey detached bungalow with associated ancillary garage/outbuilding	1	30/04/2021	10/09/2021	Small
2021/0992	Erection of two storey detached dwelling with integral garage and associated external works	1	19/07/2021	13/09/2021	Small
2021/0142	Residential development of 42no. dwellings and associated works including provision of on site open space.  Additional Plans and Amended Plans	42	29/01/2021	15/09/2021	Non-Allocation
2021/1081	Part conversion of building to single dwelling	1	22/07/2021	16/09/2021	Small
2021/0562	Erection of 8no dwellings and associated works	8	15/04/2021	24/09/2021	Small

2019/1530	Residential development of 36 no. dwellings and associated works including associated garages and parking - AMENDED SITE AREA (REDLINE) TO INCLUDE ADJACENT GREENSPACE AND AMENDED LAYOUT PLANS	36	11/12/2019	28/09/2021	Non-Allocation
2021/1117	Proposed Change of Use from Offices (Class B1(a)) to Dwellinghouse (Class C3) (Prior Notification - Class O).	1	15/07/2021	28/09/2021	Small
2021/0014	Conversion of existing building into 5 apartments	5	05/01/2021	01/10/2021	Small
2021/0803	Erection of 5no dwellings and associated works	5	07/06/2021	13/10/2021	Small
2021/0077	Erection of 5 dwellings	5	18/01/2021	15/10/2021	Small
2021/0884	Demolition of existing bungalow and erection of new two storey detached dwellinghouse with attached double garage and associated external works	1	23/06/2021	21/10/2021	Small
2021/0413	Outline application for re-development of site for 4 detached two storey dwellings with access, scale, layout and landscaping under consideration	4	23/03/2021	25/10/2021	Small
2021/0886	Erection of 2no two and a half storey dwellings and associated works	2	23/06/2021	25/10/2021	Small
2021/0602	Reserved matters (Appearance, Landscaping, layout and Scale) application for development of 100 homes, structural planting and landscaping, an attenuation basin, children's play area and associated	100	23/04/2021	29/10/2021	Allocation

2021/0958	Erection of 5no dwellings and associated works including access road, garages and landscaping (Reserved matters of outline planning permission 2018/0665 relating to appearance, landscaping, layout and	5	06/07/2021	05/11/2021	Small
2021/1230		1	10/09/2021	05/11/2021	Small
2021/0783	Demolition of chapel of rest and associated buildings and erection of 3no. 2 bed bungalows	3	03/06/2021	08/11/2021	Small
2021/0831	Erection of new attached dwelling (townhouse)	1	14/06/2021	09/11/2021	Small
2021/1027	Erection of detached dwelling	1	28/07/2021	09/11/2021	Small
2020/1435	Conversion of existing building to dwelling	1	25/11/2020	12/11/2021	Small
2019/1244	Outline planning permission for residential development (Use Class C3) of up to 46 homes, highway works including access off Darton Lane, landscaping, ground works, and other ancillary works. All matters reserved	46	07/10/2019	18/11/2021	Allocation
2021/1340	Change of use of commercial unit (Class E) on ground floor to one flat and commercial space (Prior Approval)	1	08/09/2021	03/12/2021	Small
2021/1476	Change of use from 2no flats to 1no dwellinghouse	1	02/11/2021	08/12/2021	Small
2021/1126	Change of use from commercial, business and service (Class E) to dwellinghouses (Class C3) (Prior Notification)	6	13/08/2021	09/12/2021	Small
2021/0456	Demolition of existing public house and erection of 2 no. detached dwellings with associated garages and landscaping	2	29/03/2021	10/12/2021	Small

2021/1018	Demolition of existing Church and erection of 1no detached two storey dwelling and associated works including attached garage and office to side	1	26/07/2021	14/12/2021	Small
2021/0777	Conversion and alterations/extension of 2 farm buildings to form 2 no residential dwellings	2	28/05/2021	15/12/2021	Small
2021/1427	Erection of detached dwelling	1	20/10/2021	15/12/2021	Small
2021/1371	Conversion of first floor flat into two studio flats	2	11/10/2021	16/12/2021	Small
2021/1110	Change of use from offices to 39 no residential apartments (Application to determine if prior approval is required)	39	19/07/2021	17/12/2021	Allocation
2021/1464	Erection of 1no detached two storey dwellinghouse and associated works (Amended Plans compared with previous application 2021/0568)	1	29/10/2021	17/12/2021	Small
2021/1472		5	01/11/2021	17/12/2021	Small
2021/0757	Demolition of existing dwelling and construction of 2 no. new dwellings	2	26/05/2021	20/12/2021	Small
2021/0054	Reserved matters application for the erection of 14no. dwellings and associated works with layout, scale, design and landscaping under consideration (in connection with outline application 2017/0890)	14	12/01/2021	22/12/2021	Non-Allocation
2021/0939	Reserved matters application for 21 dwellings in connection with outline planning permission 2017/0088 with matters of appearance, layout, scale and landscaping under consideration	21	02/07/2021	22/12/2021	Non-Allocation

2021/1372	Demolition of existing bungalow and outbuilding and erection of new dwelling	1	15/09/2021	22/12/2021	Small
2021/0073	Erection of new dwelling and detached garage and shared private drive	1	18/01/2021	23/12/2021	Small
2021/0091	Erection of new dwelling with attached garage and shared private drive	1	20/01/2021	23/12/2021	Small
2021/0260	Erection of new dwelling with an attached garage with room over and shared private drive.	1	22/02/2021	23/12/2021	Small
2021/0425	Erection of 1no. dwelling following demolition of existing stables and equestrian storage buildings (Resubmission)	1	23/03/2021	23/12/2021	Small
2021/0622	Erection of a new dwelling with integral garage and shared private drive	1	28/04/2021	23/12/2021	Small
2021/1458	Reserved matters application for 9 dwellings (considering access, appearance, landscaping, layout and scale) in relation to outline application 2019/1523	9	28/10/2021	23/12/2021	Small
2021/0647	Erection of 4no dwellings and associated works	4	05/05/2021	07/01/2022	Small
2021/1378	Erection of two storey rear extension and rear dormer to allow for extension of shop and conversion of first floor flat into 2 no. studio apartments	2	12/10/2021	12/01/2022	Small
2021/1550	Conversion of redundant agricultural building to residential use	1	18/11/2021	13/01/2022	Small



2021/1227	Reserved matters application for one dwelling with access, appearance, landscaping, layout and scale all under consideration (in connection with outline planning permission 2019/1145)	1	09/09/2021	14/01/2022	Small
2021/1501	Erection of single storey extension to existing outbuilding (No 13A) to form 1 no. residential care apartment	1	09/11/2021	14/01/2022	Small
2021/0043	Reserved matters application for the erection of 61 dwellings including consideration of matters of layout, scale, design, access, and landscaping in connection with outline application 2017/1440	61	11/01/2021	24/01/2022	Non-Allocation
2021/1594	Demolition of bungalow and replace with 1 no two storey dwellinghouse	1	29/11/2021	25/01/2022	Small
2020/0627	Proposed demolition of modern barns and a house and redevelopment of the site, including the conversion of existing farm buildings to create 22 dwellings	22	15/06/2020	03/02/2022	Non-Allocation
2021/1226	Conversion of existing outbuilding and infill extension to form 1 no residential dwelling	1	09/09/2021	03/02/2022	Small
2021/1413	Erection of farm workers dwelling	1	18/10/2021	03/02/2022	Small
2021/0901	Replacement of existing building with detached single storey dwelling	1	15/06/2021	04/02/2022	Small
2021/1395	Erection of 4 detached 3 bed bungalows and associated works	4	13/10/2021	07/02/2022	Small
2021/0257	Demolition of existing buildings and conversions of agricultural buildings to form 4no. dwellings with associated	4	19/02/2021	11/02/2022	Small

	amenity space and extensions/outbuildings				
2021/1225	Demolition of existing buildings and erection of 2no. pairs of semi-detached dwellings and associated works including car parking	4	09/09/2021	14/02/2022	Small
2021/1024	Demolition of 49 Woodstock Road and residential development of 3 no. dwellings (Outline with all matters reserved apart from means of access)	3	27/07/2021	26/02/2022	Small
2021/1421	Erection of two pairs of semi-detached dwellings (4 no. house in total) and associated works	4	13/10/2021	02/03/2022	Small
2021/1580	Erection of 2no. dwellings with detached garages	2	25/11/2021	08/03/2022	Small
2022/0028	Erection of one pair of semi-detached bungalows and associated works	2	11/01/2022	08/03/2022	Small
2021/0608	Residential development of 8 dwellings	8	26/04/2021	09/03/2022	Small
2022/0070	Erection of a two storey building comprising 6no flats and associated parking	6	24/01/2022	09/03/2022	Small
2020/0201	Erection of 5no bungalows and associated works	5	17/02/2020	10/03/2022	Small
2022/0088	Change of use of former doctors surgery to ground floor offices and 2no flats on the upper floors and associated extensions and alterations including two and a half storey extension to the rear, upward extension of a section of the existing roof, single storey extensions to	2	27/01/2022	23/03/2022	Small

	the rear and side, replacement windows and provision of shop front				
2020/0577	Residential development of up to 118 dwellings and associated works (Outline with all matters reserved apart from means of access)	118	08/06/2020	24/03/2022	Allocation
2021/1657	Change of use of retail unit to 1no dwelling (Use Class C3)	1	13/12/2021	29/03/2022	Small
		1520			

