

PROOF OF EVIDENCE
OF
Andrew Rose

Network Space Developments Ltd

Land north of Shaw Lane, Carlton

Local Planning Authority Application Reference: 2022/0115

Planning Inspectorate Reference: APP/R4408/W/24/3341097

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78

**TOWN AND COUNTRY PLANNING (DEVELOPMENT
MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**TOWN AND COUNTRY PLANNING (INQUIRIES
PROCEDURE) (ENGLAND) RULES 2000**

Revision Record

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1 Qualifications and Experience

- 1.1** I am Andrew Rose and I am a Chartered Town Planner. I hold a BSc Honours Degree in Geography from the University of Wales Swansea and a Masters in Regeneration and Economic Development and a Post Graduate Diploma in Planning from Oxford Brookes University. I am a Member of the Royal Town Planning Institute. I have over 22 years' experience in the planning profession. I have worked for the Public sector and in 2006, I joined Spawforths who are a multi-disciplinary consultancy (planning, architecture and masterplanning) and where I am now a Planning Director/ Design Team Leader and lead the Land Promotion and Architecture team of the Company.
- 1.2** My experience relevant to the Appeal proposals includes working as lead consultant on behalf of many residential developers in pursuing planning applications and appeals including in Yorkshire, the North West, and the North Midlands. I have also appeared as an Expert Witness in over 25 Development Plan and Section 78 Inquiries/ Hearings.
- 1.3** I have been instructed by Network Space (the Appellant) with regard to the Land north of Shaw Lane, Carlton (the Appeal Site) since January 2024. I was also involved in securing the Site's allocation in the Local Plan in 2015. I have visited the Appeal Site on numerous occasions since my instruction and have become familiar with the locality since that time.
- 1.4** I understand my duty to the Inquiry and have complied with, and will continue to comply with, that duty. I confirm that this evidence identifies all the facts which I regard as being relevant to the opinions that I have expressed, and that the Inspector's attention has been drawn to any matter which would affect the validity of those opinions. I believe that the facts stated within this evidence to be true and that the opinions expressed are correct.

2 Factual Background

- 2.1** The Factual Background of the Appeal Scheme and the Site is covered within the Statement of Common Ground (SoCG) between the Appellant and the Local Planning Authority. I set out the key elements below which I wish to draw to the attention of the Inspector.

Site Location, Context & Characteristics

- 2.2** The Appeal Site is located to the northeast of Barnsley (3.5 miles), to the east of Carlton and forms part of mixed-use allocation Site MU3. The Site is accessed via Shaw Lane, which leads to the A628, to the east of the Site beyond the railway line, providing further connections to Shafton (3 miles), Brierley (3.5 miles) and Hemsworth (5 miles), with the A1 to the east and Barnsley to the south.
- 2.3** Shaw Lane forms the southern boundary of the Site and is bounded to the east by the embankments of the railway line. Agricultural land forms the northern and western boundaries of the Site. Barnsley Canal lies outside of the Site boundaries, to the west of the Site, with Carlton Park and Carlton beyond. To the east of the railway embankment are a variety of industrial/ sui generis uses, including metal recycling and building supplies. Bounding the industrial and sui generis uses is the Dearne Valley Wetlands SSSI. Land to the south and north forms part of the wider allocation Site MU3.
- 2.4** The Appeal Site relates to an area of land approximately 7.57 hectares (18.7 acres) in extent, which comprises primarily agricultural land.
- 2.5** The Site is within walking distances of bus services with bus stops located on Fish Dam Lane, Royston Road/ Church Street (Route 57/ 59), and B6132/ Carlton Road (Route 193), connecting Carlton to surrounding areas including Barnsley Town Centre, Shafton, Cudworth, Royston and Wakefield.

- 2.6** A range of local services including schools (Carlton Primary Academy and Outwood Academy Carlton), community facilities, local shops and employment opportunities (Premier Foods, Ardagh Glass and Carlton Road Industrial Estate) are within walking distance of the Appeal Site.
- 2.7** The Site is within close proximity to a Public Right of Way network. With Bridleway No.30 located to the west of the Site along Barnsley Canal, and Footpath No.31 to the south of the Site. The Bridleway along the Canal connects to the wider network, including Bridleway No.17 and No.28, and Footpath No.24 and No.28.

The Appellant

- 2.8** The Appellant is Network Space Developments Ltd, one of the UK's leading property developers, dating back to 1982. They have a large portfolio of developments located predominantly throughout the Midlands, Yorkshire and the North West.

The Appeal Proposals

- 2.9** The Appeal proposals are made in outline form with all matters reserved, except for Means of Access, reserved for consideration at a later date. The extent of the Means of Access being considered as part of the Appeal proposals relates to the point of access from Shaw Lane into the Appeal Site.
- 2.10** The Appeal proposals description of development, as referred to in the Planning Application submission, including the Application Form is set out as follows:

"Outline planning application for up to 215 dwellings with associated car parking/garages, landscaping, public open space including both equipped and non-equipped areas of play, SUDS and drainage, with details of a new vehicular access onto Shaw Lane. All other matters reserved apart from means of access."

2.11 The Outline Planning Application was submitted to Barnsley Metropolitan Borough Council (BMBC) on 4 February 2022 and validated on 22 February 2022. The description of development referred to in the Planning Application submission was altered by the Council at validation stage to show:

“Residential development of up to 215 dwellings with associated car parking/ garages, landscaping, public open space including both equipped and non-equipped areas of play, SUDS and drainage, with details of a new vehicular access onto Shaw Lane (Outline with all matters reserved apart from means of access)”.

2.12 The Appeal Site is to be accessed by a new junction off Shaw Lane which allows the Site to come forward independently of the wider allocation. The proposed access junction and illustrative site layout have been designed to form the first phase of the Northern Access Road. The access layout details, along with Shaw Lane improvements and pedestrian footway improvements will deliver appropriate levels of sustainable access to and from the Site. All can be delivered within the Site or existing highway.

2.13 To summarise the proposals put forward by the Appeal scheme for consideration, the Site would provide the following:

- Up to 215 dwellings on an allocated Site, contributing to housing delivery against the Local Plan requirement, and the achievement of the five year supply
- 10% affordable housing (up to 22 dwellings)
- Off-site highways improvements and mitigation ensuring sufficient capacity to enable the Site to come forward sustainably, and additional surplus capacity to support development of parts of the wider allocation, namely parcel L12
- 15% on-site Public Open Space, including a LEAP and a series of multi-functional green spaces
- 10% Biodiversity Net Gain

- Section 106 obligations securing financial contributions for education and sustainable travel, in accordance with the requirements of the Council
- Delivery of improvements to the cycle and pedestrian permeability of the Site itself, whilst improving connectivity with established existing routes to support the Councils ambition to deliver improvements or divert the Trans Pennine Trail and National Cycle Network.

2.14 The Appeal proposals are also supported by illustrative plans which are not plans that would be approved by this Appeal, were the Appeal to be allowed. I do consider that they are helpful to show how the Appeal proposals could be developed in the context of the parameters, as well as in relation to neighbouring plots within the allocation Site MU3.

2.15 Updated Plans were submitted on 12 June 2024 to be considered as part of the Appeal (CD 7.1-7.4). The four updated plans comprise the following:

- Site Access Layout – rev 100a
- Site Access Visibility Splay – rev 101a
- Signalised Junction Layout – rev 103a
- Pedestrian Footway Improvements 1 – rev 105a

2.16 The Council and the Appellant have agreed as a matter of clarification in the SoCG (paragraph 2.8) that the Appeal should be determined on the basis of up-to-date plans in line with the comments of the Highways and Planning Officer. Paragraph 2.8 of the SoCG also agrees that the minor alterations to the site access do not prejudice the proposals or the description of development and that this change is consistent with the principles established in the case of *Bernard Wheatcroft Ltd V Secretary of State for the Environment*¹, i.e. the application could not be considered to be so changed to deprive any party the opportunity of consultation. Additionally, further public consultation has been

¹ *Bernard Wheatcroft Ltd v SSE* [JPL, 1982, P37]

carried out with all those previously consulted to ensure they too have had the opportunity to comment upon the most up-to-date information available.

Consideration of the Application by the Local Planning Authority

- 2.17** The Outline Planning Application was submitted to Barnsley Metropolitan Borough Council on 4 February 2022. The statutory consultation period ran from 22 February 2022 when the application was validated, through to 15 April 2022. Several consultee comments were received in that time, however highways comments were not received until 20 July 2022, nearly 24 weeks since the submission of the Application.
- 2.18** The highways comments were not in favour of the Application proposals, and we requested a meeting with the Council's Planning Officer and Highways Officer to discuss the issues they had raised. Our request for a meeting was ignored eight times until we got feedback from the Planning Officer on 9 September 2022 stating, "*At this stage a meeting would not address the fundamental concerns with the application*" (Appendix 1).
- 2.19** Following the Council's dismissal to discuss the Application and collaboratively find a way forward, a series of additional reports and plans were prepared and submitted to the Planning Officer on 2 June 2023, comprising a Heritage Impact Assessment, Masterplan Compliance Statement, Ecological Surveys (Willow Tit Survey, Badger Survey and Great Crested Newt Letter), Updated Biodiversity Impact Assessment, Updated Design & Access Statement, Updated Indicative Masterplan, Updated Transport Assessment and a series of updated Highways Plan (site access layout, site access visibility splays, signalised junction layout and autotracks, pedestrian footway improvements and a Road Safety Audit). This submission of additional information responded to the consultee comments received and confirmation was received from the Planning Officer on 6 June 2023 that the relevant consultees had received these updated plans.
- 2.20** At the time of submitting this additional information, a meeting with the Planning Officer, Highways Officer and Head of Planning was requested on behalf of the Appellant. The request for a meeting was posed a further seven times to be told by the Planning Officer on 21 July 2023, "*In order to have a productive meeting we would first need to have the*

highway comments back on the latest information and documents... If your clients would like to obtain a decision within the earliest possible timescale we can facilitate that, but that shall mean presenting our Councillors with a recommendation for refusal at our next available Planning Committee meeting on 5th September” (Appendix 2).

- 2.21** As highways comments were still outstanding and the Council were unwilling to cooperate on the Application and our requests for a meeting, the Council suggested to refuse the Application. In relation to decision-making I find this approach towards an allocated site for housing to not be in accordance with paragraph 38 of the NPPF (CD 1.1) and the Council did not “*approach decisions on proposed development in a positive and creative way*”.
- 2.22** The Appellant accepted the Planning Officer’s response to go to Planning Committee on 5 September 2023. However, due to the Highways Officer not providing comments in time, the Application was not heard at the next available Planning Committee but was heard at Planning Committee on 26 September 2023 and a decision notice to refuse planning permission was received on 27 September 2023.

3 The Policy Context

- 3.1** The Development Plan policies relevant to the Appeal proposals are identified within paragraph 5.5 of the SoCG. I consider their evolution to be material to this Appeal in that the Appeal site, as a mixed use allocation for housing and green space, was supported as part of the Local Plan process by robust evidence, followed a thorough evaluative process by the Local Authority, was considered and supported by the independent Local Plan Inspector, and was endorsed by the Local Authority in adopting the Local Plan.

Evolution of the Statutory Development Plan

- 3.2** The relevant Statutory Development Plan for Barnsley MBC comprises the adopted Barnsley Local Plan (CD 3.1), which was adopted in January 2019. The Plan was adopted prior to the submission of the Planning Application for the Appeal Site. The Appeal Site was considered through the evolution and examination of the Local Plan. Matters relating to the role of Carlton within the settlement hierarchy, the Site Selection process and justification for and the confirmation of the Appeal Site as a key mixed use allocation for housing and green space within Carlton, Barnsley were all considered as part of the Plan's evolution, at Examination and in the Inspector's Report (CD 3.2).
- 3.3** The Site was safeguarded in the Barnsley Unitary Development Plan (UDP) adopted December 2000 (CD 3.8) through Policy BA10. Whilst it wasn't formally adopted, the Appeal Site was proposed as safeguarded land (ref: SG15) within the Development Sites and Places Consultation Draft 2012 (CD 3.4) and the Proposals Maps Consultation Draft 2012 (CD 3.7). The Core Strategy 2011 endorsed the safeguarding set out in the draft Development Sites and Places DPD, however it was not formally adopted. I do consider this to show that the Appeal Site has a long history of being regarded as a suitable site for development.

- 3.4** The Appeal Site was identified as a mixed use Site MU3 in the Local Plan and was maintained as an allocation for housing through each stage of the Local Plan preparation through to adoption. The Council considered the suitability of the draft allocation Site MU3 through their own Local Plan evidence base which included the Sustainability Appraisal (SA) at Regulation 19 Stage and Main Modifications Stage.
- 3.5** I therefore consider the allocation of Site MU3 to have been robustly justified through the Local Plan process, supported by the Local Plan Inspector and endorsed by the Council in their adoption of the Local Plan.

The Statutory Development Plan

- 3.6** Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.7** The Development Plan for Barnsley comprises the Local Plan (CD 3.1) which was adopted in January 2019, the Joint Waste Plan (prepared with Doncaster and Rotherham) which was adopted in March 2019 and made Neighbourhood Plans (for Oxspring, Penistone, Cawthorne and Silkstone).
- 3.8** It is agreed in paragraph 5.3 of the SoCG that there are no relevant Neighbourhood Plans and that the Joint Waste Plan is not relevant to the Appeal consideration and hence the Barnsley Local Plan is the only relevant component of the Development Plan for this area.
- 3.9** Paragraph 5.5 of the SoCG sets out the Local Plan policies of relevance to the Appeal proposals and I consider compliance with them later on in Section 4 of my evidence.
- 3.10** Barnsley Council resolved at Cabinet on 2 November 2022 that the Local Plan “*remains fit for purpose and is adequately delivering its objectives*”, which means “*no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. A further review will take place in 2027 or earlier if circumstances, including fundamental changes to the Local Plan system, require it*”.

