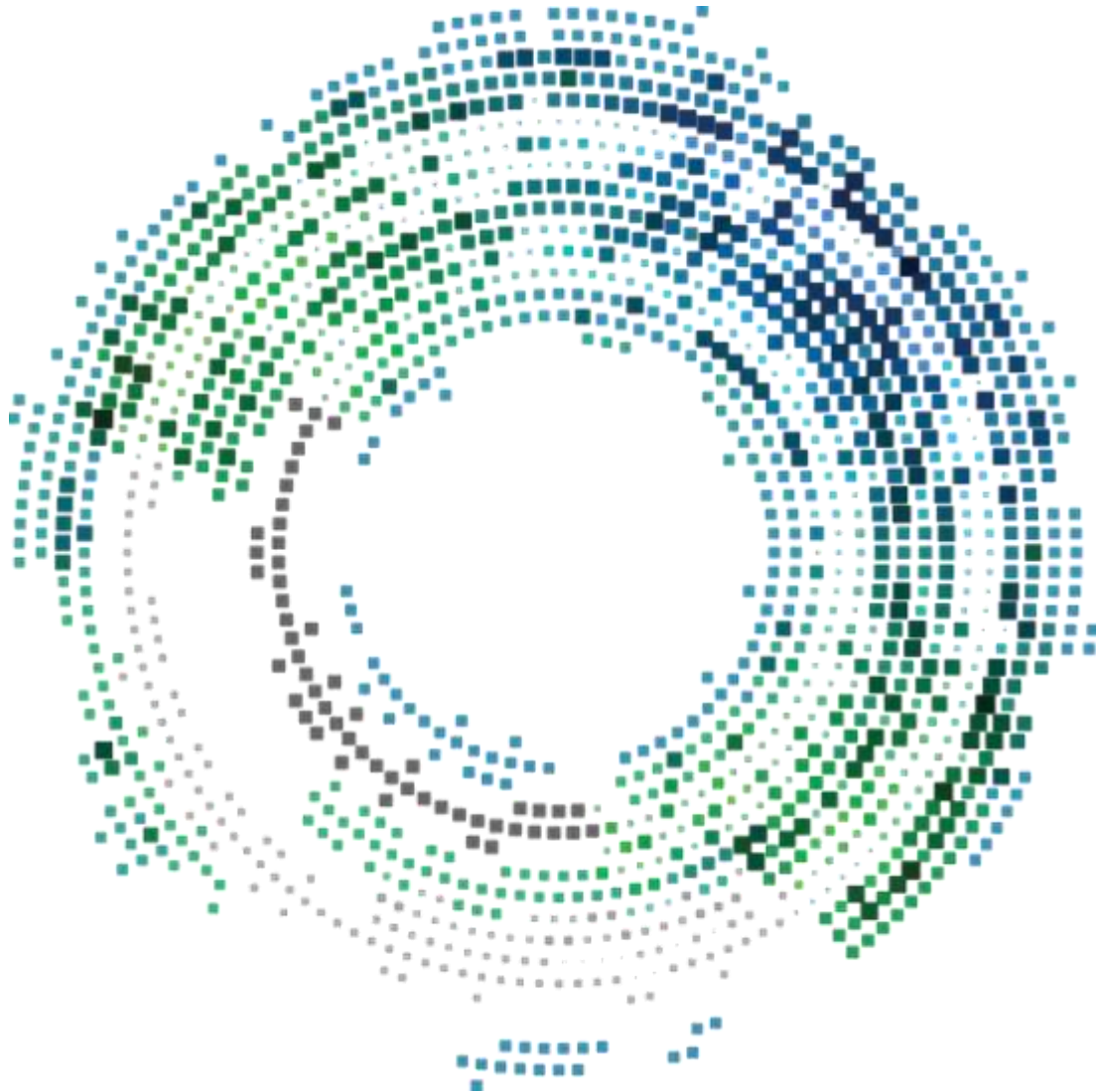




**Land south of Darton Lane, Darton,
Staincross**
Planning Statement

September 2019

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Version:	DRAFT
Date:	
Reviewed by:	Emma Gomersal
Approved by:	Nolan Tucker

1 Introduction

- 1.1 This Planning Statement (the "Statement") has been prepared by Deloitte LLP ("Deloitte Real Estate") and accompanies an Application for Outline Planning Permission submitted to Barnsley Metropolitan Borough Council ("BMBC") for the development of up to 73 dwellings engineering and site works, car parking, landscaping, drainage and other associated infrastructure. All matters will be reserved except for means of access. The Proposed Development is located on land south of Darton Lane, Darton, Staincross (the "Site").

The Applicant

- 1.2 The Applicant is the Church Commissioners for England (the "Applicant"). The Church Commissioners for England are a registered charity, established to manage the Church of England's historic assets, and are responsible for providing financial support for the work and mission of the Church of England across the country. This support includes contributing to the cost of clergy stipends and pensions, bishop and cathedral costs, and providing support for parishes, especially where there is a particular need or growth opportunity.
- 1.3 The Commissioners are responsible for managing a property portfolio that includes commercial, rural and residential property, as well as strategic land, forestry and indirect property investments.

Pre-Application Stakeholder Engagement

- 1.4 This planning application has been progressed following a pre-application meeting with BMBC on 30th January 2019.
- 1.5 Deloitte Real Estate, on behalf of the Applicant, requested an Environmental Impact Assessment (EIA) Screening Opinion from BMBC in February 2019. This set out that the Proposed Development is not of the scale or type to necessitate the need for an EIA and therefore does not fall under the Town and Country Planning (EIA) Regulations 2017 ("the EIA Regulations"), guidance or associated case law to require an EIA to be undertaken to accompany the outline planning application. At the time of submitting this planning application, no formal screening response had been received from BMBC. It is however maintained that the planning application does not need to be supported by an EIA.
- 1.6 In addition to ongoing dialogue with BMBC, a programme of pre-application consultation has been undertaken in order to ensure that key stakeholders have had the opportunity to view the emerging proposals, to ask questions, to provide comments, and inform the preparation of the Proposed Development. This has included one public consultation event.
- 1.7 Further details regarding the above are included under the Community Consultation heading within Section 5 of this Statement. A full description of the pre-application stakeholder engagement process including responses to the key matters is set out with the Statement of Consultation submitted in support of the Application.