#### 2022/23 Residential Permissions

Planning Application Reference	Proposed Development	Proposed Units	Submission Date	DecisionDate	Source
2020/1143	ERECTION OF 7NO DWELLINGS AND ASSOCIATED WORKS INCLUDING PARKING AREA AND CONVERSION OF EXISTING AMBULANCE STORE INTO HOME OFFICE	7	06/10/2020	04/04/2022	Small
2021/1697	CHANGE OF USE FROM PUMPING STATION TO DWELLING	1	22/12/2021	04/04/2022	Small
2022/0037	ERECTION OF DETACHED DORMER BUNGALOW WITH INTEGRAL GARAGE	1	13/01/2022	07/04/2022	Small
2022/0136	CHANGE OF USE FROM EXISTING GROUND FLOOR AND BASEMENT RETAIL SHOP, WITH STORAGE AND OFFICE ABOVE TO FORM 2 GROUND FLOOR UNITS (E USE CLASS) WITH BASEMENT STORAGE, A LOWER GROUND FLOOR RESIDENTIAL UNIT	4	09/02/2022	08/04/2022	Small
2021/0313	ERECTION OF 2NO DETACHED DWELLINGS AND ASSOCIATED WORKS	2	02/03/2021	13/04/2022	Small



2021/1688	ERECTION OF 9NO. DWELLINGS AND ASSOCIATED WORKS	9	17/12/2021	14/04/2022	Small
2022/0213	CHANGE OF USE OF FORMER CHEMIST TO A MIXED USE OF 1NO SHOP UNIT AND 1NO DWELLINGHOUSE (USE CLASSES E AND C3) - PART RETROSPECTIVE	1	25/02/2022	20/04/2022	Small
2021/1297	ERECTION OF EXTENSION AT FIRST FLOOR LEVEL TO CREATE 1NO ADDITION RESIDENTIAL FLAT ABOVE DANCE STUDIO	1	22/09/2021	22/04/2022	Small
2022/0223	ERECTION OF 1NO DETACHED TWO STOREY DWELLING WITH DETACHED GARAGE	1	01/03/2022	28/04/2022	Small
2020/1394	ERECTION OF 13 NO. DWELLINGS AND ASSOCIATED WORKS	14	07/12/2020	29/04/2022	Non-Allocation
2022/0240	ERECTION OF 1NO. DWELLING	1	07/03/2022	29/04/2022	Small
2022/0320	CHANGE OF USE OF PROPERTY USED FOR OFFICE ACCOMMODATION TO 1NO DWELLINGHOUSE (USE CLASS C3) AND ASSOCIATED EXTERNAL WORKS INCLUDING REMOVAL OF FIRE ESCAPE STAIRCASE	1	24/03/2022	09/05/2022	Small
2020/0992	ERECTION OF 8NO DWELLINGS AND ASSOCIATED WORKS	8	02/09/2020	10/05/2022	Small
2021/0331	DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 5 DWELLINGS	5	25/02/2021	20/05/2022	Small
2021/1572	ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY EXTENSIONS TO THE FRONT AND REAR INCLUDING CANOPY ROOF ABOVE GROUND FLOOR FRONT WINDOW AND ERECTION OF DETACHED OUTBUILDING TO THE REAR TO BE USED	1	23/11/2021	25/05/2022	Small



2021/1571	OUTLINE APPLICATION FOR UP TO 3 DWELLINGS WITH ACCESS CONSIDERED AT THIS STAGE BUT ALL OTHER MATTERS RESERVED	3	23/11/2021	26/05/2022	Small
2021/0265	RESIDENTIAL DEVELOPMENT OF 5NO DWELLINGS AND ASSOCIATED WORKS INCLUDING PRIVATE ACCESS ROAD (OUTLINE SEEKING APPROVAL OVER MEANS OF ACCESS, LAYOUT AND SCALE)	5	22/02/2021	27/05/2022	Small
2021/1694	ERECTION OF 2 HOUSES WITH DETACHED GARAGES	2	21/12/2021	10/06/2022	Small
2021/0022	CONVERSION AND SINGLE STOREY EXTENSION TO REAR OF BARN TO CREATE 1NO DWELLING, ERECTION OF DETACHED OUTBUILDING ADJACENT THE FRONT AS GARAGES WITH HOME OFFICE/STORE IN THE ROOF SPACE AND EXTERNAL WORK	1	23/12/2020	21/06/2022	Small
2022/0008	ERECTION OF DETACHED DORMER BUNGALOW WITH ASSOCIATED ACCESS, PARKING AREA AND LANDSCAPING	1	01/01/2022	30/06/2022	Small
2021/0680	ERECTION OF SINGLE STOREY ANNEX OUTBUILDING IN REAR GARDEN TO BE USED FOR ANCILLARY RESIDENTIAL USE IN ASSOCIATION WITH THE EXISTING DWELLING	1	10/05/2021	01/07/2022	Small
2022/0460	DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO STOREY DETACHED HOUSE	1	29/04/2022	01/07/2022	Small



2022/0361	CONVERSION OF EXISTING DETACHED GARAGE INTO GRANNY FLAT RESIDENTIAL ANNEX WITH ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS INCLUDING NEW WINDOWS AND DOORS	1	06/04/2022	08/07/2022	Small
2020/0768	ERECTION OF 1NO DETACHED DWELLINGS AND DETACHED DOUBLE GARAGE.	1	16/07/2020	12/07/2022	Small
2022/0499	REMOVAL OF WORKSHOP/STORE AND ERECTION OF 1NO DETACHED DORMER BUNGALOW AND ASSOCIATED WORKS	1	11/05/2022	12/07/2022	Small
2022/0189	ERECTION OF TWO STOREY DETACHED DWELLINGHOUSE WITH PROVISION OF ATTACHED TREBLE GARAGE TO SIDE, PROVISION OF ACCESS AND 2M HIGH PERIMETER FENCING	1	21/02/2022	15/07/2022	Small
2020/1221	RESIDENTIAL DEVELOPMENT OF 28 NO DWELLINGS AND ASSOCIATED WORKS	28	21/10/2020	19/07/2022	Non-Allocation
2022/0296	CHANGE OF USE OF GROUND FLOOR TO HOT FOOD TAKEAWAY AND FIRST FLOOR REMODELLING TO CREATE FLAT (AMENDED ADDRESS)	1	17/03/2022	22/07/2022	Small
2021/0162	ERECTION OF 3NO DWELLINGS AND ASSOCIATED WORKS	3	03/02/2021	29/07/2022	Small
2022/0544	CHANGE OF USE FROM A CLASS E USE (HAIR SALON) TO A DWELLING (PRIOR APPROVAL)	1	23/05/2022	08/08/2022	Small
2021/1568	ERECTION OF ONE PAIR OF SEMI-DETACHED DWELLINGS AND ASSOCIATED WORKS	2	23/11/2021	09/08/2022	Small
2022/0650	ERECTION OF DETACHED RESIDENTIAL ANNEXE	1	20/06/2022	10/08/2022	Small



2020/1339	DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 13 DWELLINGS WITH ASSOCIATED ACCESS AND LANDSCAPING	13	20/11/2020	11/08/2022	Non-Allocation
2022/0612	ERECTION OF DETACHED GRANNY ANNEXE	1	09/06/2022	24/08/2022	Small
2020/1387	RESIDENTIAL DEVELOPMENT OF 7NO. DWELLINGS AND ASSOCIATED WORKS	7	02/12/2020	26/08/2022	Small
2022/0683	APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR CHANGE OF USE FROM AGRICULTURAL BUILDING TO DWELLINGHOUSE WITH BUILDING OPERATIONS REASONABLY NECESSARY FOR THE CONVERSION	1	22/06/2022	26/08/2022	Small
2022/0489	ERECTION OF END TERRACE DWELLING	1	22/04/2022	31/08/2022	Small
2022/0720	CONVERSION OF OUTBUILDING TO FORM GRANNY ANNEXE	1	11/07/2022	01/09/2022	Small
2022/0150	CONVERSION OF BUILDING INTO 2NO COMMERCIAL UNITS AT GROUND FLOOR (USE CLASS E) AND 12NO RESIDENTIAL FLATS ON UPPER FLOORS AND ASSOCIATED EXTERNAL ALTERATIONS INCLUDING NEW MANSARD ROOF AND DORMER WIND	12	11/02/2022	02/09/2022	Non-Allocation
2022/0491	ERECTION OF TWO STOREY DETACHED DWELLING (TO REPLACE A PAIR OF SEMI-DETACHED DWELLINGS ON PLOTS 1 AND 2 OF PLANNING PERMISSION 2020/1010) - DEMOLITION OF OUTBUILDING, GARAGES AND GREEN HOUSES AND EREC	1	09/05/2022	07/09/2022	Small
2022/0635	ERECTION OF SINGLE STOREY EXTENSION TO GARAGE AND CONVERSION OF GARAGE INTO RESIDENTIAL ANNEX	1	16/06/2022	08/09/2022	Small