3.11 The Council outlines early on in the Local Plan (paragraph 1.7) that in order to support Barnsley's ambitions and vision, the Local Plan objectives are:

- Provide opportunities for the creation of new jobs and protection of existing jobs;
- Improve the conditions in which people live, work, travel and take leisure;
- Widen the choice of high quality homes;
- Improve the design of development; and
- Protect and enhance Barnsley's environmental assets and achieve net gains in biodiversity.

3.12 The Local Plan continues in paragraph 1.8 stating that it will:

- Allocate sites for employment land to support our economic needs and aspirations;
- Allocate housing sites to support the economy and to provide an appropriate land supply to meet our needs.

3.13 The Vision and Objectives continue on page 5 stating that *“there is a clear intention to enhance Barnsley as a location to do business and place that will improve the quality of life for residents”*. This is reiterated throughout the Vision and Objectives stating the *“objectives seek to improve economic prosperity and quality of life for all its residents and those who work here”* by widening *“the choice of high quality homes”* which will be achieved by *“enabling the delivery of at least 21,546 homes that provide housing for all, including affordable housing, and maintaining at least a rolling 5 year deliverable supply of new housing”*. The Vision and Objectives then continue highlighting growth and regeneration for Urban Barnsley.

3.14 Within that context the Site is allocated as a mixed use Site (MU3) for housing and green space and the purpose of allocating Sites is to provide the regeneration and growth recognised within the Local Plan for the communities and residents across Barnsley. I consider the proposals align with the ambitions and vision of the Local Plan as set out above.

The National Planning Policy Framework (NPPF) December 2023

- 3.15** The NPPF (CD 1.1) is a material consideration in decision making. At the heart of the Framework is a presumption in favour of sustainable development which has three dimensions: economic, social and environmental. Paragraph 5.8 of the SoCG sets out the NPPF paragraphs of relevance to the Appeal proposals and I consider compliance with them in Section 4 of my evidence.

National Planning Practice Guidance

- 3.16** The National Planning Practice Guidance (NPPG) provides guidance to support the policies within the NPPF, it does not provide additional policy. It aids consideration of how policies within the NPPF should be approached and met.
- 3.17** I consider that guidance within the NPPG is of relevance to the Appeal proposals, especially with regard to masterplans, housing supply and demand, and design, and I refer to this in Section 4 of my evidence.

Other Policy Documents

- 3.18** The Core Documents list provides a full list of other relevant policy statements, but I shall specifically refer to:
- Carlton Masterplan Framework, Design Code and Delivery Strategy
 - South Yorkshire Residential Design Guide

Carlton Masterplan Framework, Design Code and Delivery Strategy

3.19 The Carlton Masterplan Framework was adopted on 25 November 2021 at Full Council. It relates to Local Plan allocations Site MU2 and Site MU3, of which the Appeal Site forms part of Site MU3. A Design Code forms part of the Masterplan Framework and has been based on a Building for Healthy Life Standard. The Masterplan Framework is accompanied by a Delivery Strategy.

3.20 The evolution of the Carlton Masterplan Framework and Delivery Strategy is in paragraph 5.11 of the SoCG and as follows:

- 2 June 2021 – Carlton Masterplan Framework (Round 1 Consultation) – heard at Cabinet meeting. The Delivery Strategy was not part of this Consultation.
- From 16 June to 21 July 2021 – a community six-week consultation exercise was carried out to gather views on the Consultation Carlton Masterplan Framework. The Delivery Strategy did not form part of this consultation.
- 16 September 2021 – First Draft of the Delivery Strategy produced by the Council. No consultation was carried out on this.
- 22 October 2021 – Delivery Strategy issued by Council in advance of Cabinet meeting.
- 3 November 2021 – Carlton Masterplan Framework (Adoption) – heard at Cabinet meeting. The Delivery Strategy was appended to the Framework at this meeting.
- 25 November 2021 – Carlton Masterplan Framework (Adoption) – heard at Full Council meeting. The Delivery Strategy was appended to the Framework at this meeting.

3.21 Significant changes occurred between the Round 1 Consultation version of the Masterplan Framework and the final Adopted version. Even though there were some significant changes made to the final Adopted version it was not subject to further public consultation. The key changes have been summarised below:

- A reduction in the number of new homes from 2,000 to 1,500.
- Relocation of proposed railway station (from north of Shaw Lane to east of West Green Way).
- Change to delivery phasing (**Appeal Site moved from Phase 1 to Phase 3**).
- Land to the south of Shaw Lane/ rear of Premier Foods was identified for housing with a vehicular movement link through to MU2 but later excluded and noted as for future expansion.
- Relocation of community garden and green space.
- Relocation of small local shop from the south of Shaw Lane to middle of the development north of Shaw Lane (**Move to be within the Appeal Site**).
- Full retention and enhancement of Wharncliffe Woodmoor green space.

3.22 Whilst the Carlton Masterplan Framework was subject to a public consultation exercise, it has not been subject to Examination in Public on behalf of the Secretary of State. In consequence, having regards to Sections 17, 37 and 38 of the Planning and Compulsory Purchase Act 2004, it cannot be a Development Plan Document and therefore is not part of the Development Plan for the purposes of Section 38(6) of that same Act.

3.23 Furthermore, the Carlton Masterplan Framework and Delivery Strategy is not a Supplementary Planning Document. The Town and Country Planning (Local Planning) England Regulations 2012 provides the stages associated with preparing a Supplementary Planning Document (SPD). It is not apparent that the Council undertook Stage 1 (Public Participation) early engagement in accordance with Regulation 12. The Council did undertake Stage 2 (Representations of SPDs) consultation, but it was not formerly advertised as an SPD. Following adoption of the Masterplan Framework, it is not evident that an Adoption Statement was published in accordance with Regulation 14.

3.24 I am of the opinion that based on the information set out above, in addition to the process undertaken in preparing the Carlton Masterplan Framework and the terminology in the

Committee Report at the time it was adopted, the Carlton Masterplan Framework is not a Supplementary Planning Document.

- 3.25** However, given it has been adopted by the Council for development control purposes, it will be a material consideration in the consideration of this Appeal and I ascribe moderate weight to the document.
- 3.26** In addition to the above, the Delivery Strategy did not form part of the six-week public consultation that the Carlton Masterplan Framework was subject to. I know this as appended to the Officers Adoption Report on the Consultation Masterplan Framework on 25 June 2021 (Appendix 3), the Delivery Strategy includes a 'Document Verification' page. This page is not published in the Delivery Strategy that appears on the Council's website, but it shows the timeline of draft revisions and issued versions, and these come after the six-week public consultation exercise. Whilst it is a material consideration, I consider it attracts limited weight.

4 Main Considerations in respect of the Appeal Proposals

4.1 In my approach to the evaluation of the planning issues relevant to Appeal Scheme, I have structured my evidence as follows:

- Consideration of the Council's Position
- Consideration of the Reasons for Refusal
- Compliance with Local Plan Policies and other relevant policy guidance
- Other Material Considerations, including matters raised by third parties
- Consideration of the Section 106 Agreement
- Conclusions and the Planning Balance

Consideration of the Council's Position

4.2 As I have set out in Section 2 of my evidence, the Application forming this Appeal was not subject to decision-making by the Council in a "*positive and creative way*" (NPPF Paragraph 38). I will now evaluate each reason for refusal in turn and draw conclusions on the compliance of the Appeal proposals with the relevant Local Plan policies referenced within each reason for refusal.

Consideration of the Reasons for Refusal

4.3 The Council's reasons for refusal are outlined in full on the Decision Notice for Application 2022/0115 (CD 12.3).

4.4 Reason for Refusal 1

In the opinion of the Local Planning Authority the development of this site would fail to bring forward a coordinated, comprehensive and quality development of the wider Local Plan MU3 allocation and would fail to provide essential infrastructure, including the Northern Access Road, that is required to enable the whole of the allocation to be delivered in line with the Carlton Masterplan Framework, Design Code and Delivery Strategy (application site = site ref L11 within that document). In addition, the proposal is also regarded to be out of sequence, premature and piecemeal. Furthermore, if this site is solely accessed from Shaw Lane, contrary to the Delivery Strategy, then a critical part of the Carlton Masterplan required infrastructure would be under threat as there is no commitment within the application to assist with its delivery as is required, and the burden of the Northern Access Road would fall on the developers of the neighbouring sites. It is also the case that the plans fail to include a small local shop for the benefit of the local community in this part of the site which is a requirement of the Masterplan Framework. As such, the proposal would have a prejudicial and undermining impact on the masterplan and would jeopardise its delivery.

4.5 Reason for refusal 1 is concerned with the extent to which the Proposed Development complies with the Carlton Masterplan Framework, Design Code and Delivery Strategy. The key points I will address from reason for refusal 1 set out by the Council are:

- The Council consider the Proposed Development would not be in line with the wider Site MU3 allocation by way of failing to bring forward a coordinated, comprehensive and quality development and failure to provide essential infrastructure, including the Northern Access Road, that is required. The Council goes on to state the development is contrary to the Delivery Strategy as it would not deliver the Northern Access Road, burdening other sites within the allocation.

- The Council consider the proposals to be out of sequence, premature and piecemeal.
- The Proposed Development does not deliver a local shop.
- The Council consider that the Proposed Development would undermine the masterplan and jeopardise its delivery.

Compliance with Site MU3

- 4.6** Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 3 of my evidence sets out that the Barnsley Local Plan forms part of the Development Plan and that the Carlton Masterplan Framework, Design Code and Delivery Strategy does not. I have set out that I consider the Carlton Masterplan Framework and Design Code is a material consideration but is only of moderate weight, whilst the Delivery Strategy which was not subject to public consultation has limited weight.
- 4.7** Nevertheless, in my opinion neither document holds as much weight as the Local Plan, and I consider reason for refusal 1 misinterprets the Barnsley Local Plan and the Carlton Masterplan Framework, Design Code and Delivery Strategy.
- 4.8** This reason for refusal recognises that the Site is allocated as part of Local Plan allocation Site MU3 and I consider that the proposals are in accordance with Policy MU3, as set out in the following table below:

SITE MU3: LAND OFF SHAW LANE, CARLTON

POLICY WORDING

This site is proposed for mixed use for housing and green space. The indicative number of dwellings proposed for this site is 1683. These are included in the Housing figures for Urban Barnsley in the Housing chapter.

COMPLIANCE

The Site will provide up to 215 dwellings of the 1,683 dwellings allocated.

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.

The development will be expected to:
Retain areas of woodland, not affected by the road. 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

Provide access from Far Field Lane roundabout

Provide off site highway works

Retain the higher ecological value habitats in the southern part of Wharncliffe Woodmoor green space, together with the water courses in the centre of the site with a buffer

A Masterplan Framework has been produced and Section 6 of the Masterplan Framework states that *“there is flexibility on how phases may come forward and illustrative phasing is depicted in Fig. 23. It is noted that phases may not necessarily be delivered sequentially, however the delivery of certain phases could be dependent upon the availability of infrastructure networks”*.

Compliant as this is not applicable to the Appeal Site.

Compliant as this is not applicable to the Appeal Site.

Off-site highway improvements are provided as part of the proposals, ensuring sufficient capacity to enable to Site to come forward sustainably with additional capacity to support development in parts of the wider allocation, including parcel L12 and parcels L13, L14, L15 of Phase 4.

Compliant as this is not applicable to the Appeal Site.

Provide robust measures to mitigate ecological impact where the construction of the access road impacts upon the southern part of the site which has high ecological value and in particular woodland blocks

Compliant as this is not applicable to the Appeal Site.

Provide robust mitigation measures to mitigate against noise, odour and other potential impacts arising from the existing industrial operations at Manor Bakeries and Boulder Bridge

Compliant as this is not applicable to the Appeal Site.

Provide small scale convenience retail and community facilities in compliance with Local Plan policy TC5 Small Local Shops

We are not precluding a small retail and community facility from coming forward as part of the wider allocation.

Avoid locating built development in parts of the site within flood zone 2 and 3.

The Appeal Site falls within Flood Zone 1.

- 4.9** As set out in the table above, the Proposed Development is therefore consistent with the criteria set out in Site MU3 of the Barnsley Local Plan.

Compliance with Carlton Masterplan Framework

- 4.10** The Council has adopted a Masterplan Framework to which I have ascribed moderate weight as outlined in paragraphs 3.22-3.26 and 4.6 of my evidence, as it does not form part of the Development Plan and it is not an SPD.

- 4.11** The Carlton Masterplan Framework, Design Code and Delivery Strategy, adopted on 25 November 2021, incorporates and allows for flexibility. Paragraph 6.12 of the Local Plan explains what Masterplan Frameworks shall incorporate, including land use frameworks, sustainable movement frameworks, green and blue infrastructure frameworks, place making frameworks, and conceptual masterplan. In my opinion the use of the terms “*framework*” and “*conceptual*” implies an element of flexibility and not rigidity and that a masterplan framework is not designed to be a prescriptive blueprint for how development will come forward, but to provide a steer that can inform subsequent planning applications.