Application Documentation

- 1.8 This Planning Statement should be read in conjunction with the following supporting documents submitted as part of this Application:
- Application form and certificates prepared by Deloitte Real Estate;
 - Covering letter prepared by Deloitte Real Estate;
 - Application Red Line Boundary Plan prepared by Edward Architecture*;
 - Parameters Plan prepared by Edward Architecture* showing identified points of access;
 - Illustrative Masterplan prepared by Edward Architecture;
 - Affordable Housing Statement included within this Planning Statement prepared by Deloitte Real Estate;
 - Coal Mining Risk Assessment prepared by Wardell Armstrong;
 - Design and Access Statement prepared by Edward Architecture;
 - Ecological Appraisal prepared by EDP;
 - Energy Statement prepared by FutureServ;
 - Flood Risk Statement prepared by Travis Baker;
 - Heritage Desk Based Assessment by Cotswold Archaeology;
 - Noise Assessment prepared by Wardell Armstrong;
 - Phase 1 Geo-Environmental Desk Study prepared by Wardell Armstrong;
 - Statement of Consultation prepared by Deloitte Real Estate;
 - Sustainability Statement prepared by Watergrove Limited;
 - Transport Assessment prepared by AMA;
 - Interim Travel Plan prepared by AMA; and
 - Arboricultural Assessment prepared by EDP.

****Plans included for determination in the outline planning application.***

Document Structure

- 1.9 This Statement considers the proposals against the requirements of the Barnsley Local Plan and other material considerations, including the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG).
- 1.10 The remainder of this Statement is structured as follows:
- **Section 2: Site and Surrounding Context** – describes the Site and its setting in the wider context;
 - **Section 3: The Proposed Development** – provides a detailed description of the development proposed by the Application;
 - **Section 4: Planning Policy Context** – sets out the planning policy framework which forms the basis for the consideration of the Proposed Development;

- **Section 5: Key Planning Considerations** – examines the key planning matters and site-specific considerations relating to the Application, and provides details of how the Proposed Development will comply with the relevant policies and guidance; and
- **Section 6: Summary and Conclusions** – summarises the case for the granting of Outline Planning Permission for the Proposed Development.

2 Site and Surrounding Context

- 2.1 This section of the Statement provides a brief description of the Site, the surrounding uses, and physical context.

Site Location

- 2.2 The Site covers an area of approximately 3.7 hectares (ha) and is located in Darton, Staincross. Darton is included as part of Urban Barnsley, where the Barnsley Local Plan (2019) states most development should take place.
- 2.3 Darton is defined as a 'Local Centre'. The Local Plan (2019) states that Local Centres will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres.
- 2.4 Darton offers a range of services and facilities to meet the daily needs of its residents and to some extent the residents of other villages nearby. Darton provides a primary school, secondary school, doctor's surgery, dental surgery, nursing home, several public houses, and a range of shops and services including a train station, which are within reasonable walking distance of the Site.
- 2.5 The Site is greenfield and lies directly to the south of the B6131 (Darton Lane). It is partially bounded by the embankment of the former North Gawber Colliery Railway to the south of the site. To the north and east of the Site there are residential properties. To the south of the Site is pasture land and to the west of the Site is Darton Primary School.
- 2.6 The Site relates closely to Mapplewell village's southern boundary.

Site Topography

- 2.7 The Site is generally flat, sloping slightly from north to south. The highest part of the Site lies at approximately 76m above Ordnance Datum (AOD) in the eastern portion of the Site. The Site has a gradual south-eastern aspect with the lowest part lying at approximately 60m AOD in the south-eastern corner.
- 2.8 The Site sits lower than Darton Road, with a dry stone wall currently used to divide the changes in level.

Site Description

- 2.9 The Site comprises agricultural land and is currently used for grazing horses. The Site has not been previously developed. As per the Agricultural Land Classification Map for the Yorkshire and the Humber region (ref 10-111c), the site is characterised as Grade 3 Agricultural Land.
- 2.10 Suitable access for the Site can be gained from Darton Lane.

- 2.11 There are neighbouring residential properties to the east of the Site. There are further residential properties to the north of the Site, located on the opposite side of Darton Lane. Darton Primary School and residential properties are located further west of the Site.
- 2.12 The Site is situated on Darton Lane (B6131), which is the main route into Darton and Mapplewell. An existing vehicular track runs through the centre of the Site and links Darton Road with the disused railway and countryside to the south. There are no Public Rights of Way within the Site.

Surrounding Uses

- 2.13 The developed areas of the village of Darton lie to the west of the Site. Residential development lie to the north, east and far west. The developed areas of the village of Mapplewell are situated to the north-east of the Site.
- 2.14 Darton Railway station is within walking distance to the Site, approximately 1km to the north west.
- 2.15 When approached from Darton Lane, the Site area is characterised by the mid- to late twentieth century residential development.

Site-specific Designations

- 2.16 The Site is located within Darton East ward (BMBC) and is allocated for residential development within the Barnsley Local Plan (2019) (allocation Site HS2).
- 2.17 There are no statutory or non-statutory environmental designations on the Site. The Tree Survey prepared by EDP and submitted in support of the Application confirms that there are no trees located on the Site which are protected by a Tree Preservation Order.
- 2.18 There is a small area land designated as Flood Zone 2 to the south east of the Site, however the remainder of the Site is Flood Zone 1, and therefore the Site is at low risk of fluvial flooding. The UK Government Long Term Flood Risk map shows that parts of the Site to the southern and eastern extents are at predominantly low risk of surface water flooding, with an area in the southern part of the Site at high risk.
- 2.19 There are no designated heritage assets within the Site, and it does not fall within a Conservation Area. The closest listed building is the Grade II listed Principal Barn at the Oaks, Oaks Wood Drive, which is approximately 0.2km distant from the Site.

3 The Proposed Development

- 3.1 This Section should be read in conjunction with the submitted application drawings and supporting documents. It provides a summary of the key elements of the Proposed Development.

Description of Development

- 3.2 The description of development is as follows:

"Outline planning permission with all matters reserved except means of access, for residential development (Use Class C3) of up to 73 dwellings, engineering and site works, car parking, landscaping, drainage and other associated infrastructure."

- 3.3 The Application includes a Parameters Plan (drawing ref: 0708-EA-A-S20190411A) which sets the parameters for a future detailed scheme and reflects the outcome of a range of technical assessments. It sets out the area of the Site to be developed, the area of the Site to remain undeveloped, access locations and existing trees/vegetation.
- 3.4 The details of the development will be determined by subsequent submissions by way of Reserved Matters and will be provided by the future developer of the Site. A development partner will be identified following the granting of any Outline Planning Permission.
- 3.5 An Indicative Site Layout Plan (drawing ref: 0708-EA-A-2001-H), is provided which incorporates the development principles set out on the Parameters Plan, and takes into account the conclusions of a range of technical reports prepared for the Site, in showing how the Site might be suitably and appropriately developed within the parameters. It includes:
- Development of up to 73 homes with a mix of affordable and market dwellings ranging in size from 2 bedroom properties to 5 bedroom and up to 2 storeys in height;
 - Vehicular access from Darton Lane with further private drives to narrower areas of the Site;
 - New pedestrian links;
 - Public open space;
 - Area of tall herb grass to replace existing lost as a result of the proposed development;
 - Landscaped planting buffer along the boundaries of the Site to respect the privacy of local residents and minimise the visual impact of the development; and
 - A Sustainable Drainage System (SuDs) to drain the development in a sustainable way.