2020/1284	OUTLINE APPLICATION FOR 20 DWELLINGS (ALL MATTERS RESERVED)  (AMENDED REDLINE AND DESCRIPTION OF DEVELOPMENT).	20	05/11/2020	09/09/2022	Non-Allocation
2021/0677	ERECTION OF DETACHED TWO STOREY DWELLING AND ASSOCIATED WORKS	1	06/05/2021	09/09/2022	Small
2022/0453	DEMOLITION OF EXISTING BUILDING AND ERECTION OF 1NO DETACHED TWO STOREY DWELLING AND ASSOCIATED WORKS	1	27/04/2022	13/09/2022	Small
2022/0467	ERECTION OF DETACHED ANNEXE	1	29/04/2022	16/09/2022	Small
2022/0331	CONVERSION OF EXISTING GROUND FLOOR AND FIRST FLOOR FLAT INTO 2NO SEPARATE FLATS AND EXTERNAL ALTERATIONS CONSISTING OF REPLACEMENT OF EXISTING CONSERVATORY EXTENSION TO REAR/SIDE WITH SINGLE STOREY E	2	29/03/2022	26/09/2022	Small
2022/0731	CHANGE OF USE OF FIRST FLOOR ANCILLARY SPACE TO SHOP (USE CLASS E) INTO 1 NO. RESIDENTIAL FLAT (APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A PROPOSED CHANGE OF USE).	1	11/07/2022	29/09/2022	Small
2022/0229	CONVERSION OF OUTBUILDING AND PREPARATION/COLD STORE TO 1NO DWELLING, ASSOCIATED ALTERATIONS INCLUDING PARTIAL DEMOLITION AND RE-BUILDING OF NORTHERN PART, REPLACEMENT ROOFING, CHANGES TO THE EXTERNAL	1	01/03/2022	30/09/2022	Small





2022/0739	DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF 1NO DETACHED BUNGALOW WITH ROOMS IN THE ROOF SPACE AND ASSOCIATED WORKS	1	12/07/2022	03/10/2022	Small
2022/0840	OUTLINE APPLICATION FOR ERECTION OF ONE DWELLING WITH ACCESS AND LAYOUT UNDER CONSIDERATION AT THIS STAGE	1	11/08/2022	05/10/2022	Small
2022/0558	ERECTION OF A PAIR OF SEMI-DETACHED DWELLINGS AND ASSOCIATED WORKS	2	26/05/2022	14/10/2022	Small
2022/0820	ERECTION OF 6 NO. BUNGALOWS AND ASSOCIATED WORKS	6	05/08/2022	17/10/2022	Small
2022/0645	CHANGE OF USE FROM ACTIVITY CENTRE TO SINGLE DWELLING INCLUDING EXTERNAL ALTERATIONS	1	13/06/2022	19/10/2022	Small
2021/1056	CONVERSION OF BARN TO FORM 1 BED ANNEXE	1	02/08/2021	24/10/2022	Small
2021/0852	DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF NEW SINGLE STOREY DWELLING WITH DETACHED OUTBUILDING AND ASSOCIATED WORKS	1	16/06/2021	28/10/2022	Small
2022/0369	DEMOLISH AND CLEAR EXISTING BUILDINGS AND ERECTION OF REPLACEMENT DWELLING	1	05/04/2022	28/10/2022	Small
2021/1150	RESIDENTIAL DEVELOPMENT OF 83NO DWELLINGS AND ASSOCIATED WORKS	83	23/08/2021	09/11/2022	Allocation
2021/1416	ERECTION OF 3NO DETACHED DORMER BUNGALOWS AND ASSOCIATED WORKS	3	19/10/2021	10/11/2022	Small
2021/1452	ERECTION OF TWO DETACHED DWELLINGS WITH DETACHED GARAGES	2	28/10/2021	10/11/2022	Small
2022/0562	MIXED USE DEVELOPMENT FOR 3NO RETAIL UNITS (USE CLASS E(A) AND 6NO RESIDENTIAL FLATS	6	26/05/2022	14/11/2022	Small



2022/0809	CONVERSION OF GARAGE/STORE INTO LIVING ACCOMMODATION	1	02/08/2022	14/11/2022	Small
2022/0808	DEMOLITION OF DISUSED SUBSTATION AND ERECTION OF 1NO DETACHED TWO STOREY DWELLINGHOUSE WITH ASSOCIATED WORKS INCLUDING PARKING AND LANDSCAPING	1	02/08/2022	16/11/2022	Small
2022/0335	DEMOLITION OF EXISTING BARN AND REPLACEMENT WITH DWELLING AND ASSOCIATED WORKS	1	30/03/2022	17/11/2022	Small
2022/0980	ERECTION OF DORMER BUNGALOW	1	22/09/2022	18/11/2022	Small
2022/0039	CONVERSION OF BARN INTO 1NO DWELLING AND ASSOCIATED WORKS	1	11/01/2022	21/11/2022	Small
2022/0778	VARIATION OF CONDITION 1 (APPROVED PLANS) OF RESERVED MATTERS APPROVAL 2018/1040 TO VARY THE APPROVED PLANS FROM A DEVELOPMENT OF 27NO DWELLINGS TO 18NO DORMER AND CHALET BUNGALOWS. APPLICATION 2018/1	18	22/07/2022	21/11/2022	Non-Allocation
2022/0998	CHANGE OF USE FROM FORMER BOXING CLUB (USE CLASS E) TO DWELLINGHOUSE (USE CLASS C3) (PRIOR APPROVAL)	1	27/09/2022	22/11/2022	Small
2022/1023	DEMOLITION OF EXISTING FRONT EXTENSION, CONVERSION OF EXISTING GROUND FLOOR CAFE INTO NEW 1 BEDROOM 2 PERSON FLAT AND ASSOCIATED EXTERNAL ALTERATIONS INCLUDING REINSTATEMENT OF WALLING, FRONT DOOR AND	1	03/10/2022	30/11/2022	Small
2020/1473	ERECTION OF 5NO. DWELLINGS (3NO. TWO STOREY PROPERTIES AND 2NO. BUNGALOWS) INCLUDING GARAGES AND PRIVATE DRIVE	5	23/12/2020	02/12/2022	Small



2022/0819	CONVERSION OF DETACHED BARN TO DWELLING	1	05/08/2022	02/12/2022	Small
2022/0007	RESERVED MATTERS APPLICATION FOR DETAILS OF APPEARANCE, LANDSCAPING AND SCALE IN CONNECTION WITH OUTLINE APPLICATION 2018/1433 (DEMOLITION OF ALL BUILDINGS WITHIN THE SITE AND PROPOSED RESIDENTIAL DEV	22	04/01/2022	14/12/2022	Allocation
2022/0960	ERECTION OF SINGLE STOREY DETACHED ANNEX BUILDING	1	16/09/2022	20/12/2022	Small
2021/1107	DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE (AMENDED PLANS)	1	27/07/2021	21/12/2022	Small
2022/0994	REPAIR AND REFURBISH BLOCK OF HISTORIC BUILDINGS INCLUDING REPLACEMENT SHOP FRONTS AT GROUND FLOOR LEVEL FOR RETAINED USE CLASS E SHOP UNITS, CONVERSION OF THE FIRST AND SECOND FLOORS INTO 6 NO. FLATS	6	26/09/2022	22/12/2022	Small
2022/1189	DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO STOREY DETACHED HOUSE	1	16/11/2022	20/01/2023	Small
2021/0336	RESIDENTIAL DEVELOPMENT OF 40 DWELLINGS	40	05/03/2021	27/01/2023	Allocation
2022/1231	9 BEDROOM HOUSE OF MULTIPLE OCCUPATION (APPLICATION FOR A LAWFUL DEVELOPMENT FOR AN EXISTING USE AS A LARGE HMO)	1	28/11/2022	27/01/2023	Small