- 4.12** This view is reinforced through Section 1.3 of the Masterplan Framework which highlights that the purpose of the document is to ensure a “*coordinated, comprehensive and quality development is brought forward*”, but “*where applicants judge that either the requirements cannot be complied with, or they wish to put forward alternative proposals that they believe will continue to meet the aims of the Masterplan Framework*” these can be put to the Council for consideration. There are no specifically listed aims within the Masterplan Framework, however Site MU3 criteria indicates that it is needed for comprehensive delivery. In my opinion therefore the principal aim is to guide delivery.
- 4.13** Section 6 of the Masterplan Framework outlines “*Development of the site [MU3] shall come forward in phases. There is a **flexibility** on how phases may come forward and illustrative phasing is depicted in Fig. 23. It is noted that phases may not necessarily be delivered sequentially, however the delivery of certain phases **could** be dependent upon the availability of infrastructure networks*”. Similarly in the Delivery Strategy under Section 3, “*It is expected that development of the site will come forward in a series of phases. Illustrative phasing is depicted in Figure 2. It is noted that phase will not necessarily be delivered sequentially...*”. This flexibility is echoed within the Officer’s Committee Report.
- 4.14** I consider that flexibility within the phasing and delivery of allocation Site MU3 exists. I further consider that the Proposed Development is not dependent on the availability of infrastructure to come forward now. My evidence and the evidence of Mr Richard Ellam will show that the Appeal Site can come forward without the need for the Northern Access Road, but rather that it delivers the first leg of the Road and acts as a catalyst to facilitate the delivery of the wider site and Northern Access Road, should it be required.
- 4.15** Within that context, I consider that the Appeal Site accords with the Masterplan Framework and Delivery Strategy and utilises flexibility to deliver a sustainable development. Furthermore, the Appeal Site would deliver much needed housing development, acting as a catalyst for the allocation. In my view the Proposed Development is therefore in accordance with the aims of the Masterplan Framework in commencing delivery of Site MU3, being the catalyst and facilitating the wider scheme. Site MU3 is the second largest allocation in the Barnsley Local Plan. Since it was adopted in January 2019, there have been no planning applications submitted (apart from the Application subject to this Appeal),

no planning permissions obtained or evidence of delivery within the wider Site MU2 or Site MU3 allocations.

- 4.16** In my opinion, the Council is impeding and stalling the delivery of a Local Plan mixed use allocation for housing and green space. The Appeal Site and wider Site MU3 allocation is a significant contribution towards the Council's 5 year housing supply figures, at a time when the Council cannot show it has sufficient supply.
- 4.17** A 5 year Housing Land Supply SoCG has been prepared and the Council accepts that it does not have a 5 year housing land supply. Therefore, in accordance with the NPPF paragraph 11(d) planning permission should be granted unless *“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”*.
- 4.18** It is agreed that the Council has an undersupply of housing land, however it is not agreed the extent to which there is an undersupply. The Council states in the SoCG it has a supply of 3.6 years, however it is unclear the exact sources of supply that the Council rely upon. Spawforths has prepared a 5 year Housing Land Supply Assessment, which is appended to my evidence (Appendix 4) and demonstrates that the Council has between 1.8 and 2.6 years supply. This is a significant under provision in my opinion and the housing supply position therefore has “substantial weight” in accordance with the NPPF and the Government's objective of boosting the supply of homes (NPPF para 60) and the tilted balance is engaged. The Council also accept the “substantial weight” as per the Housing Land Supply SoCG.
- 4.19** The Council has continually identified the Site within its 5 year housing land supply. The Council's published 5 year housing supply notes are available from periods 2017/2022, 2020/2025 and 2021/2026. The Barnsley Five Year ‘Deliverable’ Housing Land Supply Report April 2017 – March 2022 (CD 5.8) was prepared in August 2017 shows that the Appeal Site (ref: AC12) has a deliverability achievable in years 5-15 (SHELAA 2016) with delivery starting from year 5. This is also consistent with the Inspector's Report on the Examination of the Barnsley Local Plan (CD 3.2) which confirms in paragraph 164 that *“MM84 secures the necessary modifications to site policy AC12 [Land off Shaw Lane, Carlton] including an increase in site capacity to approximately 1683 dwellings. The*

projected start date of 2021/ 22 is realistic". Since at least 2017, the Sites projected start date has been assumed to have commenced by now. It is in fact 5.5 years post Local Plan adoption and not one dwelling has permission approved, let alone been developed.

- 4.20** The following two Barnsley Five Year 'Deliverable' Housing Land Supply Reports for April 2020 – March 2025 (CD 5.29) and April 2021 – March 2026 (CD 5.6) with their appended Housing Trajectory Reports (CD 5.30 and CD 5.11 respectively) state that development of Site MU3 is included within the housing delivery figures for that period, however there is a reduction in roll out of housing delivery compared with the previous year's reports.
- 4.21** The above highlights that Site MU3 (allocated to provide 1,683 dwellings) has been included within the Council's 5 year housing supply calculations since the Local Plan adoption in 2019, yet no dwellings have obtained planning permission, nor have they been delivered. The Appellant is keen to bring the site forward and facilitate the wider delivery of this longstanding mixed use allocation for housing and green space. I therefore consider that the Appeal Site will unlock the delivery of this key allocation and be the catalyst to provide much needed sustainable housing development for Barnsley.
- 4.22** Furthermore, the Council outlines in the Local Plan that the focus for growth will be within Urban Barnsley and the principal towns, recognising the need to ensure other settlements within the Borough are able to provide appropriate levels of growth and regeneration critical to maintaining sustainable local communities. Paragraph 5.1 highlights that Barnsley's role and position in the region means it is ideally placed to support sustainable economic growth and provide more affordable homes. The premise being that Barnsley is able to support the growth of the Leeds and Sheffield City Region. Paragraph 4.13 of the Local Plan also adopts several objectives and key ambitions for its housing strategy, of which the following relate to the Appeal Site directly:
- Supporting new housing development
 - Build high quality, desirable and sustainable homes
 - Develop strong and resilient communities
 - Support younger, older and vulnerable people to live independently

4.23 Paragraph 4.11 of the Local Plan explains the relationship of the Local Plan with the Council's Housing Strategy. The Local Plan builds on the Council's housing and regeneration initiatives set out in the Housing Strategy for 2014-2033, which further builds on achieving the Council's long-term goal for the Borough as a 'successful, uniquely diverse town that offers prosperity and a quality of life for all'.

4.24 The Council have recently updated their Housing Strategy (CD 5.28) and the draft version was consulted on in October – November 2023. It is clear from the draft Housing Strategy consultation is that the key message; maximising existing borough stock; supporting strong and resilient communities; supporting people to live healthy, independent lives; and enabling sustainable housing growth to meet need. I consider that the proposals at the centre of this Appeal align with the Council's ambitions and approach to Housing Strategy.

Phasing/ Delivery of Site MU3

4.25 The Appeal Site has a long pedigree within the Development Plan. The Appeal Site was first safeguarded in the Barnsley Unitary Development Plan (CD 3.8) adopted in December 2000 as safeguarded land by Policy BA10. Again, the Appeal Site, not the wider Site MU3 allocation, was safeguarded (ref: SG15) as part of the draft Development Sites and Places DPD, before being allocated in the current Local Plan (ref: MU3). I consider it to be material that the principle of the Appeal scheme is so well established, the Appellant is eager to bring the Site forward and has been engaging with the Council for many years, but it has not yet been delivered. This reinforces the substantial weight that should be given to the benefits of the Appeal scheme acting as a catalyst for the delivery of the wider Site MU3 allocation.

4.26 Site MU3 of the Local Plan outlines that development will be subject to the production of a phased Masterplan Framework. The Appellant has proactively worked with the Council prior to the submission of the Planning Application, including supporting the allocation as part of Site MU3 in the January 2019 Local Plan, engaging in the preparation and delivery of the Masterplan Framework by attending landowner meetings and monthly meetings with the Council from early 2020 up until its adoption in November 2021, attending all landowner workshops and presentations during 2021, collaboratively working with the Local Planning Authority to bring forward and deliver development as part of the Site MU3 allocation.

- 4.27** I consider this to display the Appellants dedication to support the production of the Masterplan Framework from the early stages and their amenability and willingness to work collaboratively with the Council to ensure high quality, sustainable development is achieved in line with Site MU3 and Policy SD1 of the Local Plan
- 4.28** The Appellant delayed submitting a Planning Application following the adoption of the Local Plan (January 2019) so that the Carlton Masterplan Framework could be prepared. In a letter sent to the Head of Planning on behalf of the Appellant, dated 5 August 2019 (CD 5.13), the Appellant set out their concerns and frustrations in respect of the significant delays by the Council, and the start stop nature to the production of the Masterplan Framework for Carlton. The Consultation Version of the Carlton Masterplan Framework (CD 5.7) was published nearly 2 years later on 2 June 2021.
- 4.29** Outlined in paragraph 3.21 of my evidence are the changes made between the consultation version and the adopted version of the Carlton Masterplan Framework. The adopted Masterplan Framework is considered to be a significant departure from the consultation version, and it was not subject to further public consultation prior to its adoption.
- 4.30** The table below summarises the changes to the delivery and phasing of the allocation. This information is taken from Page 9 of the Consultation Masterplan Framework (CD 5.7) which sets out the delivery and phasing of the allocation, and comparatively Figure 23 of the adopted Masterplan Framework (CD 5.1) sets out the delivery and phasing of the allocation.

DESCRIPTION OF SITE	CONSULTATION MASTERPLAN FRAMEWORK PHASING	ADOPTED MASTERPLAN FRAMEWORK PHASING
Land north of Shaw Lane (L11, L12, L17)	1	3
Land to the east and south of Premier Foods Bakery (L09)	2	Removed as a phase post consultation
Land south of Shaw Lane (L14, L15)	3	4

Land south of Shaw Lane (L13, L14, L15)	4	4
Land off Fish Dam Lane/ Carlton Primary School – MU2 (L04)	5	1
Land off West Green Way between Wharncliffe Woodmoor and the railway (L02, L05)	6	2
Land off West Green Way and east/ southeast of the railway (L01, L04, L07, L08)	7	5

4.31 The Consultation version of the Masterplan Framework has the Appeal Site (along with neighbouring parcels L12 and L17) proposed to come forward as the first phase of development for Site MU3. As the alterations between the consultation version and the adopted version are so significant, it is unclear as to the reasons why it was not subject to further consultation. The concept of the Appeal Site coming forward as the first phase of Site MU3 cannot be an unreasonable prospect to the Council as this is how it was consulted on. That said, the adopted Masterplan Framework considers “*flexibility on how phases come forward*” to be appropriate, as specified in Section 6.

4.32 Furthermore, the changes between the Consultation Masterplan Framework and the adopted Masterplan Framework are not fully explained in the Committee Report at the time of its adoption (CD 12.2). Within the Committee Report (Agenda Item 8), paragraph 4.11 states:

“The feedback received has led to the following changes/ development of the Masterplan Framework:

- *Reduction in housing numbers/ density across the scheme*
- *Relocated railway station*
- *Relocated community garden and green space to be closer to existing community; and*
- *Revised movement framework to remove access road to South of Premier Foods to reduce impact on Wharncliffe Woodmoor”*

- 4.33** I consider significant alterations to the Masterplan Framework occurred which were not further consulted upon prior to adoption. Similarly, the Delivery Strategy was not consulted upon, and therefore I do not consider this to be Best Practice. I will go on to discuss how the proposals accord with the Delivery Strategy, however I consider it to be only a material consideration that holds limited weight.
- 4.34** I also note that the above feedback on the consultation Masterplan Framework, as outlined in the Committee Report for adoption (CD 12.2) does not mention the Northern Access Road as part of the ‘changes/ development’ which I consider to be significant. Reason for refusal 1 states that the development “*would fail to provide essential infrastructure including the Northern Access Road, that is required to enable the whole of the allocation to be delivered in line with the Carlton Masterplan Framework, Design Code and Delivery Strategy*”, yet the Northern Access Road is not included. This to me, adds to the lack of evidence for the Northern Access Road by the Council. I will assess the Northern Access Road under the next section of this reason for refusal and I will further address and analyse the requirements of the Northern Access Road from a planning perspective.
- 4.35** This reason for refusal goes on to state that the proposal is “*out of sequence, premature and piecemeal*” by coming forward in advance of phases 1 and 2. Not only does the Masterplan Framework allow for flexibility as I have already demonstrated in my evidence, but the proposed scheme can unlock and open up the delivery of Site MU3 by coming forward as the first phase. This development should be considered the catalyst for this stalled allocation. The evidence of Mr Ellam shows that the development can be mitigated for, whilst improving capacity to be safe and appropriate, in addition to providing sustainable pedestrian connectivity. Mr Ellam’s evidence also shows the Site is able to both come forward in the absence of, or in advance of the Northern Access Road. Again, I will expand on this further throughout my evidence.
- 4.36** From my experience, it is common practice to bring forward a large urban extension in this manner. The Proposed Development can come forward with access from Shaw Lane and be the catalyst to commence development of the allocated housing site and facilitate the wider scheme.