Indicative Site Layout Plan

- 3.6 To demonstrate how the quantum of development applied for can be appropriately accommodated on the Site, an Indicative Site Layout Plan (drawing ref: 0708-EA-A-2001-F) has been prepared by Edward Architecture and is submitted to accompany the Application.

- 3.7 The Design and Access Statement explains how the illustrative layout has evolved, having considered the Site's constraints and opportunities, in addition to responding to the pre-application discussions and public consultation that took place prior to submission, resulting in a number of variations before the Parameters Plan (drawing ref: 0708-EA-A-320190411) was fixed.

Design

- 3.8 The detailed design for the Proposed Development has not been finalised, and Outline Planning Permission only is being sought. The detailed design and layout will come forward under Reserved Matters.

Height and Massing

- 3.9 The proposed dwelling mix demonstrated in the Illustrative Site Plan are 2 storey in height, which is in keeping with the local character and scale. Please see the Design and Access Statement prepared by Edward Architecture for further details.

Transport and Access

- 3.10 Darton Lane (B6131) is a single carriageway two-way road. Darton Lane is residential in nature and is subject to a 30mph speed restriction. It is street-lit and has footways present along both sides of the carriageway, providing pedestrians with access to the local services and facilities in Staincross and Mapplewell as well as Darton Railway Station.
- 3.11 Darton Railway Station is located approximately 1km to the north west of the Site. The station is situated on the northern line providing direct hourly services to both Leeds City Centre and Sheffield City Centre.
- 3.12 There are a total of nine bus stops situated within a 400m walking distance of the proposed development. All bus stops can be accessed via the footways provided on Darton Lane. The bus services provide a combined frequency of eight buses per hour on weekdays, seven buses per hour on Saturday and two buses per hour on Sundays. These buses provide access from the site to Barnsley, Leeds, Wakefield and other local destinations.
- 3.13 The Transport Assessment concludes that the impact of the proposed development generated traffic on the surrounding area is minimal, therefore the proposals could be accommodated without resulting in a detrimental or severe impact on the capacity of the highway network.

Landscaping and Drainage

- 3.14 An area of grassland in the west of the site is proposed to be retained. Additionally some of the grassland is proposed to be relocated to the east of the Site.
- 3.15 The appearance of the proposed dwellings will be subject to a future Reserved Matters submissions, however it is suggested that the proposed dwellings should reflect the local vernacular and provide landscaped frontages.
- 3.16 The Flood Risk Assessment and Drainage Strategy prepared by Travis Baker concludes that the proposed drainage scheme will neither result in nor cause an increase of flood risk to surrounding properties or the Site.

4 Planning Policy Context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

4.2 This section of the Statement sets out the planning policy framework (comprising the Development Plan and material considerations) which forms the basis for the consideration of the Proposed Development.

4.3 A summary of the key policies contained in these documents is set out below. These policies are reviewed in further detail in Section 5 of this Statement, which examines the key planning considerations and site-specific matters relevant to the determination of the Application.

Local Planning Policy

4.4 The Development Plan comprises:

- Barnsley Local Plan (2019); and
- Policies Map (2019).

Barnsley Local Plan 2019

4.5 The Barnsley Local Plan ("BLP19") sets the spatial vision, objectives and strategic direction of growth to 2033. The aim of the Local Plan is to set out the key elements of the planning framework for Barnsley, and explain the approach to its long term physical development to achieve the Council's vision of what sort of place Barnsley wants to become.

4.6 The Site is allocated for residential development in the BLP19 (site reference HS2). The allocation description states:

- The development will be expected to retain species-rich grassland meadows at the west of the site.
- A buffer strip of vegetation should also be retained adjacent to the disused railway line at the south.
- Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary).

4.7 There are a number of policies within the BLP19 relevant to the consideration of the Application, which are set out below.

- **Policy GD1: General Development;** this policy is the starting point for making decisions on all proposals.

- **Policy LG2: The Location of Growth** states that priority will be given to development in Urban Barnsley, Principal Towns and Villages. Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town, to accord with their place in the settlement hierarchy.
- **Policy H1: The Number of New Homes to be Built** advises that BMBC seeks to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033.
- **Policy H2: The Distribution of New Homes** outlines the approximate number of new homes in Urban Barnsley as 5812 during the period 2014 to 2033.
- **Policy H6: Housing Mix and Efficient Use of Land** housing provision in Barnsley should include a broad mix of house size, type and tenure to help create mixed and balanced communities and reflect local needs. A density of 40 dwellings per hectare net will be expected in Urban Barnsley.
- **Policy H7: Affordable Housing** sets the affordable housing requirement for Darton at 20%. This percentage will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable.
- **Policy T3: New Development and Sustainable Travel** states that new development will be expected to be located and designed to reduce the need to travel and provide at least the minimum levels of parking.
- **Policy D1: High Quality Design and Place Making** expects development to be of high quality design and reinforce the distinctive, local character and features of Barnsley.

Material Considerations

4.8 The following national and local planning policy and guidance documents represent material considerations in the determination of the Application:

- National Planning Policy Framework (NPPF) 2019;
- Planning Practice Guidance ('live' document);
- Trees and Hedgerows SPD 2012;
- Designing New Housing Development SPD 2012;
- Open Space Provision On New Housing Development SPD 2012; and
- Parking SPD 2012.

National Policy and Guidance

National Planning Policy Framework (NPPF)

4.9 The National Planning Policy Framework (NPPF) was last updated in June 2019 and sets out the Government's planning policies for England and how these are expected to be applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. The NPPF must be taken into account in the preparation of local and neighbourhood plans, which must be in accordance with the NPPF. The NPPF is a material consideration in the determination of all planning applications.

4.10 At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The NPPF notes there are three dimensions to sustainable development:

- **Economic** – the NPPF outlines the Government’s commitment to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and co-ordinating the provision of infrastructure.
- **Social** – the NPPF aims to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.
- **Environmental** – the NPPF outlines how the planning system will contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.11 When considered in their entirety, these three dimensions inter-define sustainable development.

4.12 In addition to the overarching objective of achieving sustainable development, the NPPF contains chapters setting out more detailed policies relating to specific planning considerations. The chapters which are most relevant to the Application are:

- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

4.13 The NPPF also includes guidance on pre-application engagement and consultation with the Local Planning Authority (LPA), the public, and other relevant bodies.