2022/1165	DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING WITH SOLAR PV PANELS, AIR SOURCE HEAT PUMP, PACKAGE TREATMENT PLANT, AND DETACHED GARAGE	1	09/11/2022	01/02/2023	Small
2022/1208	DEMOLITION OF HOUSE AND ERECTION OF 4NO. DETACHED PROPERTIES AND ASSOCIATED WORKS	4	21/11/2022	03/02/2023	Small
2022/1271	ERECTION OF BUNGALOW	1	09/12/2022	03/02/2023	Small
2022/1021	CONVERSION OF BARN TO FORM 2NO. DWELLINGS AND ASSOCIATED WORK	2	30/09/2022	08/02/2023	Small
2022/0680	RESIDENTIAL DEVELOPMENT OF 113NO DWELLINGS, ASSOCIATED INFRASTRUCTURE AND PUBLIC OPEN SPACE (RESERVED MATTERS OF OUTLINE PLANNING PERMISSION 2020/0577 SEEKING APPROVAL OF THE DETAILS OF SCALE, APPEARA	113	28/06/2022	15/02/2023	Allocation
2022/1215	SINGLE STOREY REAR EXTENSION AND ALTERATIONS AND EXTENSION TO OUTBUILDING TO FORM ANNEXE	1	23/11/2022	02/03/2023	Small
2022/1214	SUBDIVISION OF THE ATTACHED TOWNHOUSE IN TO 2NO FLATS AND THE SEPARATION OF THE EXISTING 1ST FLOOR FLAT FROM THE GROUND FLOOR SHOP	3	23/11/2022	03/03/2023	Small
2021/0668	RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 2017/0753 FOR THE RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 250 DWELLINGS AND ASSOCIATED WORKS (LAYOUT, SCALE, APPEARANCE AND LANDSCAPING) (AMEN	238	07/05/2021	14/03/2023	allocation



2023/0080	REMOVAL OF GARAGE AND ERECTION OF DETACHED ANNEXE	1	26/01/2023	23/03/2023	Small
2020/1439	ERECTION OF 68NO. 2,3, AND 4 BED DWELLINGS WITH ASSOCIATED ACCESS AND LANDSCAPING (AMENDED PLANS AND DESCRIPTION)	68	16/12/2020	30/03/2023	Allocation
		819			

## 2021/22 Starts

Planning Application Reference	Submission Date	Decision Date	Year Commenced	Units Started
2014/0474	15/04/2014	07/01/2015	2021/22	1
2015/0891	16/07/2015	25/02/2016	2021/22	6
2015/1198	30/09/2015	30/06/2016	2021/22	18
2016/1062	23/08/2016	27/10/2016	2021/22	2
2015/1464	15/12/2015	03/02/2017	2021/22	3
2015/1134	14/09/2015	11/04/2017	2021/22	1
2016/1449	18/11/2016	11/04/2017	2021/22	2
2017/0732	24/05/2017	20/11/2017	2021/22	4
2017/1001	19/07/2017	27/04/2018	2021/22	59
2016/1329	24/10/2016	25/05/2018	2021/22	6
2018/0736	06/06/2018	01/08/2018	2021/22	1
2018/0158	01/02/2018	15/10/2018	2021/22	2
2018/0687	29/05/2018	19/12/2018	2021/22	24
2018/1275	03/10/2018	06/03/2019	2021/22	41
2019/0155	31/01/2019	10/05/2019	2021/22	1
2018/1361	24/10/2018	10/06/2019	2021/22	11
2019/0231	22/02/2019	26/06/2019	2021/22	1
2018/1372	29/10/2018	19/07/2019	2021/22	1
2019/1186	18/09/2019	11/11/2019	2021/22	1
2018/0800	21/06/2018	03/01/2020	2021/22	13



2019/1410	18/11/2019	28/01/2020	2021/22	2
2019/0011	03/01/2019	31/01/2020	2021/22	20
2019/1136	12/09/2019	21/02/2020	2021/22	1
2019/1464	26/11/2019	25/02/2020	2021/22	32
2019/1357	05/11/2019	04/03/2020	2021/22	2
2020/0064	15/01/2020	27/03/2020	2021/22	2
2019/0637	29/05/2019	23/04/2020	2021/22	4
2020/0267	09/03/2020	04/05/2020	2021/22	1
2020/0004	03/01/2020	20/05/2020	2021/22	14
2020/0334	25/03/2020	26/05/2020	2021/22	1
2020/0488	19/05/2020	10/07/2020	2021/22	1
2019/0902	19/07/2019	29/09/2020	2021/22	48
2019/0809	01/07/2019	20/11/2020	2021/22	75
2020/1121	30/09/2020	17/12/2020	2021/22	1
2019/1274	14/10/2019	05/01/2021	2021/22	37
2020/1201	16/10/2020	08/01/2021	2021/22	1
2020/0920	17/08/2020	25/01/2021	2021/22	1
2020/1105	23/09/2020	26/01/2021	2021/22	1
2020/1283	05/11/2020	19/02/2021	2021/22	1
2020/0317	19/03/2020	22/02/2021	2021/22	23
2020/0939	20/08/2020	04/03/2021	2021/22	1
2021/0082	15/01/2021	11/03/2021	2021/22	2
2020/0113	28/01/2020	19/03/2021	2021/22	8
2021/0028	07/01/2021	19/03/2021	2021/22	1
2021/0034	04/01/2021	22/03/2021	2021/22	2
2020/1279	04/11/2020	25/03/2021	2021/22	3
2019/0577	08/05/2019	08/04/2021	2021/22	18
2021/0245	15/02/2021	12/04/2021	2021/22	1
2020/1453	21/12/2020	19/04/2021	2021/22	2
2021/0315	02/03/2021	30/04/2021	2021/22	8
2021/0278	24/02/2021	10/05/2021	2021/22	1
2020/0972	27/08/2020	14/05/2021	2021/22	1



2020/1330	18/11/2020	11/06/2021	2021/22	2
2021/0535	12/04/2021	29/07/2021	2021/22	2
2021/0142	29/01/2021	15/09/2021	2021/22	19
2021/0562	15/04/2021	24/09/2021	2021/22	8
2019/1530	11/12/2019	28/09/2021	2021/22	34
2021/0803	07/06/2021	13/10/2021	2021/22	5
2021/0077	18/01/2021	15/10/2021	2021/22	3
2021/0602	23/04/2021	29/10/2021	2021/22	1
2021/1340	08/09/2021	03/12/2021	2021/22	1
2021/1427	20/10/2021	15/12/2021	2021/22	1
2021/1371	11/10/2021	16/12/2021	2021/22	2
2021/1464	29/10/2021	17/12/2021	2021/22	1
2021/1458	28/10/2021	23/12/2021	2021/22	1
2021/1378	12/10/2021	12/01/2022	2021/22	2
				596

#### 2022/23 Starts

Planning Application Reference	Submission Date	Decision Date	Year Commenced	Units Started
2015/1198	30/09/2015	30/06/2016	2022/23	2
2016/1329	24/10/2016	25/05/2018	2022/23	2
2018/0687	29/05/2018	19/12/2018	2022/23	12
2018/1275	03/10/2018	06/03/2019	2022/23	49
2019/0333	18/03/2019	10/05/2019	2022/23	2
2019/0213	19/02/2019	17/05/2019	2022/23	4
2018/1445	23/10/2018	24/07/2019	2022/23	1
2019/0342	15/03/2019	14/10/2019	2022/23	3
2019/0716	17/06/2019	28/11/2019	2022/23	1
2019/1256	04/10/2019	13/12/2019	2022/23	1
2019/0754	19/06/2019	18/12/2019	2022/23	3
2019/0011	03/01/2019	31/01/2020	2022/23	17
2019/1136	12/09/2019	21/02/2020	2022/23	3



2019/1464	26/11/2019	25/02/2020	2022/23	12
2019/0784	25/06/2019	27/02/2020	2022/23	1
2020/0098	24/01/2020	06/04/2020	2022/23	1
2019/0089	21/01/2019	30/04/2020	2022/23	36
2020/0004	03/01/2020	20/05/2020	2022/23	2
2020/0196	20/02/2020	21/08/2020	2022/23	6
2020/0382	06/04/2020	21/08/2020	2022/23	1
2019/0902	19/07/2019	29/09/2020	2022/23	13
2019/0809	01/07/2019	20/11/2020	2022/23	46
2019/1546	17/12/2019	03/12/2020	2022/23	35
2019/1274	14/10/2019	05/01/2021	2022/23	44
2020/1275	03/11/2020	26/01/2021	2022/23	1
2021/0228	15/02/2021	06/04/2021	2022/23	1
2019/0577	08/05/2019	08/04/2021	2022/23	33
2021/0315	02/03/2021	30/04/2021	2022/23	1
2020/1292	09/11/2020	17/05/2021	2022/23	1
2020/1130	01/10/2020	25/05/2021	2022/23	3
2020/1457	21/12/2020	28/05/2021	2022/23	4
2020/0274	24/02/2020	30/07/2021	2022/23	96
2021/0705	30/04/2021	10/09/2021	2022/23	1
2021/0142	29/01/2021	15/09/2021	2022/23	20
2021/0077	18/01/2021	15/10/2021	2022/23	1
2021/0602	23/04/2021	29/10/2021	2022/23	48
2021/1027	28/07/2021	09/11/2021	2022/23	1
2021/1018	26/07/2021	14/12/2021	2022/23	1
2021/0757	26/05/2021	20/12/2021	2022/23	2
2021/1458	28/10/2021	23/12/2021	2022/23	4
2021/0043	11/01/2021	24/01/2022	2022/23	53
2021/1395	13/10/2021	07/02/2022	2022/23	4
2022/0028	11/01/2022	08/03/2022	2022/23	2
2021/0608	26/04/2021	09/03/2022	2022/23	8
2022/0088	27/01/2022	23/03/2022	2022/23	2