4.37 Whilst I attribute limited weight to the Delivery Strategy, it is noted that it sets out 10 specific requirements for the Appeal Site under Section 5.4.6. Set out in the below table is the specific requirements to be placed on land parcel L11 (the Appeal Site) in relation to infrastructure delivery and the proposed schemes compliance with those requirements:

DELIVERY STRATEGY SECTION 5.4.6 POLICY WORDING	COMPLIANCE
To provide highway infrastructure for adoption by the Highway Authority to permit access to Shaw Lane via parcel L11.	The Proposed Development includes infrastructure access to Shaw Lane via parcel L11.
Make available land to allow improvements to Shaw Lane.	Plans have been included showing vast improvements to pedestrian and cycle routes along Shaw Lane.
To provide the active travel route through the parcel as indicated in the Masterplan Framework.	This has been included within the Proposed Development.
To provide a wildlife corridor on and around the parcel as indicated in the Masterplan Framework.	Areas of landscaping have been provided and hedgerows to the Sites periphery maintained to provide wildlife corridors. In excess of 10% Biodiversity Net Gain can be achieved onsite.
Prior to occupation of 25% of dwellings within parcel L11 complete the public open space shown on the Masterplan Framework within this parcel, in coordination with the developer of parcel L12.	Public Open Space will be delivered on-site in accordance with the phasing programme.
The surface water drainage system provided in parcel L11, including outfall to the existing combined sewer, shall also cater for the surface water run-off from parcel L12 based on a maximum permissible surface water runoff rate of 5 l/s / Ha.	It has been agreed by the Council in the Statement of Common Ground that the Proposed Development can provide satisfactory drainage.

In planning, designing and installing the utility supply to parcel L11, the developer shall make provision for utility supply to parcel L12 for residential dwellings assuming an upper bound density as set out in the Masterplan Framework.

The proposed development allows for this.

The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and Zayo who both have apparatus in the vicinity of the site and shall make available infrastructure to permit provision of these services to parcel L12.

The proposed development allows for this.

In planning, designing and installing the foul sewerage provision to parcel L11, the developer shall make provision for foul sewerage to parcel L12 for residential dwellings assuming an upper bound density as set out in the Masterplan Framework.

It has been agreed by the Council in the Statement of Common Ground that the Proposed Development can provide satisfactory drainage

To provide a small local shop as required by the Local Plan and as indicated in the Masterplan Framework.

A small shop has not been provided within the Appeal Site and this is explained within my evidence in paragraphs 4.57-4.6 and 4.109.

4.38 I conclude that the proposals are in broad compliance with the Delivery Strategy and the area of deviation falls around the provision of a local shop. That said, the proposals do not preclude a small shop from coming forward to the north of Shaw Lane which is in line with the Masterplan Framework. As I attribute more weight to the Masterplan Framework than the Delivery Strategy, I consider there to be limited harm caused.

Provision of Northern Access Road

- 4.39** Notwithstanding my opinions of the Northern Access Road, I will go on to set out that the Proposed Development does assist in delivering part of the Northern Access Road and that the evidence of Mr Richard Ellam demonstrates that the highways mitigation as part of the Appeal proposals, can come forward in advance of the Northern Access Road. Additionally, I will set out that the Appellant is not averse to contributing to the Northern Access Road should it be reasonable and appropriate and supported by clear evidence.
- 4.40** As set out in Section 12 of Mr Ellam’s evidence, to which I fully agree, the scheme can *“successfully mitigate the traffic generated by the proposed development, in the absence or in advance of the proposed link road”*. I consider that the Proposed Development does not prejudice the delivery of the Northern Access Road, but rather the Appeal proposals show that the Site can deliver the first leg of the Northern Access Road through its site, which is circa 25% of the Northern Access Road.
- 4.41** I consider the Appeal Site to be the catalyst for the wider MU3 scheme, as it has the ability to come forward as the first phase of development and it does not preclude the remainder of the Northern Access Road from coming forward should the Council provide the appropriate level of supporting evidence for its requirements. This does not *“fail to provide essential infrastructure, including the Northern Access Road, that is required to enable the whole of the allocation to be delivered”* or *“no commitment within the application to assist with its delivery”* as suggested within the reason for refusal.
- 4.42** I am not convinced that the Council has demonstrated that there is a policy requirement for the Northern Access Road. NPPF paragraph 34 is clear that *“Plans should set out the contributions expected from development”* and *“such policies should not undermine the deliverability of the Plan”*. There is no explicit mention of the requirement for a Northern Access Road in Site MU3, by way of comparison, it refers to other access points. Neither is it referred to in any Transport Policy of the Local Plan, or in evidence that supports the Plan, including the Infrastructure Delivery Programme (IDP) 2015 (CD 5.12) that sets out infrastructure requirements in Barnsley to 2033, or the Viability Study Submission 2016 (CD 5.17). Paragraph 280 of the Inspector’s Report (CD 3.2) states that the IDP provides an up to date and comprehensive assessment of existing and future capacity across key

items and the Delivery Programme makes clear the requirements in relation to transport. The Northern Access Road fails to be mentioned within these documents.

- 4.43** Furthermore, within the draft Local Plan and at Examination in Public the Site MU3 was known as Site AC12. Paragraph 162 of the Inspector’s Report (CD 3.2) sets out how safe access onto the local highway network will be achieved as part of the allocation. The Local Plan was decided based on this, and paragraph 162 states that *“to achieve a safe access onto the local highway network, the main access road will pass through Wharncliffe Woodmoor which is located to the west of site AC12”*. There is no mention within the Inspector’s Report of the Northern Access Road and therefore their decision on the allocated Site was made based on another access point and without the provision of the Northern Access Road.
- 4.44** The Consultation version of the Masterplan Framework shows the two movement strategies for Site MU3 that were consulted on. Option A includes the Northern Access Road and Option B excludes the Northern Access Road. It is worth noting that both of these options also include the main access road referred to in paragraph 162 of the Inspector’s Report (CD 3.2). In letters to the Council by the Appellant on 5 August 2019 (CD 5.13) and again on 28 August 2021 (CD 5.14), the Appellant expressed their grave concerns and objections to the proposed railway station, requirement of the Northern Access Road and the location of the equipped play area in Site MU3.
- 4.45** As set out in the above table at paragraph 4.37, there is again no specific requirement for the Northern Access Road set out in the Special Infrastructure Delivery Requirements of parcel L11. The only reference to highway infrastructure specific to parcel L11 relates to improvements to Shaw Lane, which the proposals do provide.
- 4.46** The Masterplan Framework within Section 6 (page 43) states that *“phase 3 is dependent on the delivery of the northerly access road, which will be delivered by BMBC using S106 contributions from developers in Phases 3 and 4”*. The reference to the Northern Access Road in the Delivery Strategy (CD 5.2) is set out in Section 5.3, Table 2: Common Infrastructure. The Northern Access Road, ref: T002, states that Barnsley Council are the responsible party to deliver the Northern Access Road and funding arrangements for it will be Section 106 contributions from developers of Phases 3 and 4. The second mention of

the Northern Access Road within the Delivery Strategy is in Section 6.1.1 which sets out the basis for calculating Section 106 contributions. It states that *“BMBC will bring forward T002 utilising S.106 contributions from Phases 3 and 4. The contributions shall be paid prior to commencement of development and the road completed prior to occupation of the first dwelling. This includes the requirement to cover the cost of land acquisition and business case development, where necessary”*. As will be highlighted further on in my evidence the Appellant sought meetings with Officers to discuss such contributions during the lifetime of the Planning Application but were continually ignored or denied.

- 4.47** I highlight that within the Masterplan Framework, the Northern Access Road is referred to as *“Potential Vehicle Access”* in Figure 7, *“indicative Northern Road alignment”* in Figure 17, *“The new link to the north forms part of BMBC’s strategic ambitions”* in Section 5.2, and it is referred to as *“this access road fits in with BMBC’s wider strategic transport aspirations”* in the Delivery Strategy. In addition to the Northern Access Road not forming part of the Local Plan, I consider the description of the Northern Access Road as *“potential”*, *“indicative”*, *“ambition”* and *“aspiration”* to demonstrate the Council’s lack of clear evidence to the requirement of the Northern Access Road.
- 4.48** Another reason that the requirement for the Northern Access Road remains unclear is that there are currently no details relating to the proposed costs, the timescales to acquire land and to build out the road, or a business plan for land acquisition to deliver the Northern Access Road. The SoCG does not set this matter out in any further detail either, nor does it provide associated costs.
- 4.49** The current lack of plans, funding or business case relating to delivery of the Northern Access Road, in addition to there being no planning applications or permissions secured for Site MU2 and Site MU3, is a concern. These allocations are highly pivotal to the Borough’s housing supply, and as the Council is unable to show an adequate 5 year housing land supply, I consider the Appeal Site to be the catalyst for the wider scheme to deliver dwellings quickly, and this I ascribe substantial weight to.
- 4.50** As I explained earlier, such a phased approach is typical on the delivery of large urban extension where an early phase triggers and acts as the catalyst for the wider scheme.

- 4.51** An extract of the NPPG (Paragraph: 007 Reference ID: 26-007-20191001) is included in Appendix 5 which sets out how to most effectively use masterplans. It states, “*Care should be taken to ensure that masterplans are viable and well understood by all involved and that graphic representations of what the development will look like do not mislead the public by showing inaccurate details or significant elements not yet decided upon*”. I do not believe that the Carlton Masterplan Framework is being used in such a way.
- 4.52** As the Council states in this reason for refusal “*there is no commitment within the application to assist with its delivery as is required, and the burden of the Northern Access Road would fall on the developers of the neighbouring sites.*”, however I consider the Proposed Development and the actions of the Appellant during the lifetime of the Planning Application to show otherwise.
- 4.53** The Appellant constantly engaged with the Council and sought a meeting on 15 separate occasions (Appendices 1 & 2) to discuss the planning and highways matters raised, yet the Council either ignored or declined each request. Furthermore, throughout the preparation of the Appeal the Appellant continued to seek clarification. The Officer’s Committee Report (CD 11.2) also states “*There is no indication from the applicants that a contribution would be made for the section of Road from Royston Lane to parcel L12*”. I find these to be unreasonable statements as the opportunity of a meeting would have allowed the Appellant and the Council to discuss these points.
- 4.54** Given the onus within the Masterplan Framework and Delivery Strategy is on the Council to deliver the Northern Access Road through S106 contributions, however the Council did not agree to meet with the Appellant or provide information on the Northern Access Road or costs. Had the Council engaged with the Appellant, provided evidence and clarity on the case supporting the need of the Northern Access Road for Site MU3 and the associated contribution costs required by the Appellant, then they would be aware that the Appellant is not averse to providing a contribution if it is shown to be reasonable and appropriate.
- 4.55** As it stands, the cost of the contribution needs to be confirmed by the Council as set out in Section 7 of the SoCG and the Appellant needs to understand the evidence associated with the costs. This falls in line with Section 6 of the Masterplan Framework and the

requirements of Section 5.3 and Section 6.1.1 of the Delivery Strategy and therefore it is not considered that this reason for refusal is substantiated based on the above grounds.

- 4.56** Notwithstanding my views on the reasons and the lack of justification for the Northern Access Road, the Appellant is able to show that they can deliver the first leg of the Northern Access Road through their Site, my evidence and the evidence of Mr Ellam sets out how the Northern Access Road can be facilitated as part of the development, should the Council demonstrate its necessity. This is considered to be consistent with the Masterplan Framework and Delivery Strategy.

Provision of a Local Shop

- 4.57** Another matter to address from the reason for refusal 1 is the Council's point on the proposals do not deliver a small shop within the Site. Section 7.4 of the Design Code states that "*there is a degree of flexibility as to the final location of the small local shop, which shall be determined on viability*".
- 4.58** As previously mentioned, the Consultation version of the Masterplan Framework sought the local shop to be to the south side of Shaw Lane and to the rear of Premier Foods Bakery. The justification for this was "*to maximise on passing trade*" from Shaw Lane/ NCN/ TPT. The change to the shop's location is not addressed within the Committee Report (CD 11.2), nor was it further consulted upon in line with Best Practice.
- 4.59** The adopted Masterplan Framework shows the preferred (not intended due to the above flexibility) location to be along the proposed primary street north of Shaw Lane. The Appeal proposals do not preclude the small local shop from coming forward to the north of Shaw Lane, as this can be achieved elsewhere within the allocation. As outlined in the Masterplan Framework, to give the local shop the best chance of maximising on passing trade and footfall, the prime location would fall within parcel L12 which is along Shaw Lane, the NCN and TPT. This would provide the opportunity for the shop to tie in with other facilities whilst reaching a larger footfall, to ensure its long-term viability.
- 4.60** I consider that the Appeal Site sits within close proximity to existing town centre facilities and that the Appeal Site does not preclude a small shop from coming forward within the allocation or at a later date should the demand for a small shop be there.

4.61 A balanced view should be taken in relation to the provision of a small shop within the Appeal Site. The Council's reason for refusal 6 relates to a shortfall in housing densities and whilst I disagree with reason for refusal 6, the provision of a small shop would further impact upon the ability to provide the housing densities they desire. I am of the opinion that the need for housing outweighs the requirement of a small local shop that still has the ability to be incorporated within other parts of the wider scheme.

Summary

4.62 In relation to housing, the Government's main objective is to boost significantly the supply of housing and the overall aim should be to meet the identified housing need as much as possible. Within that context, the Council has accepted it does not currently have a 5 year housing land supply as set out in the SoCG.

4.63 In my view, the Barnsley Local Plan is about regeneration and growth, supporting Barnsley's role in the region and providing new homes, including affordable homes, providing opportunities, economic prosperity and improve the quality of life for residents. This is amplified in the Vision and Objectives where the Council will "*enable the delivery the delivery of at least 21,546 homes that provide housing for all, including affordable housing, and maintaining at least a rolling 5 year deliverable supply of new housing*".