Planning Practice Guidance

4.14 The Planning Practice Guidance (“PPG”) was first published in March 2014 and sets out advice, information and best practice on a wide range of planning issues, with the overall objective of becoming a single source for planning guidance which will be maintained as a live resource.

4.15 The document aims to fulfil the wider objective of successive governments since 2010 to make the planning system simpler, clearer and easier for people to use. This guidance was developed following a detailed review of planning policy guidance through the Taylor Review between October and December 2012 which considered ways to streamline policy.

Local Policy and Guidance

4.16 In addition to national guidance, the following BMBC guidance has also helped inform the proposals, insofar as the documents are relevant outline planning applications:

- Trees and Hedgerows SPD (2012)
- Designing New Housing Development SPD (2012)
- Open Space provision in New Housing Development SPD (2012)
- Parking SPD (2012)

Summary

4.17 The Development Plan and all material considerations identified above have been considered in the preparation of the application and evolving the design of the development, alongside site-specific considerations. Policies and guidance contained within these documents are assessed in more detail within this Statement at Section 5, and within other technical reports submitted with the Application.

5 Key Planning Considerations

- 5.1 This section identifies and summarises the key planning considerations and site-specific matters relevant to the determination of the Application.

Principle of Development

Policy and Guidance

- 5.2 The Site is allocated for residential development in the *BLP19* under *Policy Site HS2*, which states:

Land south of Darton Lane, Staincross Indicative number of dwellings 86

The development will be expected retain species-rich grassland meadows at the west of the site. A buffer strip of vegetation should also be retained adjacent to the disused railway line at the south.

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

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

- 5.3 *BLP19 Policy H1: The Number of New Homes to be Built* outlines the housing provision which will be met during the Plan period. This policy makes provision for 21,546 new homes in Barnsley between 2014 and 2033, equating to 1,134 homes annually.
- 5.4 *BLP19 Policy LG2: The Location of Growth* advises that development should be prioritised in certain locations and that larger locations have increased expectations of how much growth they should accommodate.
- 5.5 *NPPF Chapter 5. Delivering a sufficient supply of homes* (paragraphs 59 to 79) outlines the need to provide high quality homes, widen opportunities for home ownership and create sustainable communities. It identifies that the mix of housing should be based on demographic trends and market trends, and that there is an appropriate mix of size, type and tenure of housing to meet local demands.
- 5.6 This Chapter also presents a clear objective of significantly boosting the supply of homes. In achieving this, paragraph 59 states that:
- ...it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.*

Compliance of the Proposed Development

- 5.7 The proposals have been the subject of pre-application discussion with BMBC and have been welcomed in principle by the LPA, as indicated by the Site's allocation under *Policy Site HS2*, which establishes the principle of residential development at the Site.
- 5.8 In terms of meeting the requirements set out under the allocation, the indicative Masterplan and Parameter Plan set out how the proposals will seek to retain the buffer with the former railway.
- 5.9 The application is also supported by a Heritage Assessment which has found that there is limited potential for archaeological remains on the Site.
- 5.10 In terms of seeking to retain the existing grassland to the west of the Site, it is not possible to retain all of this land if the site is to meet the wider expectations set out under the allocation and deliver new housing. However, the proposals seek to retain and relocate some of the existing grassland in order to provide a suitable scheme that can contribute to housing delivery in Barnsley. It is considered that the loss of the grassland is outweighed by the benefits of the Proposed Development and is therefore acceptable.
- 5.11 In terms of other relevant policies in the BLP19, the Proposed Development will deliver up to 73 new homes, contributing to BMBC's housing delivery targets over the current plan period to 2033, as set out in BLP19 Policy H1, which identifies a development rate of at least 1,134 homes per year in order to deliver a total of at least 21,546 homes in Barnsley by 2033.
- 5.12 The Proposed Development is therefore in compliance with the Site's allocation and the wider policy set out in the NPPF.

Contribution to Sustainable Development

Policy and Guidance

- 5.13 *BLP19 Policy SD1: Presumption in favour of Sustainable Development* aims to secure sustainable development in Barnsley. The policy states that the BMBC will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 5.14 The *NPPF* states at paragraph 10 that at the heart of the document is a presumption in favour of sustainable development. This encompasses economic, social and environmental objectives. For decision-taking this means approving development proposals that accord with an up-to-date Development Plan without delay.

Compliance of the Proposed Development

- 5.15 The Site is a sustainable location and will contribute to Darton's and Urban Barnsley's social vitality and economic viability.
- 5.16 The Proposed Development will provide a range of benefits which will meet the economic, social and environmental strands of sustainable development as set out in the NPPF. These benefits include:

- The delivery of up to 73 new homes, including the provision of affordable housing in accordance with BMBC policy. The level of affordable housing will be secured via a S106 agreement;
- New jobs will be created through construction and within the local supply chain;
- A new sustainable drainage system (SuDS) is proposed to minimise flood risk and provide natural drainage; and,
- New areas of publically accessible open space have been set out on the Parameters Plan, and additional open space can be provided within the heart of development, the details of which will be determined through Reserved Matters.

5.17 Further details of the Proposed Development's contribution to sustainable development in Barnsley and its compliance with specific elements of the criteria set out in *BLP19* Policy SD1 and the NPPF are provided under the headings below.

Design

Policy and Guidance

- 5.18 *BLP19 Policy D1: High Quality Design and Place Making* seeks to ensure that the design of new development is of high quality and that it integrates effectively with its setting and promotes local distinctiveness.
- 5.19 *BLP19 Policy LC1: Landscape Character* states that development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character Area, as set out in the Landscape Character Assessment of Barnsley Borough (2002).
- 5.20 *BLP19 Policy SD1* states that the council will reflect the National Planning Policy by taking a positive approach to the consideration proposals by working in favour of sustainable development. The council promises to work proactively with applicants to find solutions which means that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 5.21 *NPPF Chapter 12. Achieving well-designed places* (paragraphs 124 to 132) states that the planning process is fundamental to creating high-quality buildings and places. The NPPF goes on to state that good design is key to sustainable development and contributes to creating better places in which to live and work.
- 5.22 The *PPG*¹ stresses the importance of good design and that planning should drive up standards across all forms of development at paragraphs 001 (Reference ID: 26-001-20140306) to 042 (Reference ID: 26-042-20140306) (revision date 6 March 2014). As a core planning principle, plan-makers and decision-takers should always seek to ensure high quality design through creating places, buildings or space that work well for everyone, look good, last well and will adapt to the need of future generations.
- 5.23 The *PPG* references pre-application discussions, Design and Access Statements and Design Reviews as some of the methods that can be used to achieve good design.