2021/1688	17/12/2021	14/04/2022	2022/23	8
2022/0223	01/03/2022	28/04/2022	2022/23	1
2020/1394	07/12/2020	29/04/2022	2022/23	6
2021/0331	25/02/2021	20/05/2022	2022/23	3
2020/1221	21/10/2020	19/07/2022	2022/23	17
2021/1568	23/11/2021	09/08/2022	2022/23	2
2022/0453	27/04/2022	13/09/2022	2022/23	1
2022/0229	01/03/2022	30/09/2022	2022/23	1
2022/0739	12/07/2022	03/10/2022	2022/23	1
2022/0820	05/08/2022	17/10/2022	2022/23	6
2021/1416	19/10/2021	10/11/2022	2022/23	3
2022/0808	02/08/2022	16/11/2022	2022/23	1
2022/0778	22/07/2022	21/11/2022	2022/23	9
2022/1189	16/11/2022	20/01/2023	2022/23	1
				644

## Appendix 3 Trajectory 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2028

### Allocations

LP Ref	Site Address	Type	Planning App	Permission Date	Yield	Pre-21/22	21/22	22/23	23/24	24/25	25/26	27/28	28/29	Total	Beyond 5-years	Comment
HS1	Former Woolley Colliery	Outline Pending	2022/0619	N/A	115	0	0	0	0	0	0	0	0	0	115	<b>No clear evidence.</b> Outline submitted June 2022 remains pending.
HS2	Land south of Darton Lane, Staincross	RM Pending	2023/0566	N/A	46	0	0	0	0	0	40	6	0	46	0	RM pending but shows evidence of progress
HS3	Former William Freeman site, Wakefield Road	RM Pending	2017/1718	N/A	97	0	0	0	0	0	40	40	17	97	0	RM pending but shows evidence of progress
HS5	Land South of West Street, Worsbrough	Outline	2015/1089	23/03/2017	70	0	0	0	0	0	0	0	0	0	70	<b>No clear evidence.</b> The outline was approved in 2017, while discharge of conditions applications have been submitted no reserved matters have been received. The permission



																expired prior to the base date.
HS6	Site South of Coniston Avenue Darton	Full	2021/1661	13/12/2021	40	0	0	0	0	0	0	0	0	0	40	<b>No clear evidence.</b> It is understood that Barratts had a committee resolution to approve subject to the signing of a S106 but they will not be signing the s106. While new developers are involved they are understood to be having issues re. ground condition and access which is testing viability.
HS7	Site east of Burton Road, Monk Bretton	N/A	N/A	N/A	250	0	0	0	0	0	0	0	0	0	250	<b>No clear evidence.</b> No planning application submitted.
HS8	Site west of Wakefield Road	RM	2022/09 65	Pending	284	0	0	0	26	70	70	70	48	284	0	Site not started delivering prior to 2023/24 from existing RM approvals, further 45 sought in



																pending application
HS9	Site east of Smithy Wood Lane	Full	2021/1642	Pending	144	0	0	0	0	0	0	0	0	0	144	<b>No clear evidence.</b> A full application was submitted in December 2021 but remains pending.
HS10	Site north of Keresforth Road	Outline	2022/0016	Pending	250	0	0	0	0	0	0	0	0	0	250	<b>No clear evidence.</b> Outline application submitted January 2022 but remains pending. No RM applications.
HS11	Site south of Bloomhouse Lane, Darton	Full	2017/0990	Pending	214	0	0	0	0	0	0	0	0	0	214	<b>No clear evidence.</b> Residential development of up to 214 dwellings submitted in 2017 but remains pending. No clear progress identified.
HS12	Site north of Carlton Road	N/A	N/A	N/A	86	0	0	0	0	0	0	0	0	0	86	<b>No clear evidence.</b> No planning application submitted.

HS14	Land at Garden House Farm	RM	2022/06 63	19/04/2023	70	0	0	0	0	40	30	0	0	70	0	While RM approved after base date clear evidence of progress.
HS15	Site to the west of Smithy Wood Lane	Full	2021/1642	Pending	198	0	0	0	0	0	40	40	40	120	78	<p>Pending full application (2021/1642) for 198 dwellings submitted 16/12/2021 remains pending.</p> <p>Whilst this remains pending Avant Homes are marketing the site and as such it is considered that this could commence delivery in the five-year period.</p>
HS16	Site to the east of St Helens Avenue	Full	2019/0902	29/09/2020	93	0	35	57	1	0	0	0	0	1	0	Site delivering at base date.
HS17	Site west of Wakefield Road	RM	2022/06 33	Pending	202	0	0	0	0	0	40	40	40	120	82	While RM remains pending submitted prior to base date – clear evidence of progress.



																Only one developer.
HS19	Site north of Wilthorpe Road	Full	2014/0474	07/01/2015	326	270	47	9	0	0	0	0	0	0	0	Site delivering at base date.
HS21	Monk Bretton Reservoir and land to the east of Cross Street	RM	2020/0113	19/03/2021	8	0	0	8	0	0	0	0	0	0	0	Site delivering at base date.
HS22	Land at St Michaels Avenue	Full	2019/1546	02/12/2020	35	0	0	0	35	0	0	0	0	35	0	Site delivering at base date. Commencement 22/23
HS23	Land off Highstone Lane, Worsbrough Common	N/A	N/A	N/A	18	0	0	0	0	0	0	0	0	0	18	<b>No clear evidence.</b> No planning application submitted.
HS24	Land between Mount Vernon Road and Upper Sheffield Road	Full	2021/0142	15/09/2021	42	0	0	20	22	0	0	0	0	22	0	Site delivering at base date.
HS26	Land adjacent Zenith Business Park extension	N/A	N/A	N/A	143	0	0	0	0	0	0	0	0	0	143	<b>No clear evidence.</b> No planning application submitted.

HS27	Land at Bleachcroft Way, Stairfoot	RM	2021/0668	14/03/2023	238	0	0	0	0	80	80	78	0	238	0	RM approval received prior to base date. Evidence of progress
HS28	Land south west of Priory Road	N/A	N/A	N/A	18	0	0	0	0	0	0	0	0	0	18	<b>No clear evidence.</b> No planning application submitted.
HS29	Land off Mount Vernon Road	Full	2019/0577	08/04/2021	70	0	0	24	40	6	0	0	0	46	0	Site delivering at base date.
HS30	Land off Leighton Close	N/A	N/A	N/A	18	0	0	0	0	0	0	0	0	0	18	<b>No clear evidence.</b> No planning application submitted.
HS31	Land off High Street, Shafton	Full	2021/0336	27/01/2023	40	0	0	0	0	40	0	0	0	40	0	Approval received prior to base date. Evidence of progress
HS32	Land off Pontefract Road	N/A	N/A	N/A	147	0	0	0	0	0	0	0	0	0	147	<b>No clear evidence.</b> No planning application submitted.
HS33	Site to the West of Brierley Road, Grimethorpe	N/A	N/A	N/A	61	0	0	0	0	0	0	0	0	0	61	<b>No clear evidence.</b> No planning



																application submitted.
HS34	Site at Blacker Lane	N/A	N/A	N/A	169	0		0	0	0	0	0	0	0	169	<b>No clear evidence.</b> No planning application submitted.
HS35	Site adjacent Carrs Lane/ Summerdale Road, Cudworth	Full	2018/1275	06/03/2019	282	131	53	47	51	0	0	0	0	51	0	Site delivering at base date.
HS36	Site at Weetshaw Lane, Shafton	N/A	N/A	N/A	144	0	0	0	0	0	0	0	0	0	144	<b>No clear evidence.</b> No planning application submitted.
HS37	Land north of Sidcop Road	N/A	N/A	N/A	18	0	0	0	0	0	0	0	0	0	18	<b>No clear evidence.</b> No planning application submitted.
HS38	Land off Cudworth Bypass	N/A	N/A	N/A	192	0	0	0	0	0	0	0	0	0	192	<b>No clear evidence.</b> No planning application submitted.
HS39	Land west of Three Nooks Lane, Cudworth	N/A	N/A	N/A	41	0	0	0	0	0	0	0	0	0	41	<b>No clear evidence.</b> No planning application submitted.