4.64 Furthermore, I have demonstrated that the proposals accord with Local Plan Site MU3 which forms part of the development plan. The Masterplan Framework, Design Code and Delivery Strategy, adopted by the Council for development control purposes, are a material consideration in the consideration of the Appeal. Therefore, I do not consider that the Appeal proposals undermine the aspirations of the Masterplan Framework, Design Code and Delivery Strategy. I consider that there is no material harm created as a result of any perceived conflict with these documents.

4.65 I have shown the scheme is not prejudicial and will facilitate the delivery of a sustainable housing site with a series of benefits in the absence of a 5 year housing supply. It will unlock a site that has been allocated for over 5 years without commencement of development and it will not undermine the Masterplan Framework due to the flexibilities that are embedded within it.

- 4.66** I consider the proposed Appeal scheme to be compliant with the requirements of Local Plan Site MU3 and to that I attribute substantial weight. I consider the perceived conflicts with the Masterplan Framework and Delivery Strategy to be limited and that a balanced view concludes that the delivery of housing in the absence of a 5 year supply is substantial.
- 4.67** In addition to delivering housing and significantly boosting the supply of homes, the proposals provide a wealth of benefits to the locality and unlocks this pivotal allocation, including a sustainable mix of housing types, policy compliant affordable housing provision, employment opportunities created during the construction phase of development, added benefits associated with the construction value, expenditure to the area by future residents, new and improved pedestrian and cycle provision, an onsite biodiversity net gain and dedicated areas of public open space.

4.68 Reason for Refusal 2

In the opinion of the Local Planning Authority the proposed site access from Shaw Lane has not been designed in accordance with the design requirements of the South Yorkshire Residential Design Guide and gives rise to road safety concerns. Furthermore, the proposed offsite highway works at the Church Lane / Shaw Lane / Fish Dam Lane junction are not acceptable as they would not help deliver the new Northern Access Road that is identified as being necessary in the Carlton Masterplan in order to relieve existing congestion in Carlton and along Shaw Lane. Furthermore, the proposed works would give rise to road safety concerns in their own right. The application has also not demonstrated that foot and cycle links provide appropriate levels of sustainable access to and from the site. The links shown to the TPT cannot be fully achieved without land outside the applicant's control. Walk distances to public transport also far exceed the 400m walk distance guidelines. As such, the scheme is contrary to the Carlton Masterplan/Delivery Strategy, the NPPF and Local Plan Policies T3 'New Development and Sustainable Travel' and T4 'New development and Transport Safety'.

- 4.69** Reason for refusal 2 is concerned with:

- The proposed site access from Shaw Lane giving rise to road safety concerns and being contrary to the South Yorkshire Residential Design Guide
- The offsite highway works at the Church Street/ Shaw Lane/ Fish Dam Lane junction not being acceptable as they would not help deliver the Northern Access Road
- The Council do not consider that sustainable levels of access via foot and cycle links are provided to and from the Site
- Walking distances to public transport exceed the 400m walk distance guidelines.

Site Access from Shaw Lane

4.70 Four revised plans have been submitted as part of the Appeal (CD 7.1-7.4). As set out in Section 11.2 of Mr Ellam's evidence, these plans fully meet the requirements of the South Yorkshire Residential Design Guide (CD 5.16) and therefore satisfy this part of the Council's objection.

Offsite highway works at Church Street/ Shaw Lane/ Fish Dam Lane

4.71 The Council states that the proposed offsite highway works to the junction would not help to deliver the Northern Access Road. Section 12 of Mr Ellam's evidence sets out how the offsite highways improvements, by way of upgrading the existing priority junction to traffic signal control, will offset the highway impacts of the proposed scheme in the absence of, and in advance of the Northern Access Road coming forward.

4.72 It is very common to upgrade existing priority junctions to signal control in urban areas, with a view to increasing capacity and improving pedestrian safety. Mr Ellam goes on to outline how the 2021 Transport Assessment (TA) supporting the Planning Application concludes that the proposed junction improvements can successfully mitigate the traffic generated by the development proposals, in the absence of, or in advance of the proposed Northern Access Road. The updated 2023 TA further supports these conclusions.

4.73 Many of the matters outlined in the Highways Officers written response and the Officers Committee Report (CD 11.2) are considered to be matters of detail design and not

fundamental to whether the existing priority junction is suitable for upgrading to signal control.

- 4.74** I consider that the Appeal proposals and the evidence of Mr Ellam demonstrate that the mitigation put forward is suitable to improve the capacity of the priority junction to address its impacts and is both safe and appropriate. Pedestrian control facilities will also be introduced here, where they are currently absent, which both assists existing users and those accessed the Proposed Development.

Linkages for pedestrians

- 4.75** The Appeal Site is allocated for residential development and forms part of a wider masterplan, as such the presumption is that it is in a strategic sense considered sustainable and accessible by the Council. The scheme proposes improvements and enhanced facilities for pedestrians from the Site into Carlton which is considered to be consistent with key policy documents.
- 4.76** Section 13.2 of Mr Ellam's evidence sets out the improved facilities for pedestrians along Shaw Lane as part of the proposals. The Proposed Development will see improvements within the Site and along Shaw Lane which vastly improve pedestrian connectivity for existing users and for future residents.
- 4.77** I consider this to be consistent with Local Plan Policies T3 and T4, and national guidance (NPPF paragraphs 110 and 112).

Walk distances to public transport

- 4.78** The Council has stated that the Proposed Development far exceeds the 400m walk distance guidelines. Section 5.2 of the Carlton Masterplan Framework outlines bus routes through Site MU3 that will be determined in consultation with Barnsley Council, SYMCA and bus operators. Figure 16 of the same document shows the bus routes along Shaw Lane and through the internal spine road of the Appeal Site.
- 4.79** Opposite the proposed access to the Site is an existing bus stop which appears to be out of use (Shaw Lane, stop ref: 370507 43). It is unclear as to when it stopped operating, however as part of the consultation outlined in the Masterplan Framework, it would be

logical to pursue reinstating this bus stop in order to provide sustainable, safe and convenient facilities along Shaw Lane.

- 4.80** Currently the site is located 700m from the existing bus stops on Fish Dam Lane which is a reasonable walking distance and provides access to a 15-minute frequency services.
- 4.81** Section 15 of Mr Ellam's evidence addresses the concerns raised by third parties and he confirms that their points have been addressed in great detail throughout his evidence and that the mitigation proposed will improve facilities for all road users.
- 4.82** In light of the above I conclude that the Appeal proposals are not in conflict with Site MU3 and the Appeal scheme is appropriate for an allocated Site, providing safe and convenient facilities that are consistent with the wider masterplan vision.

The Northern Access Road

- 4.83** Section 14 of Mr Ellam's evidence provides detail and evidence that contradicts the Council's concerns that the Appeal Site will prejudice the delivery of the Northern Access Road.
- 4.84** It should be highlighted that the signalling of the junction at Church Street/ Shaw Lane/ Fish Dam Lane has no practical bearing on building the Northern Access Road. Mr Ellam's evidence further demonstrates how the proposed mitigation measures at the junction can accommodate 584 dwellings (both parcels L11 and L12) with adequate reserved capacity maintained, prior to delivery of the Northern Access Road.
- 4.85** The Council's reason for refusal suggests that the Proposed Development is not helping to deliver the Northern Access Road. The Appellant has shown that they have ensured appropriate mitigation measures are in place, in addition to making ample provision for the Appeal Site to simultaneously come forward in advance of the Northern Access Road, whilst not prejudicing its delivery should the Council provide sufficient satisfactory evidence of its requirement. I attribute substantial weight to this as the Appellant not only mitigates for the Proposed Development, but further provides the first leg of the Northern Access Road within its Site and does not prejudice its delivery.

4.86 I consider that the Proposed Development is compliant with Local Plan Policy T3, providing sustainable travel and Policy T4, providing safe, secure and convenient access and movement.

4.87 Reason for Refusal 3

In the opinion of the Local Planning Authority, the surface and foul water drainage systems proposed as part of this site are not sufficient to cater for the application site and the neighbouring site (L12) as required by the Carlton Masterplan Framework, Design Code and Delivery Strategy. The Delivery Strategy requires the surface water drainage system in parcel L11, including outfall to the existing combined sewer, to also cater for the surface water run-off from parcel L12. The indicative location of the SUDS pond is distant from parcel L12 with the Flood Risk Assessment stating that the drainage strategy is only intended to serve a development of approximately 200 dwellings. Not only is that short of the maximum number of dwellings indicated in the application (215) but it is considerably short of the 584 number of new homes that is to be built on parcels L11 and L12 combined. Furthermore, the applicant has failed to demonstrate that proper provision for foul sewage to parcel L12 has been provided in planning, designing and installing the foul sewerage provision to parcel L11. Therefore, the proposals fail to comply with this part of the Masterplan and Delivery Strategy and are contrary to Local Plan Policies CC1 'Climate Change' and CC3 'Flood Risk'.

4.88 Reason for refusal 3 claims that the Proposed Development does not have sufficient surface and foul water systems to cater for the Appeal Site (L11) and neighbouring Site to the north (L12).

4.89 Paragraph 2.21 of the SoCG explains that the Council will not be defending this reason for refusal. The Council's Drainage Officer in consultation with the Appellants Drainage Consultant has agreed that the drainage for the Site can be addressed through a suitably worded condition. This is reiterated in Section 7 of the SoCG.

4.90 In light of the above I conclude that the Appeal proposals are not in conflict with Local Plan Policies CC1 and CC3.

4.91 Reason for Refusal 4

The site is adjacent to the statutorily designated Carlton Marsh (Dearne Valley Wetlands SSSI). The applicants have not adequately assessed the impact of the development on the SSSI, and as such, the sensitive location of the application site in relation to the surrounding designated sites is not given adequate consideration with the ecological submission, both in terms of potential impacts, but also on the potential to positively contribute to nature's recovery in this location, contrary to Local Plan Policy BIO1 'Biodiversity and Geodiversity' and the associated SPD 'Biodiversity and Geodiversity'.

4.92 Reason for refusal 4 concerns the impact of the Proposed Development having not been adequately assessed upon the Dearne Valley Wetlands SSSI in addition to adequate consideration of the ecological submission.

4.93 The Appeal Site is of low ecological interest that does not support protected species. The Dearne Valley Wetland SSSI is a large archipelago site located across Barnsley, Rotherham and Doncaster. The nearest parts of the SSSI to the Appeal Site are compartments 001 and 002, Pool Ings and Sandybridge and Carlton Marsh respectively, which are located to the east of the Site over the railway line. The proposals provide in excess of a 10% onsite biodiversity net gain in line with policy requirement.

4.94 The Council have confirmed in paragraph 2.21 of the SoCG that they agree that they will not pursue this reason for refusal, subject to confirmation from Natural England. Section 7 of the SoCG outlines the agreement of this position.

4.95 The evidence and the SSSI Assessment prepared by Mr Andrew Baker demonstrates that the Proposed Development would avoid causing harm to biodiversity and to any protected species upon the SSSI at Carlton Marsh. At the time of writing my evidence, Natural England have been consulted on the SSSI Assessment and we are awaiting their feedback.

4.96 Subject to appropriately worded conditions as agreed in the SoCG, the proposed development will pose no risk to the nearby Dearne Valley Wetlands SSSI and would not be contrary to the Wildlife and Countryside Act 1981 as amended. The proposed development complies with both national policies that seek to protect biodiversity and the Local Plan Policy BIO1. The proposal is also compliant with the Carlton Masterplan

Framework and Design Code as regards protection and enhancement of the natural environment. Appropriately worded conditions can secure this.

4.97 I therefore consider that this reason for refusal should be rejected.

4.98 Reason for Refusal 5

In the opinion of the Local Planning Authority, the proposed development falls short of achieving the minimum housing density figures required by the Carlton Masterplan Framework. The absence of a firm commitment to comply with the housing densities in the masterplan is unacceptable from a Local Plan housing delivery perspective and is contrary to Local Plan Policy H6 'Housing Mix and Efficient Use of Land' and specific requirements contained within the Carlton Masterplan.

4.99 Reason for refusal 5 is concerned with the outline application falling short of the minimum housing density figures required by the Carlton Masterplan Framework, in turn being contrary to Policy H6 of the Local Plan.

4.100 The Appeal proposals are supported by illustrative plans which are not plans that would be approved by this Appeal, were the Appeal to be allowed. I consider that they are helpful to show how the proposal could be developed in the context of the parameters, as well as in relation to neighbouring plots within the allocation Site MU3. In my opinion, although density is a consideration, this reason for refusal is based on an illustrative layout to an Outline application. Matters relating to layout, scale and appearance, including densities, would be subject to evaluation at Reserved Matters stage.

4.101 Local Plan Policy H6 expects a density of 40 dwellings per hectare (DPH) in Urban Barnsley and Principal Towns, to which Carlton forms part of Urban Barnsley. Paragraph 9.18 in relation to Policy H6 shows there is flexibility to this by stating, "*We recognise that it is important that the density of development is appropriate to the site. Lower densities will be supported if there is robust supporting evidence to outweigh the objective of making the most efficient use of land. The mix of housing on a site should also be appropriate to the scale and context of the development and the character of the area*". I interpret this to mean

that development making the most efficient use of land does not, in every case, have to reach 40 DPH.