¹ Department for Communities and Local Government (DCLG), 2014. Accessed at <https://www.gov.uk/guidance/design>.

Compliance of the Proposed Development

- 5.24 At this stage, the detailed design for the Proposed Development has not been finalised, and Outline Planning Permission only is being sought. Approval of the details of the proposed appearance, landscaping, layout and scale will be sought at Reserved Matters stage. The parameters identified within the Parameters Plan have been determined following discussions with the LPA, and to align with policy and guidance.
- 5.25 The Illustrative Masterplan prepared by Edward Architecture and submitted with the Application gives one example of how the Site could be appropriately developed, taking account of the character of the Site and its surroundings, in a manner that is accessible to all users, and protects the amenity of occupiers of nearby properties.
- 5.26 The Illustrative Masterplan has been carefully designed to respond to the character of Darton, and to provide modern homes which are sympathetic to the local character of the village and surrounding area.
- 5.27 Details submitted as part of subsequent Reserved Matters can demonstrate how the proposals use high quality design and construction methods with carefully selected materials to create a natural extension to the existing village.
- 5.28 The Illustrative Masterplan shows areas of species-rich grassland in keeping with the *BLP19 Site HS2* allocation description.
- 5.29 Further details regarding the outline design of the Proposed Development can be found in the supporting Design and Access Statement and Application Drawings prepared by Edward Architecture and submitted in support of the Application.
- 5.30 The Design and Access Statement explains how the illustrative layout has evolved, having considered the Site's constraints and opportunities, in addition to responding to the pre-application discussions and public consultation that took place prior to submission.
- 5.31 It is therefore considered that the Proposed Development accords with the requirements of Local and National Planning Policy and guidance with respect to design considerations.

Promoting healthy and safe communities

Policy and Guidance

- 5.32 *BLP19* promotes the use of 'Secure by Design' to ensure that new developments are designed in a way which reduces crime, anti-social behaviour and the fear of crime. Additionally, *BLP19 Policy D1: High Quality Design and Place Making* states that the layout and design of a development should contribute to a healthy, safe and sustainable environment.
- 5.33 *NPPF Chapter 8. Promoting healthy and safe communities* (paragraphs 91 to 101) sets out that development should promote social interaction and should be safe and accessible, reducing crime and the fear of crime. In addition, proposals should encourage and support healthy lifestyles through provision of safe and accessible green infrastructure and layouts that encourage walking and cycling. Developments should also protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users.

- 5.34 Paragraph 91 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Compliance of the Proposed Development

- 5.35 At this stage, the detailed design for the Proposed Development has not been finalised, and Outline Planning Permission only is being sought. Approval of the details of the proposed appearance, landscaping, layout and scale will be sought at Reserved Matters stage.
- 5.36 Nevertheless, the Design and Access Statement, and the Parameters Plan prepared by Edward Architecture and submitted with the Application shows that the design of the scheme seeks to promote healthy and inclusive residential communities through the inclusion of landscaping and publically accessible open space.
- 5.37 Healthy lifestyles will be encouraged by the creation of new pedestrian links, and the provision of publically accessible open space including new trees, shrubs and habitat planting.
- 5.38 The Illustrative Masterplan has been designed to comply with the key principles of *Secured by Design Homes 2016*.
- 5.39 The Illustrative Masterplan has been designed to comply with the key principles of *Secured by Design Homes 2016*, which provides design advice to minimise opportunities for crime and disorder. This is supported by a Crime Prevention Statement (contained within the Design and Access Statement prepared by Edward Architecture) which sets out the measures which have been taken to address reduction in crime and the fear of crime.
- 5.40 The Indicative Site Layout Plan (which shows how the site could be developed to meet policy requirements, details of which will be finalised through reserved matters) has been carefully designed to deter criminal activity and anti-social behaviour by minimising opportunities to commit crime or to impact negatively on the quality of life of those using the development; and by addressing the following considerations within the Illustrative Masterplan layout to ensure the Proposed Development provides a safe and secure environment for residents:
- The layout can be designed provide natural surveillance and clear connections throughout the Site;

- Boundary treatments can clearly define and separate the public and private areas;
- Rear access footpaths can be avoided; and
- Public spaces and communal parking areas can be sufficiently illuminated to deter anti-social behaviour.

5.41 The Proposed Development is therefore in compliance with the requirements of the NPPF and BLP19 in seeking to promote healthy and safe communities.

Transport and Access

Policy and Guidance

5.42 *BLP19 Policy T3: New Development and Sustainable Travel* states that new development will be expected to:

- Be located and designed to reduce the need to travel through accessibility to public transport and meeting the needs of pedestrians and cyclists;
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disable people set out in the relevant SPD;
- Provide a transport statement or assessment in line with guidance set out in the National Planning Policy Framework and guidance; and,
- Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework.

5.43 Where levels of accessibility through public transport, cycling and walking are unacceptable, developers will be expected to take action or make financial contributions in accordance with *BLP19 Policy I1: Infrastructure and Planning Obligations*.

5.44 *NPPF Chapter 9. Promoting sustainable transport* (paragraphs 102 to 111) requires proposals to promote walking, cycling and public transport, and states that patterns of movement, streets, parking and other considerations should be integral to the design of schemes. Proposals should also consider the potential impacts of the development on transport networks.

5.45 The *PPG* sets out the overarching principles behind Travel Plans, Transport Assessments and Statements which are methods of assessing and mitigating the negative transport impacts of the development in order to promote sustainable development. LPAs must make a judgement as to whether a development proposal would generate significant amounts of movement on a case-by-case basis.

Compliance of the Proposed Development

5.46 The Application is supported by a Transport Assessment and Draft Travel Plan prepared by AMA which states that the proposal could be accommodated without resulting in a severe impact on the capacity of the highway network as the impact of the development generated traffic on the surrounding area has been shown to be negligible.

5.47 A comprehensive study of local roads and junctions has been carried out to determine the impact that the new development will have on the local road network. The extent of the assessment and surveys has been carried out in conjunction with ongoing discussions with

BMBC Highways officers to ensure that any local issues have been considered within the assessment.

- 5.48 Overall, the junction modelling assessment shows that there are no existing junction capacity issues on any of the local junctions and the development traffic has been shown to be minimal. Additionally, the frequency of collisions that occurred on the wider network assessed within the Transport Assessment are low and no mitigation measures are necessary.
- 5.49 The Proposed Development has been designed so that safe and suitable access to the Site can be provided. The development will be accessed via a new dedicated priority T-junction with Darton Lane by all modes of transport. The main site access, situated between Oaks Farm Drive and Oaks Wood Drive will provide access to 65 dwellings. Two additional access points are proposed to the east of the site as private drives, both providing a shared surface access for 4 dwellings each.
- 5.50 As the site would be serviced by a BMBC standard refuse vehicle, a vehicle swept path analysis of the site will be undertaken at the reserved matters stage once the site layout has been finalised.
- 5.51 It is therefore considered that the Proposed Development accords with the requirements of Local and National planning policy and guidance with respect to transport and access considerations.