HS40	Land north of Oak Tree Avenue	N/A	N/A	N/A	38	0	0	0	0	0	0	0	0	0	38	No clear evidence. No planning application submitted.
HS41	Former Willowgarth School, Grimethorpe	RM	2015/1134	11/04/2017	97	58	27	1	11	0	0	0	0	11	0	Site delivering at base date.
HS42	Land south of Lowfield Road, Bolton on Dearne	N/A	N/A	N/A	86	0	0	0	0	0	0	0	0	0	86	No clear evidence. No planning application submitted. Previous appeal dismissed 27.06.2018
HS43	Former Reema Estate and adjoining land off School Street	Full	2017/1051	07/03/2018	123	112	9	1	1	0	0	0	0	1	0	Site delivering at base date.
		Full	2019/0809	20/11/2020	360	0	33	67	80	80	80	20	0	260	0	
		Full	2019/1539	06/02/2020	2	0	2	0	0	0	0	0	0	0	0	
HS44	Bolton House Farm, Barnsley Road	N/A	N/A	N/A	194	0	0	0	0	0	0	0	0	0	194	No clear evidence. No planning application submitted.
HS45		Full	2015/1198	30/06/2016	61	4	38	19	0	0	0	0	0	0	0	Site delivering at base date.

	Site south of Barnburgh Lane	Full	2020/1439	30/03/2023	68	0	0	0	0	40	28	0	0	68	0	
HS46	Land north of East Street, Goldthorpe	Full	2021/1171	30/10/2023	125	0	0	0	0	20	40	40	25	125	0	While this application was approved post base date it was only pending S106, this is considered sufficient evidence.
HS47	Land to the north of Dearne ALC	Full	2022/0420	Pending	106	0	0	0	0	0	0	0	0	0	106	<b>No clear evidence.</b> Application remains pending.
HS48	Land north of Barnburgh Lane, Goldthorpe	Full	2023/0195	07/11/2023	109	0	0	0	0	20	40	40	9	109	0	Submitted prior to base date and subsequently gained consent.
HS49	Site south of Beaver Street	RM	2019/1274	05/01/2021	116	0	15	55	40	6	0	0	0	46	0	Site delivering at base date.
HS50	Site at Brunswick Street	Full	2019/0431	04/11/2019	49	44	5	0	0	0	0	0	0	0	0	Site delivering at base date.
HS51	Site to the west of Broadwater Estate	N/A	N/A	N/A	279	0	0	0	0	0	0	0	0	0	279	<b>No clear evidence.</b> No planning

																application submitted.
HS52	Land to the west of Thurnscoe Bridge Lane, south of Derry Grove, Thurnscoe	N/A	N/A	N/A	308	0	0	0	0	0	0	0	0	0	308	<b>No clear evidence.</b> No planning application submitted.
HS55	Former Highgate Social Centre	N/A	N/A	N/A	29	0	0	0	0	0	0	0	0	0	29	<b>No clear evidence.</b> No relevant planning application submitted.
HS56	Land off Shortwood Roundabout	N/A	N/A	N/A	80	0	0	0	0	0	0	0	0	0	80	<b>No clear evidence.</b> No relevant planning application submitted.
HS57	Land at Tankersley Lane	N/A	N/A	N/A	101	0	0	0	0	0	0	0	0	0	101	<b>No clear evidence.</b> No relevant planning application submitted.
HS58	Broad Carr Road	N/A	N/A	N/A	52	0	0	0	0	0	0	0	0	0	52	<b>No clear evidence.</b> No relevant planning application submitted.



HS59	Land south of Hay Green Lane	RM	2022/0682	15/02/2023	113	0	0	0	0	40	40	33	0	113	0	Site benefits from RM at base date.
HS60	Greenside Lane	N/A	N/A	N/A	22	0	0	0	0	0	0	0	0	0	22	<b>No clear evidence.</b> No relevant planning application submitted.
HS61	Land off Clough Fields Road	N/A	N/A	N/A	74	0	0	0	0	0	0	0	0	0	74	<b>No clear evidence.</b> No relevant planning application submitted.
HS62	Land off Meadowfield Drive	N/A	N/A	N/A	80	0	0	0	0	0	0	0	0	0	80	<b>No clear evidence.</b> No relevant planning application submitted.
HS64	Land off Welland Crescent	Outline	2016/1531	04/06/2018	100	0	0	0	0	0	0	0	0	0	100	<b>No clear evidence.</b> Outline expired. No relevant planning application submitted.
HS65	Springwood farm and adjoining land	N/A	N/A	N/A	413	0	0	0	0	0	0	0	0	0	413	<b>No clear evidence.</b> No relevant planning application submitted.



HS67	Land at Sheffield Road	N/A	N/A	N/A	17	0	0	0	0	0	0	0	0	0	17	<b>No clear evidence.</b> No relevant planning application submitted.
HS68	Land between Stead Lane and Sheffield Road, Hoyland Common	N/A	N/A	N/A	227	0	0	0	0	0	0	0	0	0	227	<b>No clear evidence.</b> No relevant planning application submitted.
HS69	Land North of Wood Walk	Full	2021/1150	09/11/2022	83	0	0	0	20	40	23	0	0	83	0	Application approved at base date.
HS70	Land north of Barnsley Road/ Land East of Penistone Grammar School	Full	2015/1367	27/06/2016	32	0	0	0	0	0	0	0	0	0	32	<b>No clear evidence.</b> No relevant planning application submitted. Permission for part (2015/1367), 11 dwellings already complete.
HS71	Land at Talbot Road, Penistone	Outline	2018/0466	20/03/2019	40	0	0	0	0	0	0	0	0	0	40	<b>No clear evidence.</b> Outline application approved 2019 no subsequent reserved matters application



																submitted, outline now expired.
HS72	Land east of Saunderson Avenue, Penistone	Full	2018/0800	03/01/2020	28	14	14	0	0	0	0	0	0	0	0	Completed prior to base date.
HS74	Land south of Well House Lane	N/A	N/A	N/A	132	0	0	0	0	0	0	0	0	0	132	<b>No clear evidence.</b> No relevant planning application submitted.
HS75	Land south of Halifax Road	Full	2020/0274	30/07/2021	400	0	0	0	80	80	80	80	80	400	0	Permission prior to base date. Starts on site 22/23
HS77	Land off Margaret Road, Darfield	RM	2021/0602	25/10/2021	100	0	0	0	40	40	20	0	0	100	0	Permission prior to base date. Starts on site late 21/22.
HS78	Land south of Doncaster Road	N/A	N/A	N/A	425	0	0	0	0	0	0	0	0	0	425	<b>No clear evidence.</b> No relevant planning application submitted.
HS79	Site of former Foulstone School Playing Fields	N/A	N/A	N/A	441	0	0	0	0	0	0	0	0	0	441	<b>No clear evidence.</b> No relevant planning

																application submitted.
HS84	Land east of Lundhill Road	Full	2017/1001	27/04/2018	150	37	61	38	14	0	0	0	0	14	0	Site Delivering at base date.
HS87	Land east of Wortley Street	Full	2018/0849	26/07/2019	40	36	4	0	0	0	0	0	0	0	0	
HS89	Land off Roughbitchworth Lane	RM	2022/0007	14/12/2022	22	0	0	0	0	22	0	0	0	22	0	RM consent approved prior to base date. No starts recorded up to 22/23
HS90	Land off High Street	N/A	N/A	N/A	67	0	0	0	0	0	0	0	0	0	67	<b>No clear evidence.</b> No relevant planning application submitted.
HS92	Everill Gate Farm	N/A	N/A	N/A	26	0	0	0	0	0	0	0	0	0	26	<b>No clear evidence.</b> No relevant planning application submitted.
HS93	Site north of Halifax Road	RM	2020/0317	22/02/2021	23	0	4	19	0	0	0	0	0	0	0	Site delivering at base date.
HS94	Land off New Road, Tankersley	Full	2018/1361	10/06/2019	28	0	15	13	0	0	0	0	0	0	0	Site delivering at base date



MU1	South of Barugh Green Road	Hybrid	2021/1090	Pending	1,760	0	0	0	0	0	0	0	0	0	1760	<b>No clear evidence.</b> Whist hybrid application submitted awaiting committee date.
MU2	Land between Fish Dam Lane and Carlton Road	N/A	N/A	N/A	152	0	0	0	0	0	0	0	0	0	152	<b>No clear evidence.</b> No relevant planning application submitted.
MU3	Land off Shaw Lane Carlton	Full	2022/0115	27/09/2023	1,070	0	0	0	0	0	0	0	0	0	1070	<b>No clear evidence.</b> Application refused. No further relevant planning applications submitted.
MU4	Land off Broadway, Barnsley	N/A	N/A	N/A	828	0	0	0	0	0	0	0	0	0	828	<b>No clear evidence.</b> Part site delivered and completed prior to base date but no further relevant planning applications submitted.
MU5	Land at Lee Lane, Royston	Full	2018/0687	19/12/2018	166	85	37	40	4	0	0	0	0	4	0	Site delivering at base date.