- 4.102** The Appeal Site has a net to gross area of 75% after taking into account the requirements for the access from Shaw Lane, delivering the first leg (circa 25%) of the Northern Access Road, areas of Public Open Space, biodiversity net gain, provision for connectivity to TPT and NCN and designated areas for SuDS for both parcels L11 and L12.
- 4.103** Figure 12 of the Carlton Masterplan Framework shows circa 1,500 new homes across three individual residential neighbourhoods and circa 584 of those new homes to be delivered north of Shaw Lane. The table in Section 5.1 of the Masterplan Framework outlines the “*indicative development quantum*” for the Site MU3.
- 4.104** Figure 13 of the Carlton Masterplan Framework divides the Site and the wider allocation into three density zones – high (40-45 DPH), medium (35-40 DPH) and low (30-35 DPH). The Officer’s Committee Report (CD 11.2) states that the application “*falls short within 2 of those density areas, high density and medium density*”, but then goes on to state that “*the indicative plan submitted shows up to 215 dwellings in total with 133 homes in 3.28Ha in the higher density area (40.6 DPH)*”. I do not consider this to be a shortfall as the density lies between 40-45 DPH.
- 4.105** However, I do accept there is a limited conflict in the medium density zone as the proposals fall below the minimum requirement as set out in the Masterplan Framework. The proposal shows a density of 33.4 DPH which is 1.6 DPH below the minimum of 35 DPH. To achieve an increase in densities (in addition to the extensive infrastructure provisions proposed onsite), it would require a change in the housing mix to introduce apartment blocks and include more terraced properties.
- 4.106** This housing mix would result in streets dominated by vehicular parking which has a fundamental bearing on the density, design and quality of a scheme and this housing mix would lead to streets being visually dominated by parking, ultimately going against the South Yorkshire Residential Design Guidelines (CD 5.16). In my opinion, higher densities of L11 would result in uncharacteristic development for the area.

4.107 Furthermore, Section 5 of the Masterplan Framework identifies 584 dwellings to be provided to the north of Shaw Lane across parcels L11 (the Appeal Site) and L12. A masterplanning exercise has been carried out to show that parcels L11 and L12 can still deliver 584 dwellings. A schedule is attached at Appendix 6 which shows how L11 and L12 can come forward in line with the indicative quantum and densities. I consider this to satisfy the commitment that the Council mention to in the reason for refusal.

4.108 Therefore, as it can be demonstrated that the shortfall within the medium density zone does not preclude the 40 DPH densities from being achieved when viewed as part of the wider allocation. I feel by achieving higher densities on the Appeal Site (in the form of introducing apartment blocks and more terraced properties), it compromises and alters the character of the area and that outweighs the shortfall of 1.6 DPH to the medium density zone.

4.109 The matter relating to a small local shop is addressed within my evidence as part of reason for refusal 1. The provision of a small local shop within the Appeal Site would further reduce the densities that can be achieved onsite and therefore I consider there to be conflict in the Council's reasons for refusal 1 and 5.

4.110 A balanced view needs to be taken as to whether the Appeal Sites medium density zone shortfall is considered to be of material harm. I consider the development is appropriate for the Site and the most efficient use of land has been demonstrated, in line with the flexibility recognised within Local Plan Policy H6.

4.111 However, should the Inspector disagree, the Appellant has been able to demonstrate that when the Appeal Site is viewed in the wider context of the MU3 allocation, the higher densities of 40 DPH can also be achieved, in line with the Carlton Masterplan Framework.

4.112 I therefore ascribe limited weight to this reason for refusal as outlined above and due to this being a matter that is reserved for the detailed design stage.

4.113 Reason for Refusal 6

In the opinion of the Local Planning Authority, the street paraphernalia associated with the junction amendments would, through introducing additional street furniture, clutter and

markings, cause a degree of harm to the setting of the Conservation Area and individual historic buildings in the immediate vicinity including the former Wharnccliffe Arms and 2 Church Street, contrary to Local Plan Policies D1 'High Quality Design and Place Making' and HE1 'The Historic Environment'.

4.114 Reason for refusal 6 is concerned with the proposed junction amendments causing a degree of harm to the setting of the Conservation Area and to historic buildings in the immediate vicinity, namely Wharnccliffe Arms and 2 Church Street which is contrary to policies set out in the Local Plan.

4.115 As set out in paragraph 2.21 of the SoCG, the Council will not be defending this reason for refusal. There is a separate Heritage SoCG which further confirms this.

4.116 Paragraph 2.19 and Section 5 of the Heritage SoCG set out that with mitigation, the Appeal proposals would have no harm to the Conservation Area, if it can be demonstrated that the mitigation provides enhancement to the Conservation Area through consolidation of street paraphernalia. This mitigation can be secured and agreed through an appropriately worded condition.

4.117 The previously submitted Heritage Impact Assessment states the proposed highway works to have a minor impact upon the Conservation Area, equating to less than substantial harm. With mitigation measures in place, there will be no harm. The proposed mitigation measures can be secured by condition, and we are suggesting the following:

- The works will be designed with due cognisance to Historic England's guidance in the document entitled 'Streets for All – Advice for Highways and Public Realm Works in Historic Places, 2018
- Traffic signs and road markings to be kept to a minimum and in accordance with Traffic Signs Road Markings General Directive (TSRGD)
- Single stage crossings retaining the current design to provide straight across single stage pedestrian crossings

- No pavement edge barriers to avoid the use of guard railing and other physical barriers
- Traffic signal controller to be located at the back of existing footway and in a suitable safe and convenient location with raise relief panels to deter flyposting.

4.118 I consider that with the appropriate condition, there is no harm to the designated heritage assets and therefore paragraph 208 of the NPPF is not engaged, further complying with Local Plan Policies D1 and HE1 and that the reason for refusal cannot be substantiated, as set out in Section 7 of the SoCG.

Compliance with Local Plan Policies and other relevant policy guidance

4.119 I have confirmed in my assessment of the reasons for refusal that the proposals comply with:

- Site MU3 (reason for refusal 1)
- Policy T3 (reason for refusal 2)
- Policy T4 (reason for refusal 2)
- Policy CC1 (reason for refusal 3)
- Policy CC3 (reason for refusal 3)
- Policy BIO1 (reason for refusal 4)
- Policy H6 (reason for refusal 5)
- Policy D1 (reason for refusal 6)
- Policy HE1 (reason for refusal 6)

National Planning Policy Framework (NPPF)

4.120 I consider that the Appeal proposals fully accord with the key elements of the NPPF as I set out below:

- They comprise “*sustainable development*” in accordance with paragraphs 7, 8, 9, 10 and 11.
- They should therefore be determined in accord with the Development Plan and subject to the imposition of conditions and a section 106 agreement there are no other considerations that indicate otherwise. They should therefore be supported without delay in accord with paragraphs 11, 38, 47, and 55-58.
- They will deliver market and affordable housing on a Site allocated for housing in a recently adopted Local Plan and hence will ensure that the supply of housing is significantly boosted in accord with paragraphs 60 and 74.
- They will help to build a strong and competitive economy through construction jobs and socio-economic benefits in accord with paragraph 85.
- They will promote healthy and safe communities through delivering a quality place with appropriate open space, green infrastructure, public footpaths and community infrastructure in accord with paragraphs 96, 97, 99 and 104.
- They will promote sustainable transport in accord with paragraphs 108, 109, 114-117.
- They will make effective use of land by delivering a Site allocated for housing with an appropriate mix of housing in accord with paragraphs 123, 127 and 128.
- They can achieve well designed places in accordance with paragraphs 131 and 133-138.
- They will help to meet the challenge of climate change, flooding and coastal change in accord with paragraphs 162, 173 and 175.
- They will help to conserve and enhance the natural environment in accord with paragraphs 180 and 189-191.

- They will accord with Annex 1 of the NPPF.
- They will have no harm to the setting of the historic environment. The SoCG confirms that the Appeal proposals have been supported by an appropriate level of assessment with regard to heritage matters as required by paragraphs 200-203 of the NPPF.

Carlton Masterplan Framework, Design Code and Delivery Strategy

4.121 The Carlton Masterplan Framework, Design Code and Delivery Strategy was adopted in November 2021. I have considered these documents throughout my evidence when discussing the Appeal Site, the wider MU3 Site and within the reasons for refusal and I attribute the necessary weight at the relevant times.

Other Material Considerations, including matters raised by third parties

4.122 I have also had regard to whether any issues raised by third parties are material considerations that I have not addressed thus far in my evidence. I am not aware of any statutory consultees, outside of the Highways Officer, having an objection to the Appeal proposals. I have noted that two representations have been received.

4.123 The majority of the matters raised by third parties are already addressed in my evidence and that of other witnesses in the various topic Statements that support the Appeal. These third party concerns relate to the site proximity to SSSI, wildlife, flooding and drainage, traffic/ highways, footpaths, cycle routes and services.

4.124 Since the Appeal proposals comprise “*sustainable development*” and I conclude that there are no “*other material considerations*” which weigh against the Appeal proposals, then I consider that there is a Section 38(6) presumption in their favour and they also benefit from support from the NPPF paragraph 11(d) which confirms that planning decisions should apply a presumption in favour of sustainable development by “approving development proposals that accord with an up-to-date development plan without delay”. I therefore

consider that the Appeal proposals should be granted planning permission in accord with Section 38(6) and paragraph 11(d) of the NPPF.

5 Consideration of the Section 106 Agreement

5.1 A Section 106 Agreement is being agreed with the Council and will be executed before the Inquiry.

5.2 The elements that it will cover have been set out below:

- Provision of affordable housing (10%)
- Ecological mitigation and enhancement as set out in the submitted details
- Financial contribution for Education
- Provision of a sustainable travel contribution
- Financial contribution for offsite formal recreation
- Management of onsite open space
- Financial contribution for Travel Plan monitoring
- Financial contribution for Highways – Northern Access Road

6 Summary and Conclusion with Planning Balance

- 6.1** The Appeal proposal comprises of a residential development, on a mixed use allocation site within the adopted Local Plan. All the new housing, roads and structures will be accommodated within the allocation area and offsite highway improvements will be provided to Shaw Lane.
- 6.2** As I have set out in Section 4 of my evidence that the Appeal proposals are in compliance with the Statutory Development Plan and hence, they benefit from the positive presumption set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 i.e. that applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.3** In relation to housing, the Government's main objective is to boost significant the supply of housing and the overall aim should be to meet the identified housing need as much as possible. Within that context, the Council has accepted it does not currently have a 5 year housing land supply as set out in the SoCG.
- 6.4** In my view, the Barnsley Local Plan is about regeneration and growth, supporting Barnsley's role in the region and providing new homes, including affordable homes, providing opportunities, economy prosperity and improve the quality of life for residents. This is amplified in the Vision and Objectives where the Council will widen the choice of high quality homes and "enable the delivery the delivery of at least 21,546 homes that provide housing for all, including affordable housing, and maintaining at least a rolling 5 year deliverable supply of new housing". As stated above the Council accept that they cannot currently demonstrate a 5 year housing land supply.

6.5 The following table further sets out the compliance with the Development Plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004:

Barnsley Local Plan (adopted January 2019)				
	Policy	Page	Compliance or Not	Weight
Most Important				
1.	MU3 – Land off Shaw Lane, Carlton	124	Yes	FULL
2.	GD 1 – General Development	28	Yes	
3.	H 6 – Housing Mix and Efficient Use of Land	113	Partial non-compliance. Flexibility is built into the policy wording and 40 dwellings per hectare can be achieved in parts of the Site	
Policies Most Relevant				
4.	SD 1 – Presumption in favour of Sustainable Development	27	Yes	FULL
5.	LG 1 – City Regions	31	Yes	
6.	LG 2 – The Location of Growth	32	Yes	
7.	H 1 – The Number of New Homes to be Built	57	Yes	
8.	H 2 – The Distribution of New Homes	58	Yes	
9.	H 7 – Affordable Housing	114	Yes	
10.	T 1 – Accessibility Priorities	134	Yes	
11.	T 2 – Safeguarding of the former Railway Lines	141	Yes	
12.	T 3 – New Development and Sustainable Travel	144	Yes	
13.	T 4 - New Development and Transport Safety	146	Yes	

14.	T 5 - Reducing the Impact of Road Travel	147	Yes
15.	D 1 – High Quality Design and Place Making	152	Yes
16.	LC 1 – Landscape Character	153	Yes
17.	HE 1 – The Historic Environment	156	Yes
18.	HE 2 – Heritage Statements and general application procedures	158	Yes
19.	GI 1 – Green Infrastructure	228	Yes
20.	GI 2 – Canals – Safeguarded Routes	229	Yes
21.	GS 1 – Green Space	232	Yes
22.	GS 2 – Green Ways and Public Rights of Way	234	Yes
23.	BIO 1 – Biodiversity and Geodiversity	235	Yes
24.	CC 1 – Climate Change	257	Yes
25.	CC 2 – Sustainable Design and Construction	257	Yes
26.	CC 3 – Flood Risk	258	Yes
27.	CC 4 - Sustainable Drainage Systems (SuDs)	260	Yes
28.	RE 1 – Low Carbon and Renewable Energy	264	Yes
29.	CL 1 -Contaminated Land and Unstable Land	282	Yes
30.	POLL 1 – Pollution Control and Protection	283	Yes
31.	AQ 1 – Development in Air Quality Management Areas	284	Yes

32.	I 1 – Infrastructure and Planning Obligations	286	Yes	
33.	I 2 – Educational and Community Facilities	288	Yes	

6.6 I have also assessed the compliance of the Appeal proposals with the Carlton Masterplan and Delivery Strategy, setting out and evaluating a series of material considerations throughout my evidence. In my view, the following benefits are highly material and can be subdivided into economic, social and environmental benefits – making up the three pillars of sustainable development.