Flood Risk and Drainage

Policy and Guidance

- 5.52 *BLP19 Policy CC3: Flood Risk* proposes to reduce the extent and impact of flooding through a number of ways including:
- Not permitting new development where it would be at an unacceptable risk of flooding from any sources of flooding, or would give rise to flooding elsewhere;
 - Requiring site-specific Flood Risk Assessments for proposals over 1 hectare in Flood Zone 1;
 - Expecting proposals over 1000m² floor space or 0.4 hectares in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or managing flood risk; and,
 - Expecting all development on greenfield sites to maintain or reduce existing run-off rates requiring development proposals to use Sustainable Drainage Systems (SuDS) in accordance with *BLP19 Policy CC4*.
- 5.53 *BLP19 Policy CC4: Sustainable Drainage Systems (SuDS)* states that all major development will be expected to use SuDS. All Outline Planning applications must be supported by a conceptual drainage plan and SuDS design statement.
- 5.54 *NPPF Chapter 14. Meeting the challenge of climate change, flooding and coastal change* (paragraphs 148 to 169) sets out how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in

greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the re-use of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

- 5.55 Paragraphs 155 to 165 address planning and flood risk. This section of Chapter 14 provides details regarding strategic planning to manage and minimise flood risk, by avoiding inappropriate development and applying a sequential, risk-based approach when assessing plans and development proposals.

Compliance of the Proposed Development

- 5.56 A Site-Specific Flood Risk Statement has been prepared by Travis Baker and is submitted with the Application. The Flood Risk Statement identifies that the Site is located in Flood Zone 1 and is therefore at low risk of fluvial flooding.
- 5.57 The site currently has significant falls with run-off directed towards the natural flow point of the site and its outfall to the existing culvert. Existing ponds located at the south east corner of the development site are understood to be generated by existing topography only, perching locally collected surface run-off which spills to existing culvert some 8m below.
- 5.58 All new estate roads will be constructed to adoptable standards and shall be designed not to increase the flood risk to the development or to the existing highway network. Proposed external levels across the site will be designed to ensure that existing low-lying areas will be removed and the attenuation basin will be sufficiently sized to cater for the 100 year + 40% climate change storm event. It is proposed that the storm water drainage will outfall to the south of the site, so there will be no additional storm water volume outfall to the existing sewers located on Darton Lane.
- 5.59 The FRADS concludes that:
- The Proposed Development is at low risk of flooding from tidal, fluvial, overland flow, drainage flooding, groundwater flooding and flooding from artificial sources;
 - The Proposed Development will not result in any detrimental impact on the existing surrounding properties; and,
 - The proposed drainage scheme will neither result in nor cause an increase of flood risk to surrounding properties or the development site.
- 5.60 Sewers serving multiple properties are to be offered for adoption by Yorkshire Water subject to their design and construction to water company standards. It is not current policy for adoption of the attenuation pond to be accepted by Yorkshire Water or the local authority, therefore suitable arrangements will be put in place to ensure the long term maintenance of SUDS features.
- 5.61 The Proposed Development is therefore in accordance with the requirements of Local and National planning policy and guidance with respect to flood risk and drainage considerations.

Green Infrastructure & Ecology

Policy and Guidance

- 5.62 *BLP19 Policy D1: High Quality Design and Place Making* seeks for new development to take advantage of the local character and features of Barnsley, including landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features.
- 5.63 *BLP19 Policy BIO1: Biodiversity and Geodiversity* states that development will be expected to conserve and enhance the biodiversity and geological features of the borough by:
- Protecting and improving habitats, species, sites of ecological value and sites of geological value;
 - Maximising biodiversity and geodiversity opportunities in and around new developments;
 - Conserving and enhancing the form, the local character and distinctiveness of the boroughs natural assets;
 - Proposals will be expected to have followed the national mitigation hierarchy;
 - Protecting ancient and veteran trees where identified; and,
 - Encouraging provision of biodiversity enhancements.
- 5.64 *NPPF Chapter 15. Conserving and enhancing the natural environment* (paragraphs 170 to 183) identifies numerous ways in which Planning policies and decisions can contribute to and enhance the natural and local environment. It states that new development should minimise impacts on ecology, and should provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Compliance of the Proposed Development

- 5.65 An Ecological Survey has been prepared by EDP and is submitted in support of the Application.
- 5.66 A Tree Survey and Arboricultural Survey prepared by EDP is also submitted in support of the Application.
- 5.67 The majority of the Site is semi-improved, heavily grazed grassland with some scattered scrub and ponds bounded to the south by a disused railway colonised by scrub and to the north by a stone wall. The majority of habitats at the Site are of ecological value of less than Local level.
- 5.68 The Site can potentially support small numbers of common and widespread foraging birds, bats and reptiles and small numbers of common and widespread breeding birds.
- 5.69 EDP has contributed to the design of the Indicative Site Layout Plan and has ensured that proposals for the avoidance, mitigation and compensation of any predicted impacts are considered.
- 5.70 The Indicative Site Layout Plan shows that the Proposed Development will include areas of retained grassland of ecological value and areas of transferred grassland of ecological value, new areas of informal, publicly accessible open space across the previously privately-owned

field, a new attenuation basin with wildlife and biodiversity benefits, together with the opportunity to provide new accessible pedestrian links across the Site.

- 5.71 The ecological value of the Site could be enhanced through the provision of new trees, shrub planting and ponds, in addition to be being opened up for informal recreation and wildlife amenity. Further mitigation measures are recommended within the Ecological Appraisal for the detailed design and construction phases of the Proposed Development. These details will form part of Reserved Matters submissions
- 5.72 The Proposed Development is therefore in compliance with the requirements of the NPPF and *BLP19* Policies *BIO1* in providing increased biodiversity value and access to wildlife.