TDS2	Southern Fringe Development Site	N/A	N/A	N/A	88	0	0	0	0	0	0	0	0	0	88	No clear evidence. No relevant planning application submitted.
TCDS 3	Courthouse Campus	Prior Approval	2021/1110	17/12/2021	39	0	0	0	39	0	0	0	0	39	0	Prior approval given.
					Totals				504	584	651	449	299	2487		

## Non-allocations

Site Address	Type	Planning App	Permission Date	Yield	Pre-21/22	21/22	22/23	23/24	24/25	25/26	27/28	28/29	Total	Beyond 5-years	Comment
LAND TO THE SOUTH-EAST OF DEARNE HALL ROAD AND 1 AND 3 CLAYCLIFFE ROAD, LOW BARUGH, BARNSELY	RM	2015/0891	25/02/2016	114	86	25	0	3	0	0	0	0	3	0	Delivering at base date
FORMER ROYSTON HIGH SCHOOL, OFF MIDLAND ROAD, ROYSTON,	Full	2016/1078	22/09/2017	77	76	1	0	0	0	0	0	0	0	0	Delivery complete prior to base date.
THE OLD TICKET MASTER'S OFFICE, HILL STREET, ELSECAR	Full	2017/1617	22/05/2018	14	5	1	3	3	2	0	0	0	5	0	Delivering at base date
20 - 30 Shambles Street and Yorkshire House, Barnsley	Full	2018/1189	29/10/2018	19	0	19	0	0	0	0	0	0	0	0	Delivery complete prior to base date.
Land to the South East of Dearne Hall Road and Claycliffe Road, Low Barugh	Full	2019/0011	31/10/2020	59	0	14	24	21	0	0	0	0	21	0	Delivering at base date
The Permanent Building, Church Street/Regent Street, Barnsley	Full	2019/0186	10/09/2019	14	0	6	8	0	0	0	0	0	0	0	Delivery complete prior to base date.
Land east of Cote Lane, Thurgoland,	Full	2019/0377	23/12/2019	27	20	2	5	0	0	0	0	0	0	0	Delivery complete prior to base date.



Land off Pilley Green/ Lidgett Lane, Tankersley	Full	2019/146 4	25/02/20 20	49	0	18	19	12	0	0	0	0	12	0	Delivering at base date
THE DROP INN AND CAR PARK, PROVIDENCE STREET, DARFIELD	Full	2010/102 5	05/11/2010	10	5	3	2	0	0	0	0	0	0	0	Delivery complete prior to base date.
LAND TO REAR OF 26 CROSS LANE, ROYSTON	Full	2016/132 9	25/05/201 8	19	0	0	15	4	0	0	0	0	4	0	Delivering at base date
LAND ADJACENT TO FORMER WHARNCLIFFE ARMS PH, FISH DAM LANE	Full	2016/144 9	11/04/2017	14	12	0	2	0	0	0	0	0	0	0	Delivery complete prior to base date.
Berneslai Close, Barnsley,	Full	2017/155 6	10/06/201 9	49	0	0	49	0	0	0	0	0	0	0	Delivery complete prior to base date.
Former Mount Vernon Hospital, Mount Vernon Road, Worsbrough	Full	2019/057 7	08/04/20 21	70	0	0	24	24	22	0	0	0	46	0	Delivering at base date
Land at Hall Gardens, Brierley,	Full	2019/153 0	28/09/20 21	36	0	0	12	12	12	0	0	0	24	0	Delivering at base date
Land off Mount Vernon Road, Worsbrough	Full	2021/014 2	15/09/202 1	42	0	0	20	22	0	0	0	0	22	0	Delivering at base date
Land off Cemetery Road, Hemingfield	RM	2021/00 54	22/12/2021	14	0	0	0	0	14	0	0	0	14	0	No completions / starts prior to 23/24
321 Hough Lane, Wombwell	RM	2021/00 43	24/01/202 2	61	0	0	0	40	21	0	0	0	61	0	Start on site made 22/23



Kexborough Hall Farm, Churchfield Lane, Kexbrough	Full	2020/06 27	03/02/20 22	21	0	0	0	0	21	0	0	0	21	0	Application for 22 but 21 net. No starts or completions prior to 23/24
Land off Acorn Way, Grimethorpe,	Full	2020/139 4	29/04/20 22	13	0	0	0	0	13	0	0	0	13	0	No starts / completions prior to 23/24
Land south of New Smithy Avenue, Thurlstone	Full	2020/122 1	19/07/202 2	28	0	0	0	28	0	0	0	0	28	0	Start on site made 22/23
A and E White Bakers Ltd, Charles Street, Worsbrough Bridge	Full	2020/133 9	11/08/202 2	13	0	0	0	0	13	0	0	0	13	0	No starts/ completions prior to 22/23
48 Sheffield Road, Barnsley	Full	2022/015 0	02/09/20 22	12	0	0	0	0	12	0	0	0	12	0	No starts / completions prior to 22/23
Land at Sandygate Lane, Ardsley	Full	2022/07 78	21/11/2022	18	0	0	0	18	0	0	0	0	18	0	Previous application for 27. Start made 22/23
Land at Carrs Lane	Outlin e	2019/071 8	22/06/20 20	10	0	0	0	0	0	0	0	0	0	10	<b>No clear evidence.</b> Outline expired.
Land North of Pitt Street	RM	2021/06 02	29/10/202 1	100	0	0	0	40	40	20	0	0	100	0	RM amended quantum from 107 to 100. Initial starts made 21/22
								227	170	20	0	0	417		

## Appendix 4: Historic Delivery Analysis

Site size 1–199 dwellings (Note all sites below 20 dwellings have been removed to avoid unduly reducing the average delivery rate)

Local Plan Ref	Site Address	Detailed Permission Date	Dwellings within Permission(s)	Start	Delivery to 2020/21	Delivery Years	Average rate of delivery	Comment
HS13	Former Priory School site/Land off Rotherham Road, Cundy Cross	26/04/2016	192	2015/16	192	5	38	
HS16	Site to the east of St Helens Avenue	29/09/2020	93	2021/22	92	2	46	
HS18	Site of former Kingstone School	17/07/2024	163	2015/16	163	4	41	
HS21	Monk Bretton Reservoir and land to the east of Cross Street	29/01/2016	95	2016/17	95	3	32	
HS24	Land between Mount Vernon Road and Upper Sheffield Road	15/09/2021	42	2022/23	20	1	20	
HS29	Land off Mount Vernon Road	08/04/2021	70	2022/23	24	1	24	
HS41	Former Willowgarth School, Grimethorpe	11/04/2017	97	2018/19	86	5	17	
HS45	Site south of Barnburgh Lane	30/06/2016	129	2020/21	61	3	20	Additional permissions now permitted, not yet delivering
HS49	Site south of Beever Street	05/01/2021	116	2021/22	70	2	35	
HS50	Site at Brunswick Street	04/11/2019	49	2020/21	49	2	25	
HS73	Site south east of Schole Hill Lane, Penistone Hartcliffe Rd	25/09/2014	140	2016/17	140	3	47	

HS80	Site of the former Foulstone School	21/09/2016	81	2017/18	81	5	16	Site delivered via separate permissions
HS81	Land to the rear of Kings Oak Primary School	03/01/2019	60	2018/19	60	2	30	Site delivered via separate permissions
HS82	Land off Newsome Avenue	15/03/2016	43	2016/17	43	3	14	
HS84	Land east of Lundhill Road	27/04/2018	150	2019/20	136	4	34	
MU5	Land at Lee Lane, Royston	19/12/2018	166	2018/19	162	5	32	Not all of allocation permitted yet
						<b>Average</b>	<b>29</b>	

#### Site size 200+ dwellings

Local Plan Ref	Site Address	Detailed Permission Date	Dwellings within Permission(s)	Start	Delivery to 2020/21	Delivery Years	Average rate of delivery	Comment
HS19	Site north of Wilthorpe Road	07/01/2015	326	2016/17	326	7	47	
HS35	Site adjacent Carrs Lane/ Summerdale Road, Cudworth	06/03/2019	282	2018/19	231	5	46	
HS43	Former Reema Estate and adjoining land off School Street	07/03/2018	483	2018/19	224	5	45	Delivering via numerous permissions
HS49	Site south of Beaver Street	05/01/2021	116	2021/22	70	2	35	
						<b>Average</b>	<b>43</b>	

## Appendix 5: Large Site Analysis (200+ dwellings)

<b>Site:</b>	<b>HS7: Site east of Burton Road, Monk Bretton</b>							
Dwellings	218							
2021 Position	No application submitted. No further evidence.							
2023 Position	No application submitted. No further evidence.							
Further Evidence	None available at time of writing.							
Policy Requirements	None which would delay development							
Council Trajectory	21/22	22/23	23/24	24/25	25/26	26/27	27/28	
	0	0	0	18	50	50	50	
Pegasus Trajectory (2023)	21/22	22/23	23/24	24/25	25/26	26/27	27/28	
	0	0	0	0	0	0	0	

<b>Site:</b>	<b>HS10: Site north of Keresforth Road</b>							
Dwellings	250							
2021 Position	Outline application (2022/0016) with all matters reserved, except access) submitted by Keepmoat Homes for up to 215 dwellings and associated works. This application was submitted on 6th January 2022, significantly after the base date, and at the time of writing remains pending.							
2023 Position	Whilst the outline was submitted prior to the base date it remains pending. Clear evidence required for inclusion in the five-year supply. No reserved matters applications submitted.							