Economic Benefits:

6.7 I consider the following economic benefits arise and I attribute the following weight to them:

- a) The delivery of market housing, in the context of the NPPF (2023) requirements, as outlined within paragraph 60, to support the Government’s objective to significantly boost the supply of homes, and to bring land identified for housing forward without unnecessary delay. The Appeal Site is established as an allocation for housing and green space within the Statutory Development Plan, within a sustainable settlement. The number of houses provided represents a boost to the overall housing provision in Barnsley when the Council are unable to demonstrate a 5 year housing supply and as such, I attribute **substantial weight** to this benefit.

- b) The Appeal proposals will create a variety of employment opportunities of circa 500 person years, equivalent of 50 FTE’s, during the construction phase of the development, which includes in the construction, trades and distribution and logistics roles, with opportunities for these to be focussed within the local population and businesses. There will also be opportunities for employment and training skills initiatives to support the local economy. As such, I attribute **moderate weight** to this benefit.

- c) There will also be additional economic benefits relating to construction value and council tax income, which will boost income for the Council of circa £457,255 in Council Tax per annum. As such, I attribute **moderate weight** to this benefit.
- d) The residential development will bring new population to the area, with the future occupiers' expenditure within the locality of Carlton and Barnsley, boosting the local economy of circa £1.08 million in First Homes Expenditure and £4.5 million in annual household expenditure. This will have the potential to support local services and facilities and attract additional investment in the area. The Appeal proposals will support the wider objectives of Barnsley's spatial and growth strategy, relating directly to Local Policies SD1 and LG2. As such, I attribute **moderate weight** to this benefit.

Social Benefits:

6.8 I consider the following social benefits arise and I attribute the following weight to them:

- a) The Appeal proposals will provide a mix of housing types, including family homes, within a highly sustainable settlement within the borough. This directly relates to paragraph 60 of the NPPF, which requires "*an appropriate mix of housing types for the local community*". The Appeal proposals will widen home ownership and help meet the needs of present and future generations in a well-designed and safe environment, in the context of the NPPF (2023) general requirements to significantly boost the supply of housing. As an allocated Site, located within the highest tier of settlement within the Local Plan area, it is imperative that these allocations come forward and are delivered to provide housing for the area, meeting both local and national requirements. As such, I attribute **substantial weight** to this benefit.
- b) The Appeal proposals will also deliver an appropriate supply of affordable housing, comprising a total of 22 units (based on a scheme of 215 dwellings). At 10%, this affordable housing provision will accord with the policy requirement level specified within Policy H7 of the Local Plan. In the absence of a 5 year housing land supply, there is a clear and pressing need to increase the delivery of affordable housing within Barnsley to satisfy the unmet need. This will provide a significant boost to the local

population in the context of delivering affordable housing for the area. As such, I attribute **substantial weight** to this benefit.

- c) The Appeal proposals will provide areas of recreation, comprising of publicly accessible open space within the Site which meets the policy requirement, formalising this space for the benefit of both new and existing residents of Carlton. Local Plan Policy GS1 'Green Space' states that new residential development will be required to improve the quantity, quality and value of green space provision in line with the standards set out in the Open Space Provision on New Housing Developments SPD (2019) (CD 4.4). The Appeal proposals would be providing amenity greenspace in line with of the policy requirement. As such, I attach **limited weight** to this benefit.
- d) Through a Section 106 agreement, the Appeal proposals secure the delivery of contributions and financial sums to mitigate impacts relating to education. These contributions have been agreed with the Council. As such, I attach **neutral weight** to this benefit.
- e) The Appeal proposals will create new and improved pedestrian and cycle links through the Site, with the potential for a future link through the neighbouring site to the Trans Pennine Trail, adjacent to the Barnsley Canal. The provision of the link within the Appeal Site boundary is a benefit available to people wider than those who live within the Appeal proposals. As such, I attach **limited weight** to this benefit.

Environmental Benefits:

6.9 I consider the following environmental benefits arise and I attribute the following weight to them:

- a) The Appeal proposals will create and maintain areas of green space and green infrastructure, which would be integrated into the development, and to the wider allocation. This directly relates to Section 5 of the Masterplan Framework and L11 specific criteria set out in the Delivery Strategy, which stipulates that the development of the Site should provide open space to ensure sufficient amenity space for site occupants and the local community. As such, I attach **limited weight** to this benefit.

- b) The Appeal Site proposes to deliver a biodiversity net gain, which would be compliant with the Policy BIO1 of the Local Plan, which advises that proposals which achieve a net gain will be supported. The Appeal proposals will achieve a minimum of 10% BNG and hence as the deliverable biodiversity net gain will exceed the minimum requirement, then it is a positive consideration. As such, I attach **limited / moderate weight** to this benefit.
- c) The Appeal proposals will lead to a consolidation of street paraphernalia within the Conservation Area. The proposals provide no harm to the designated heritage assets and therefore paragraph 208 of the NPPF is not engaged. As such, I attach **limited / moderate weight** to this benefit.

6.10 I have demonstrated above that the policy or other material consideration that would weigh against the Section 38(6) presumption relates to the development coming forward as the first phase of development, the provision of the local shop being outside of the Appeal Site and the densities falling short by 1.6 DPH and I have ascribed **limited weight** to these. Balanced against this are a series of positive material considerations to which I have ascribed ‘*substantial*’, ‘*moderate*’ and ‘*limited*’ weight. Cumulatively I ascribe **substantial weight** to these positive considerations overall. In light of this, I consider that overall, the relevant material considerations weight in favour of (rather than against) the Appeal proposals and hence that the Section 38(6) presumption is not dislodged and is firmly maintained.

6.11 In the absence of a 5 year housing land supply, I conclude that they also benefit from support in NPPF (2023) paragraph 11(d) which confirms that planning decisions should apply a presumption in favour of sustainable development by grant permission unless “*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*”. On this basis, I consider that the Appeal proposals should be granted planning permission in accord with Section 38(6) and paragraph 11(d) of the NPPF (2023).

6.12 I also consider that should the Inspector conclude that there is conflict with the Development Plan then in my view the positive considerations that I set out above comprise ‘*material considerations*’ which would lead to a decision to allow this Appeal other than in

accordance with the Development Plan. I therefore respectfully request that the Appeal proposals be supported by the Planning Inspector and that planning permission be granted for them to allow the undoubted benefits of the Appeal proposals to be realised.

7 Appendices

7.1 Appended to my Proof of Evidence are the following items:

1. Emails from 11.08.22 – 09.09.2022 between Spawforths (on behalf of the Appellant) and the Planning Officer
2. Emails from 02.06-2023 – 21.07.2023 between Spawforths (on behalf of the Appellant) and the Planning Officer
3. Extract of Carlton Delivery Strategy with 'Document Verification' page appended to Officers Adoption Report on the Consultation Masterplan Framework on 25 June 2021
4. 5 Year Housing Land Supply Assessment by Spawforths
5. An extract of the NPPG (Paragraph: 007 Reference ID: 26-007-20191001)
6. Schedule of densities in relation to L11 and L12.

Appendix 1

From: [Hyde , James \(SPATIAL PLANNING PROJECT MANAGER\)](#)
To: [Hannah Richardson](#)
Cc: [Laura Young](#)
Subject: FW: Application ref: 2022/0115 - Shaw Lane, Carlton
Date: 09 September 2022 17:09:05
Attachments: [image001.png](#)
[image004.png](#)
[image038.png](#)

Hi Hannah,

Please see email below which was sent to Laura.

Regards

James Hyde, BA(Hons), MA, MRTPI
Spatial Planning Project Manager

Planning and Building Control
Barnsley MBC
PO Box 634
BARNSELEY
S70 9GG

 jameshyde@barnsley.gov.uk



Please note that the views expressed in this email are the informal opinions of officers based on the information available at present. They are not binding on the council, who will determine your planning application

From: Hyde , James (SPATIAL PLANNING PROJECT MANAGER)
Sent: 09 September 2022 17:07
To: Laura Young <Laura.Young@spawforths.co.uk>
Subject: RE: Application ref: 2022/0115 - Shaw Lane, Carlton

Hi Laura,

The application seeks outline approval for a residential development of up to 215 dwellings with all matters reserved apart from means of access. The site forms part of the mixed use development allocation within the Local Plan under site plan policy MU3 which is mixed use for housing and green space with an indicative yield of 1683 dwellings. Within the MU3 policy the development has been the subject of a phased masterplan framework covering the entire allocation to ensure the development is brought forward in a coherent and comprehensive manner. The masterplan framework covering sites MU2 and MU3 was informed by a six week public consultation exercise and adopted by full Council on 25th November 2021. In addition to the masterplan framework a delivery strategy was produced which set out the roles and

responsibilities of the various landowners and developers alongside BMBC as both the Local Planning Authority and Highway Authority.

Development of the site shall come forward in phases and the delivery of certain phases could be dependent upon the availability of infrastructure networks to serve the respective parts of the site. The application site forms part of phase 3 and the Masterplan states that the delivery of phase 3 is dependant on the delivery of the northerly access road. The masterplan is also to be read in conjunction with the Delivery Strategy which states, in relation to phase 3, that due to congestion on the existing highway network, access needs to be secured off Royston Lane via the northern access road. This access road fits in with BMBC's wider strategic transport aspirations. However, in order to secure access to Royston Lane, phased development of the parcels will require L12 to be brought forward in advance of L11 and as such this application is deemed to be premature seeking to gain access from Shaw Lane prior to the northern access being secured from Royston Lane.

It is noted that some improvement works are proposed to the existing highway network to accommodate the development, however, as set out in the Highways response by Wayne Lake, dated 13/07/2022, those improvements would not overcome highway safety issues.

Furthermore, as highlighted above, the application site forms only part of phase 3 (L11) and would leave 2 other awkwardly shaped sites to be developed out (L12 & L17). Local Plan Policy GD1 'General Development' states proposals for development will be approved if 'they will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land'.

For the reasons outlined above, the application is deemed premature and is contrary to the Masterplan Framework and the associated Delivery Strategy. Furthermore, given the application site only forms part of phase 3 it is considered to be piecemeal and not conducive of a coherent and comprehensive development, again, contrary to the Masterplan Framework.

At this stage a meeting would not address the fundamental concerns with this application.

Please let me know how you would like to proceed.

Regards

James Hyde, BA(Hons), MA, MRTPI
Spatial Planning Project Manager

Planning and Building Control
Barnsley MBC
PO Box 634
BARNSELY
S70 9GG

 jameshyde@barnsley.gov.uk



Please note that the views expressed in this email are the informal opinions of officers based on the information available at present. They are not binding on the council, who will determine your planning application

From: Laura Young <Laura.Young@spawforths.co.uk>
Sent: 09 September 2022 15:00
To: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>
Cc: Hannah Richardson <Hannah.Richardson@spawforths.co.uk>
Subject: RE: Application ref: 2022/0115 - Shaw Lane, Carlton

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi James,

Do you have an update from the internal highways meeting please?

Thanks,

Laura

Kind regards
LAURA YOUNG
Planner (AssocRTPI)
Phone: 01924 873873 Mobile: 07311 628619

From: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>
Sent: 08 September 2022 11:56
To: Laura Young <Laura.Young@spawforths.co.uk>
Cc: Hannah Richardson <Hannah.Richardson@spawforths.co.uk>
Subject: RE: Application ref: 2022/0115 - Shaw Lane, Carlton

Hi Laura,

Sorry for the delay. We had our internal meeting Yesterday. I am just collating the fallout from that meeting and will send that through before the end of this week.

Regards

James Hyde, BA(Hons), MA, MRTPI
Spatial Planning Project Manager

Planning and Building Control
Barnsley MBC
PO Box 634
BARNSLEY
S70 9GG

jameshyde@barnsley.gov.uk



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From: Laura Young <Laura.Young@spawforths.co.uk>
Sent: 08 September 2022 11:44
To: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>
Cc: Hannah Richardson <Hannah.Richardson@spawforths.co.uk>
Subject: RE: Application ref: 2022/0115 - Shaw Lane, Carlton

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Hi James,

Can you please respond to the below emails.

My colleague Hannah is copied in to the email. I am due to go on leave for a fortnight from next week and this application is getting further and further delayed without reason at the moment. Can you please get back to Hannah with a date for a highways meeting ASAP as we originally requested this on 11th August and we are yet to schedule anything, let alone have the meeting.

Thanks,

Laura

Kind regards
LAURA YOUNG
Planner (AssocRTPI)
Phone: 01924 873873 Mobile: 07311 628619

From: Laura Young
Sent: 02 September 2022 09:54
To: 'Hyde , James (SPATIAL PLANNING PROJECT MANAGER)' <JamesHyde@barnsley.gov.uk>

Subject: FW: Application ref: 2022/0115 - Shaw Lane, Carlton

Hi James,

Can you please provide an update of the internal highways meeting as well as dates for a further meeting. I am conscious that I have some leave this month and I don't want to prolong this for longer than necessary.

Thanks,

Laura

Kind regards
LAURA YOUNG
Planner (AssocRTPI)
Phone: 01924 873873 Mobile: 07311 628619

From: Laura Young
Sent: 25 August 2022 15:26
To: 'Hyde , James (SPATIAL PLANNING PROJECT MANAGER)' <JamesHyde@barnsley.gov.uk>
Cc: Hannah Richardson <Hannah.Richardson@spawforths.co.uk>
Subject: RE: Application ref: 2022/0115 - Shaw Lane, Carlton

Hi James,

Thanks for getting back to me.