Open Space Provision

Policy and Guidance

- 5.73 Policy *GS1: Green Space* of the *BLP19* states that qualifying new residential developments are required to provide or contribute towards green space. The *Open Space Provision on New Housing Developments SPD*² states that all development must incorporate the following landscape principles:
- A minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.
 - Open space should be an integral part of the development and should usually form a central feature.
 - Open space should incorporate existing landscape features wherever possible, including mature trees and watercourses.
 - Open space should be designed and located to reduce opportunities for crime and avoid risk of noise, disturbance and nuisance.
 - Open space should be linked by green corridors to allow people and wildlife to move between areas.
- 5.74 *NPPF Chapter 8. Promoting healthy and safe communities* (paragraphs 91 to 101) sets out that development should encourage and support healthy lifestyles through provision of safe and accessible green infrastructure and layouts that encourage walking and cycling. Developments should also protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users.
- 5.75 Paragraph 92 states that planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

Compliance of the Proposed Development

- 5.76 The Parameters Plan shows 0.93 ha of publically accessible space and ecological value grass

² BMBC, 2019. Accessed at <https://www.barnsley.gov.uk/media/10938/open-space-provision-on-new-housing-developments-spd.pdf>, 15 July 2019.

land within boundaries of the Site. These areas will contain significant planting to provide landscape buffers, as well as pedestrian footpaths and open green space. The publically accessible space proposed by the scheme can be designed to provide inclusive access and to align with the open space requirements of planning policy.

- 5.77 The Proposed Development is therefore in accordance with the requirements of Local and National planning policy and guidance with respect to open space considerations.

Landscape and Visual Impact

Policy and Guidance

- 5.78 *BLP19 Policy D1: High Quality Design and Place Making* requires development to take advantage and reinforce the distinctive, local character and features of Barnsley, including the views and vistas to key buildings, landmarks, skylines and gateways.
- 5.79 *NPPF Chapter 12. Achieving well-designed places* states at paragraph 127 that planning policies and decisions should ensure that new development is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

Compliance of the Proposed Development

- 5.80 The existing site levels sit lower than the opposite side of Darton Road, meaning that the Proposed Development will result in minimal visual impact to the existing properties.
- 5.81 The proposals create a development that not only respects the visual impact and setting but is capable of responding positively to the surrounding context and mitigate the impact on the surrounding areas.
- 5.82 The Proposed Development is therefore in accordance with the requirements of Local and National planning policy with respect to landscape and visual impact considerations.

Historic Environment

Policy and Guidance

- 5.83 *BL19 Policy HE1: the Historic Environment* states proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place will be supported.
- 5.84 *NPPF Chapter 16. Conserving and enhancing the historic environment* (paragraphs 184 to 202) states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application the local planning authority should take account of the desirability of sustaining and enhancing the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.

Compliance of the Proposed Development

- 5.85 A Heritage Assessment undertaken in relation to both archaeology and heritage has been prepared by Cotswold Archaeology has informed the Proposed Development, and is submitted with the Application.
- 5.86 The Heritage Assessment states that no significant known archaeological remains have been identified within the Site, and there is considered to be low potential for any unknown archaeological remains to survive buried within the Site.
- 5.87 The Proposed Development therefore accords with the requirements of the NPPF and BL19 Policy HE1 with respect to historic environment considerations.

Ground Conditions

Policy and Guidance

- 5.88 *BLP19 Policy CL1: Contaminated and Unstable Land* states that if future users or occupiers of a development would be affected by contamination or stability issues proposals must be accompanied by a report which shows that investigations have been carried out to work out the nature and extent of contamination and the possible effect it may have on the development and its future users, the natural and historic environment. The policy also requires the report to set out mitigation measures where appropriate.
- 5.89 *NPPF Chapter 15. Conserving and enhancing the natural environment* states at paragraph 170 that planning policies and decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

Compliance of the Proposed Development

- 5.90 A Phase 1 Geo-Environmental Desk Study for the Site has been prepared by Wardell Armstrong and is submitted with the Application. The report examines ground conditions across the Site and concludes:
- Previously the Site has been predominately utilised for agriculture and farmland. Currently the Site comprises open grassland for grazing with two stables in the western half of the site.
 - There are two active groundwater abstraction licences held within 2km of the Site. The Site is not located within a Source Protection Zone. The Site is located in a Nitrate Vulnerable Zone (NVZ).
 - The Site is considered to present an overall Low to Moderate risk from past use, adjacent operations and ground instability. The Moderate risk is associated with potential made ground on the Site and the high likelihood of shallow mining across the Site.
 - The Desk Study recommends that further investigation work is undertaken prior to development of the Site to understand the extent of any made ground and shallow mining to ensure that appropriate mitigation measures are implemented.

- 5.91 A Coal Authority Mining Report for the Site has been prepared by Wardell Armstrong and is submitted with this Application. The Assessment proposed recommended mitigation measures where appropriate.
- 5.92 It is therefore considered that the Proposed Development complies with the requirements of Local and National planning policy with respect to the consideration of ground conditions.

Noise

Policy and Guidance

- 5.93 *BLP19 Policy Poll1 – Pollution Control and Protection* states that all development is expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in noise pollution.
- 5.94 *NPPF Chapter 15. Conserving and enhancing the natural environment* states at paragraph 170 that planning policies and decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.
- 5.95 Paragraphs 180 to 183 address noise and other forms of pollution. Paragraph 180 states that planning policies and decisions should seek to mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development, and avoid noise giving rise to significant adverse impacts on health and the quality of life.

Compliance of the Proposed Development

- 5.96 A Noise and Impact Assessment prepared by Wardell Armstrong is submitted in support of the Application. The Assessment concludes that that the Site is suitable for residential development, and will avoid noise giving rise to significant adverse impacts on health and the quality of life through the use of appropriate mitigation measures.
- 5.97 The dominant noise source, which will potentially affect the residents of the proposed development, is road traffic on Darton Lane. Therefore mitigation measures will be required in northern parts of the site, closest to Darton Lane.
- 5.98 Mitigation measures could include locating gardens on the screened sides of dwellings, and barriers such as close boarded fencing or walls of 1.8m in height to reduce noise levels in private external amenity areas.
- 5.99 It is predicted that standard double glazing will be sufficient to ensure that internal noise levels are met with the windows closed. The requirement for alternative ventilation would apply only to dwellings nearest to Darton Lane, and mainly to facades facing the road. Alternatively, to meet the required daytime noise levels, living rooms and bedrooms could be located on the screened side of the proposed buildings, facing away from the road.
- 5.100 It is also considered that the Proposed Development will have a negligible effect on local access to any areas of tranquillity as the proposals do not affect any public rights of way.
- 5.101 Further details of the acoustic design of the Proposed Development and any mitigation measures required will be provided at the Reserved Matters stage.

- 5.102 The Proposed Development therefore complies with the requirements of Local and National planning policy with respect to the consideration of noise impact.

Air Quality

Policy and Guidance

- 5.103 *BLP19 Policy Poll1 – Pollution Control and Protection* states that all development is expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air pollution.
- 5.104 *NPPF Chapter 15. Conserving and enhancing the natural environment* states at paragraph 170 that planning policies and decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.
- 5.105 Paragraph 181 sets out that planning policies and decisions should sustain and contribute toward compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas or Clean Air Zones.