Further Evidence	It is understood that the site is subject to ransom issues in relation to its access, with all potential access points covered by 3 <sup>rd</sup> parties. This is likely to delay the successful development of this site.						
Policy Requirements	None which would delay development						
Council Trajectory	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	0	0	25	45	45	45	15
Pegasus Trajectory (2023)	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	0	0	0	0	0	0	0

<b>Site:</b>	<b>HS11: Site south of Bloomhouse Lane, Darton</b>						
Dwellings	214						
2021 Position	Outline application for up to 214 dwellings submitted in 2017 but remains pending.						
2023 Position	As above.						
Further Evidence	A review of the Council's planning portal suggests that no substantive correspondence or additional details submitted since 2017. Given the lengthy delay and fact that the application is in outline clear evidence required for the inclusion of this site.						
Policy Requirements	<p>Provide a new roundabout and access from the B6131 Station Road adequate to accommodate the development of the entire site</p> <p>Ensure that the internal road layout will allow access to housing allocation HS25 and provide a spine road through the site linking Station Road with Woolley Colliery Road that is capable of taking through traffic.</p> <p>The construction of the necessary infrastructure will delay delivery.</p>						
Council Trajectory	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	0	0	25	45	45	45	45



Pegasus Trajectory (2023)	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	0	0	0	0	0	0	0

<b>Site:</b>	<b>HS17: Site west of Wakefield Road</b>						
Dwellings	232						
2021 Position	Outline application 2017/1451 approved June 2019. Subsequent reserved matters application (2022/0633) for 202 dwellings submitted 15 June 2022. While after the base date this does show progress with the outline permission. However, the Council anticipated delivery to commence in 2023/24. Given the fact the reserved matters application remains pending delivery needs to be pushed back by at least one-year, reducing supply by 45 dwellings.						
2023 Position	As above						
Further Evidence	None available at time of writing. Site layout plans suggest single developer and single outlet.						
Policy Requirements	The development will be expected to be accompanied by plans for the improvement, protection and maintenance of the adjacent Scheduled Ancient Monument known as East Gawber Hall Colliery Fanhouse and its setting. Planning conditions will be used to ensure that details for the improvement, protection and maintenance of the adjacent monument and its setting have been submitted to and approved by the Council before development commences.						
Council Trajectory	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	0	0	35	45	45	45	45
Pegasus Trajectory (2023)	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	0	0	0	0	40	40	40

<b>Site:</b>	<b>HS27: Land at Bleachcroft Way, Stairfoot</b>						
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Dwellings	230							
2021 Position	Outline application (2017/0753) wasn't approved until 8 April 2021 after the base date of the assessment. Reserved matters application (2021/0668) for 250 dwellings approved 14/03/2023. Not included as beyond base date.							
2023 Position	The outline and subsequent reserved matters applications were approved prior to the base date and as such the site is included as being deliverable. Harron Homes sole developer. Layout suggests will be via a single outlet.							
Further Evidence	Discharge of condition 10 approved 1 June 2023.  Conditions 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 21 – remain pending. Conditions 3, 4, 5, 6, 7 and 9 are pre-commencement conditions.							
Policy Requirements	Provide off site highways capacity works at Stairfoot.							
Council Trajectory	21/22	22/23	23/24	24/25	25/26	26/27	27/28	
	0	0	35	45	45	45	45	
Pegasus Trajectory (2023)	21/22	22/23	23/24	24/25	25/26	26/27	27/28	
	0	0	0	40	40	40	40	

<b>Site:</b>	<b>HS52: Land to the west of Thurnscoe Bridge Lane, south of Derry Grove, Thurnscoe</b>							
Dwellings	308							
2021 Position	No clear evidence of deliverability at base date. No Planning Application submitted or approved							
2023 Position	No clear evidence of deliverability at base date. No Planning Application submitted or approved							
Further Evidence	None available at time of writing.							

Policy Requirements	<p>The development will be subject to the production of a masterplan covering the entire site to ensure that development is brought forward in a comprehensive manner</p> <p>Provide off site highway enhancements.</p>						
Council Trajectory	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	0	0	0	38	45	45	45
Pegasus Trajectory (2023)	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	0	0	0	0	0	0	0

Site:	HS68: Land between Stead Lane and Sheffield Road, Hoyland Common						
Dwellings	227						
2021 Position	No clear evidence of deliverability at base date. No Planning Application submitted or approved						
2023 Position	No clear evidence of deliverability at base date. No Planning Application submitted or approved						
Further Evidence	None available at time of writing						
Site Requirements	<p>The development will be subject to the production of a Masterplan Framework covering a number of sites including housing site references: HS61; HS62; HS65; HS58 and HS68. The Masterplan Framework should demonstrate that proposals will positively support and complement the comprehensive wider development of the area and ensure that development is brought forward in a comprehensive manner.</p>						
Council Trajectory	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	0	0	0	0	50	50	50
Pegasus Trajectory (2023)	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	0	0	0	0	0	0	0

Site:	HS78: Land south of Doncaster Road							
Dwellings	441							
2021 Position	No clear evidence of deliverability at base date. No Planning Application submitted or approved							
2023 Position	No clear evidence of deliverability at base date. No Planning Application submitted or approved							
Further Evidence	None available at time of writing							
Site Requirements	None							
Council Trajectory	21/22	22/23	23/24	24/25	25/26	26/27	27/28	
	0	0	20	45	45	45	45	
Pegasus Trajectory (2023)	21/22	22/23	23/24	24/25	25/26	26/27	27/28	
	0	0	0	0	0	0	0	

Site:	MU1: South of Barugh Green Road							
Dwellings	1,760							
2021 Position	Hybrid application for 1,760 dwellings comprising: 229 dwellings in full and 1,531 dwellings in outline submitted after base date and remains pending.							
2023 Position	Hybrid application submitted but remains pending.							
Further Evidence	Provisional February 2024 committee date. Additional comments from statutory consultees provided. Whilst none to date identify 'showstoppers' some are requesting additional information. Noted Coal Authority objection received. It is also notable that local councillors continue to object to the application.							

	<p>Progress is being made with this application and to date only statutory consultee objecting to the amended and updated evidence is the Coal Authority. However, given local opposition there remains no guarantee at this stage that the application will be before the February 2024 committee.</p> <p>A phasing plan has been submitted suggesting delivery to commence 2024. However, due to the delays in approving the application and given its current status this is considered unlikely. Numerous infrastructure requirements to be provided (see below).</p>						
Policy Requirements	<p><b>The development will be subject to the production and approval of a Masterplan Framework covering the entire site which seeks to ensure that the employment land is developed within the plan period, that community facilities come forward before completion of the housing and that development is brought forward in a comprehensive manner.</b></p> <p><b>Provide a primary school on the site</b></p> <p><b>Ensure that ground stability and contamination investigations are undertaken prior to development commencing and necessary remedial works completed in accordance with the phasing plan</b></p> <p><b>Provide on and off site highway infrastructure works, including a link road (Claycliffe Link) and improvements at Junction 37 as necessary</b></p> <p>Provide small scale convenience retail and community facilities in compliance with Local Plan policy TC5 Small Local Shops</p> <p>These issues will have implications upon later delivery phases.</p>						
Council Trajectory (2021)	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	0	15	73	97	145	155	137
Pegasus Trajectory (2023)	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	0	0	0	0	0	0	0

Site:	MU3: Land off Shaw Lane Carlton
Dwellings	1,070
2021 Position	Outline application not submitted until February 2022 significantly after base date and remains pending.

2023 Position	Whilst the application was submitted prior to the base date this remains pending. No reserved matters or full applications submitted. Clear evidence therefore required for the inclusion of this site.							
Further Evidence	None available at time of writing.							
Policy Requirements	<p>The development will be subject to the production of a phased Masterplan Framework covering the entire site to ensure that development is brought forward in a comprehensive manner</p> <p>Should any part of the existing Wharncliffe Woodmoor green space be developed, an area of compensatory biodiversity-value green space of equivalent size should be created on the land within site MU3 to the east of the existing Wharncliffe Woodmoor green space. Compensatory areas will need to be linked to Wharncliffe Woodmoor by wildlife corridors</p> <p>Provide off site highway works</p> <p>Provide small scale convenience retail and community facilities in compliance with Local Plan policy TC5 Small Local Shops.</p>							
Council Trajectory (2021)	21/22	22/23	23/24	24/25	25/26	26/27	27/28	
	0	0	35	45	90	90	135	
Pegasus Trajectory (2023)	21/22	22/23	23/24	24/25	25/26	26/27	27/28	
	0	0	0	0	0	0	0	

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

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