Compliance of the Proposed Development

- 5.106 The Site is not located within an Air Quality Management Area (AQMA) and is not considered to be likely to give rise to an undue impact on the surrounding area. As such the Proposed Development is considered to be in accordance with Policy Poll1.
- 5.107 An Interim Travel Plan has been prepared by AMA. Prior to occupation of the development the Travel Plan Co-ordinator will liaise with incoming residents to actively encourage and promote residents to walk, cycle or use public transport to travel to and from the Site.
- 5.108 The Proposed Development therefore complies with the requirements of Local and National planning policy and guidance with respect to the consideration of air quality.

Energy, Sustainability and Resilience to Climate Change

Policy and Guidance

- 5.109 *BLP19 Policy CC1: Climates Change* sets out the steps that BMBC will take to reduce the causes of and adapt to the future impacts of climate change. This includes:
- Giving preference to development of previously developed land in sustainable locations;
 - Promoting the reduction of greenhouse gas emissions through sustainable design and construction techniques;
 - Locating and designing development to reduce the risk of flooding;
 - Promoting the use of Sustainable Drainage Systems (SuDS);
 - Promoting and supporting the delivery of renewable and low carbon energy; and,
 - Promoting investment in Green Infrastructure to promote and encourage biodiversity net gain.
- 5.110 *BLP19 Policy CC2: Sustainable Design and Construction* states that development will be

expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable.

- 5.111 *BLP19 Policy RE: Low Carbon and Renewable Energy* highlights that all developments will be expected to seek to incorporate initially appropriate design measures and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions. Development should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.
- 5.112 *NPPF Chapter 14. Meeting the challenge of climate change, flooding and coastal change* states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Compliance of the Proposed Development

- 5.113 An Energy Statement has been prepared by FutureServ and is submitted in support of the Application.
- 5.114 The Energy Statement sets out the energy hierarchy requirements for the Site to respond to emission reduction targets set out within the Barnsley Local Plan policies *CC1*, *CC2* and *RE1*.
- 5.115 The Energy Statement concludes that the carbon emissions from the Proposed Development will be comfortably lower than what is required by the Building Regulations Approved document part L1A, with an ambition to include on site renewable energy, and an increase on the values required for building fabric insulating properties.

Developer Contributions

Policy and Guidance

- 5.116 *BLP19 Policy I1: Infrastructure and Planning Obligations* states that development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily. Where the necessary provision is not made directly by the developer, contributions will be secured through planning obligations. Where appropriate, pooled contributions will be used to facilitate delivery of the necessary structure.
- 5.117 The *NPPF* sets out at Paragraph 34 that plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure).
- 5.118 The Applicant propose the following Heads of Terms for a Section 106 agreement or conditions to be agreed with BMBC to ensure the impact of the Proposed Development has been mitigated in accordance with the Regulations:
- Affordable Housing;

- Education and Schools;
- Health Facilities;
- Open space (and ongoing management); and
- Transport (to be agreed via a condition or through a financial contribution).

Affordable Housing

Policy and Guidance

5.119 *BLP19 Policy H7: Affordable Housing* sets out the requirements for affordable housing. Housing developments of 15 or more dwellings will be expected to provide affordable housing. In Darton, the affordable housing requirement is set at 20%. This percentage will be sought by BMBC unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable.

5.120 *NPPF Chapter 5. Delivering a sufficient supply of homes* (paragraphs 59 to 79) outlines the need to provide high quality homes, widen opportunities for home ownership and create sustainable communities. It identifies that the mix of housing should be based on demographic trends and market trends, and that there is an appropriate mix of size, type and tenure of housing to meet local demands.

Compliance of the Proposed Development

5.121 The proposals meet the aspirations set out in NPPF Chapter 5 through providing high quality dwellings that will deliver up to 73 new homes to meet market requirements and local demand. The Proposed Development will deliver 20% affordable housing. As such the proposal complies with the adopted policies in terms of the quantum of affordable housing required.

5.122 It is therefore considered that the Proposed Development complies with the requirements of local policy and guidance with respect to the provision of affordable housing through Developer Contributions.

Conclusion

5.123 It is considered that the principle of residential development is accepted by BMBC and that the proposed use is consistent with the Local Plan and the NPPF.

5.124 The effects of the Proposed Development has been comprehensively assessed through a range of technical reports. These documents propose mitigation where necessary to ensure that the impact of the Proposed Development is acceptable.

5.125 The Proposed Development has been the subject of a programme of pre-application consultation with key stakeholders, and the responses from consultees have been fully considered.

5.126 The Application has addressed all the key planning matters relating to the Site and Proposed Development through a detailed review of the policies and guidance that are applicable to the Site. It has also balanced these policy requirements with site-specific considerations and matters raised through the pre-application process.

5.127 The Proposed Development accords with adopted National and Local planning policy and guidance, and the planning application should therefore be supported.

6 Summary and Conclusions

- 6.1 This Planning Statement accompanies an Application for Outline Planning Permission with means of access specified and all other matters reserved for the development of Land south of Darton Lane, Barnsley. The Statement has provided a review of the Proposed Development, the Site context, the planning policy context, and a planning assessment of the Proposed Development.
- 6.2 The Site is identified as being suitable for residential development as supported by the allocation for housing development within the Barnsley Local Plan. The Site is available and is deliverable, and will make a positive contribution towards meeting Barnsley's housing supply requirements.
- 6.3 The Proposed Development is considered to be a sustainable development as it is an accessible location, adjacent to the existing built development of Darton, and close to existing facilities, services, infrastructure and public transport links.
- 6.4 The Proposed Development will provide benefits including family housing; construction jobs and further jobs within the local supply chain; investment and increased expenditure into the local area; ecological enhancements; and the creation of new publically accessible open space. The Proposed Development will align with and contribute to the planned housing growth in the area.
- 6.5 The impact of the Proposed Development has been assessed through technical surveys submitted with the Application. These demonstrate that full consideration has been given to the environment and local community, and that mitigation has been proposed where necessary to minimise impacts to acceptable levels. Detailed design and other elements of the scheme will be secured through Reserved Matters submissions in due course.
- 6.6 Site-specific considerations have been identified and discussed in detail within Section 5 of this Statement, which sets out how all aspects of the proposals have been assessed in a robust manner against the relevant Development Plan policies and material considerations.
- 6.7 All applicable planning policies, guidance and other material considerations have been reviewed, and this Statement provides full and robust justification for the Proposed Development, alongside supporting design and technical assessments that are submitted with the Application.
- 6.8 The Proposed Development therefore accords with adopted National and Local Planning Policy and guidance, and the planning application should therefore be supported.

Deloitte.

Real Estate

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