I appreciate Highways wanting an internal meeting prior to an external meeting. As you can imagine our client is getting increasingly frustrated with the delays of this application. It was submitted some 29 weeks ago now and we don't want this being held up further. When you organise your internal meeting can you also organise the external meeting for the following week/ week commencing 5 September so we aren't waiting unnecessarily.

Thanks,

Laura

Kind regards
LAURA YOUNG
Planner (AssocRTPI)
Phone: 01924 873873 Mobile: 07311 628619

From: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>
Sent: 25 August 2022 13:09
To: Laura Young <Laura.Young@spawforths.co.uk>
Subject: RE: Application ref: 2022/0115 - Shaw Lane, Carlton

Hi Laura,

No problem. Highways have just asked for an internal meeting prior to an external meeting so I will set this up for early next week and report back ASAP after that.

Regards

James Hyde, BA(Hons), MA, MRTPI
Spatial Planning Project Manager

Planning and Building Control
Barnsley MBC
PO Box 634
BARNSELY
S70 9GG

[✉ jameshyde@barnsley.gov.uk](mailto:jameshyde@barnsley.gov.uk)



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From: Laura Young <Laura.Young@spawforths.co.uk>
Sent: 25 August 2022 12:05
To: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>
Cc: Hannah Richardson <Hannah.Richardson@spawforths.co.uk>
Subject: FW: Application ref: 2022/0115 - Shaw Lane, Carlton

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Hi James,

I'm aware we've got an extension of time in place until tomorrow but we haven't made any progress this month so this will need extending. Can we put in place an extension of time until the end of next month, 30th September.

I'm aware you said you had a few days leave around the last fortnight of August, can you please provide an update of the position of the meeting with yourselves and highways so we are in a position to progress this application.

Thanks,

Laura

Kind regards

LAURA YOUNG
Planner (AssocRTPI)
Phone: 01924 873873 Mobile: 07311 628619

From: Laura Young
Sent: 23 August 2022 12:03
To: 'Hyde , James (SPATIAL PLANNING PROJECT MANAGER)' <JamesHyde@barnsley.gov.uk>
Cc: Hannah Richardson <Hannah.Richardson@spawforths.co.uk>
Subject: FW: Application ref: 2022/0115 - Shaw Lane, Carlton

Hi James,

I'm following up on the below emails. Can you please provide me with some dates for a meeting with highways?

Thanks,

Laura

Kind regards
LAURA YOUNG
Planner (AssocRTPI)
Phone: 01924 873873 Mobile: 07311 628619

From: Laura Young
Sent: 18 August 2022 17:31
To: 'Hyde , James (SPATIAL PLANNING PROJECT MANAGER)' <JamesHyde@barnsley.gov.uk>
Subject: RE: Application ref: 2022/0115 - Shaw Lane, Carlton

Hi James,

Just following up on the below email, have you managed to sort some dates for a meeting with highways?

Thanks,

Laura

Kind regards
LAURA YOUNG
Planner (AssocRTPI)
Phone: 01924 873873 Mobile: 07311 628619

From: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>
Sent: 11 August 2022 16:19
To: Laura Young <Laura.Young@spawforths.co.uk>
Subject: RE: Application ref: 2022/0115 - Shaw Lane, Carlton

Hi Laura,

I have a few days leave booked over the next couple of weeks but I will speak with the highways officer and see if there are any dates we can put forward.

Regards

James Hyde, BA(Hons), MA, MRTPI
Spatial Planning Project Manager

Planning and Building Control
Barnsley MBC
PO Box 634
BARNSLEY
S70 9GG

[✉ jameshyde@barnsley.gov.uk](mailto:jameshyde@barnsley.gov.uk)



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From: Laura Young <Laura.Young@spawforths.co.uk>
Sent: 11 August 2022 12:55
To: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>
Cc: Hannah Richardson <Hannah.Richardson@spawforths.co.uk>
Subject: RE: Application ref: 2022/0115 - Shaw Lane, Carlton

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Hi James,

In order for us to proceed with addressing comments from Highways, we feel it would be worth a meeting with yourself and highways to discuss the points within their response and get an understanding of the surveys they require. The optimum time to carry out the surveys would be in September, so having the meeting within the next fortnight before then would be preferable.

Are you able to provide availabilities for the next fortnight please?

Thanks,

Laura

Kind regards
LAURA YOUNG
Planner (AssocRTPI)
BA(Hons), AssocRTPI



Junction 41 Business Court, East Ardsley, Leeds, WF3 2AB

Main: 01924 873873 Web: www.spawforths.co.uk
Direct: 01924 876841 Email: laura.young@spawforths.co.uk
Mobile: 07311 628619 LinkedIn:



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Appendix 2

From: [Hyde , James \(SPATIAL PLANNING PROJECT MANAGER\)](#)
To: [Laura Young](#)
Cc: [Burton , Andrew \(GROUP LEADER- DEV MANAGEMENT\(INNER AREA\)\); Jenkinson , Joe \(HEAD OF PLANNING,POLICY & BUILDING CTRL\)](#)
Subject: 2022/0115 - Shaw Lane, Carlton
Date: 21 July 2023 14:11:27
Attachments: [image001.png](#)
[image003.png](#)
[image013.png](#)
[image014.png](#)
[FW_20220115 - - Shaw Lane Carlton.msg](#)

Hi Laura,

As you are aware the application site forms part of Mixed Use allocation MU3. Within the MU3 policy the development has been the subject of a phased masterplan framework and delivery strategy covering the entire allocation to ensure the development is brought forward in a coherent and comprehensive manner. The issues considered within the delivery strategy being the planning and phasing strategy together with the infrastructure requirements and delivery. The delivery strategy sets out that it is expected that development will come forward in a series of phases and whilst it is noted that phases may not necessarily be delivered sequentially, the delivery of certain phases will be dependent upon the availability of infrastructure networks including highways to serve respective parts of the site.

This development parcel is identified as L11 and contained within Phase 3 of the phasing strategy. Within the strategy for Phase 3 it states "Due to congestion on the existing highway network, access needs to be secured off Royston Lane via the northern access road. This access road fits in with BMBC's wider strategic transport aspirations." However in order to secure access to Royston Lane, phased development of the parcels will require L12 to be brought forward in advance of L11 and as such this application is deemed to be premature seeking to gain access from Shaw Lane prior to the northern access being secured from Royston Lane. The same feedback was provided as part of a pre-application enquiry in October 2021.

Despite the proposed development not being in accordance with the delivery strategy the Highways Officer provided a detailed response on the proposed scheme and submitted Transport Assessment which was sent onto you in July 2022. Planning comments were also provided following the Highway feedback which concluded *'the application is deemed premature and is contrary to the Masterplan Framework and the associated Delivery Strategy. Furthermore, given the application site only forms part of phase 3 it is considered to be piecemeal and not conducive of a coherent and comprehensive development, again, contrary to the Masterplan Framework. At this stage a meeting would not address the fundamental concerns with this application'*.

Following several requests for extensions of time from you, which we granted, we received a number of additional documents on 2nd June 2023, 11 months after the Highways comments were provided. The documents pre-dominantly relate to Ecology and Highways. The Ecology documents have been reviewed by the Councils Biodiversity Officer and the response is attached to this email, it should be noted, however, that we are still awaiting comments from the Yorkshire Wildlife Trust and those will be forwarded on in due course.

In terms of a Highways response, a lot of additional information has been submitted which will take the Highways team some time to digest and comment upon. However, it is still noted that

the additional information and documents generally relate to the justification of the previously proposed access arrangements and the scheme still does not adhere to the Masterplan and the delivery strategy. The Highways team are aware that you are chasing feedback and will provide comments as soon as possible but you should be aware they have a very heavy workload at present.

In terms of a meeting, the largest concern with this submission is that the application is deemed premature and is contrary to the Masterplan Framework and the associated Delivery Strategy and one of the main components of that is the access to the site and highway implications. As such, in order to have a productive meeting we would first need to have the highway comments back on the latest information and documents. We are not trying to be obstructive by not putting a meeting in the diary we are just trying to make the best use of every ones time.

I hope you can understand our position on this matter. However, if your clients would like to obtain a decision within the earliest possible timescale we can facilitate that, but that shall mean presenting our Councillors with a recommendation for refusal at our next available Planning Committee meeting on 5th September.

I will send the Highways comments as soon as I have them but in the meantime if you require anything further, please do not hesitate to contact me.

Regards

James Hyde, BA(Hons), MA, MRTPI
Spatial Planning Project Manager

Planning and Building Control
Barnsley MBC
PO Box 634
BARNSELEY
S70 9GG

jameshyde@barnsley.gov.uk



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From: Laura Young <Laura.Young@spawforths.co.uk>

Sent: 20 July 2023 14:21

To: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>

Cc: Hannah Richardson <Hannah.Richardson@spawforths.co.uk>; Jenkinson , Joe (HEAD OF PLANNING,POLICY & BUILDING CTRL) <JoeJenkinson@barnsley.gov.uk>; Burton , Andrew

(GROUP LEADER- DEV MANAGEMENT(INNER AREA)) <AndrewBurton@barnsley.gov.uk>

Subject: FW: 2022/0115 - Shaw Lane, Carlton

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Hi James,

I'm aware we responded to you last week now and have not had an update or a response? I've also left phone messages with the switchboard for you to get in contact with me this week to no avail.

Do you have a response from consultees? It's now over 7 weeks since we submitted additional information and we've not had any responses.

Regards,

Laura

Kind regards

LAURA YOUNG

Planner (AssocRTPI)

Phone: 01924 873873 Mobile: 07311 628619

From: Laura Young

Sent: Thursday, July 13, 2023 2:52 PM

To: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>

Cc: Hannah Richardson <Hannah.Richardson@spawforths.co.uk>;
andrewburton@barnsley.gov.uk; joejenkinson@barnsley.gov.uk

Subject: RE: 2022/0115 - Shaw Lane, Carlton

Hi James,

Thank you for your email.

With the greatest respect, Spawforths submitted this application in February 2022 and have requested a meeting with Officers several times, since its submission, however this has been repeatedly declined. It took over 6 months to obtain highway comments on the submitted planning application, and we are very concerned from your most recent email, that this application is not being prioritised by highways. There are several documents that have been updated, amended to address the concerns raised by Highways and hence we cannot apologise for submitting these, as these have been required to address concerns raised by Officers. This is an allocated site, contributing to the Boroughs housing land supply, which our client has worked collaboratively and proactively with the Council for several years, particularly when the Council were producing the Masterplan Framework, to bring forward. As such, this reluctance to even arrange a meeting, is both surprising and disappointing.

We are struggling to explain to our client why the Council won't facilitate a meeting, to enable a discussion on this allocated site, some 17 months after the application was originally submitted, and after significant amendments have been made to address concerns raised.

Can you please ensure that this planning application is progressed as quickly as possible, and highways are asked to prioritise this application? We would very much appreciate a meeting

with Officers, as a matter of urgency as we've been waiting for a very long time to have a meaningful discussion with the Council.

Regards,

Laura

Kind regards

LAURA YOUNG

Planner (AssocRTPI)

Phone: 01924 873873 Mobile: 07311 628619

From: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>

Sent: Monday, July 10, 2023 6:21 PM

To: Laura Young <Laura.Young@spawforths.co.uk>

Subject: RE: 2022/0115 - Shaw Lane, Carlton

Hi Laura,

I spoke to the Highways Officer on Friday regarding this one. They have started to go through the information submitted but there is a lot for them to get through and digest. They are also very busy at the moment. They said they would provide a response as soon as they can. I can't really put a date in the diary at the moment until I have had their feedback as I need to know where they stand.

Regards

James Hyde, BA(Hons), MA, MRTPI

Spatial Planning Project Manager

Planning and Building Control

Barnsley MBC

PO Box 634

BARNSLEY

S70 9GG

 jameshyde@barnsley.gov.uk



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From: Laura Young <Laura.Young@spawforths.co.uk>

Sent: 10 July 2023 16:33

To: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>

Subject: FW: 2022/0115 - Shaw Lane, Carlton

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Hi James,

Have we had any feedback and got dates for a meeting please?

Thanks,

Laura

Kind regards

LAURA YOUNG

Planner (AssocRTPI)

Phone: 01924 873873 Mobile: 07311 628619

From: Laura Young

Sent: Tuesday, July 4, 2023 8:53 AM

To: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>

Subject: RE: 2022/0115 - Shaw Lane, Carlton

Thanks James.

Can you also chase highways on a date for a meeting please. Our client is growing increasingly frustrated at the lack of willingness to discuss this application so it would be very beneficial if we push to sort a date for a meeting.

Thanks,

Laura

Kind regards

LAURA YOUNG

Planner (AssocRTPI)

Phone: 01924 873873 Mobile: 07311 628619

From: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>

Sent: Monday, July 3, 2023 6:32 PM

To: Laura Young <Laura.Young@spawforths.co.uk>

Subject: RE: 2022/0115 - Shaw Lane, Carlton

Hi Laura,

The Biodiversity Officer has stated that they will have their comments back to me this week. I am chasing Highways for an ETA on the feedback.

I will let you know when I have received the comments.

Regards

James Hyde, BA(Hons), MA, MRTPI
Spatial Planning Project Manager

Planning and Building Control
Barnsley MBC
PO Box 634
BARNSLEY
S70 9GG

jameshyde@barnsley.gov.uk



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From: Laura Young <Laura.Young@spawforths.co.uk>
Sent: 30 June 2023 12:03
To: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>
Cc: Hannah Richardson <Hannah.Richardson@spawforths.co.uk>; Brian King <bking@networkspace.co.uk>
Subject: RE: 2022/0115 - Shaw Lane, Carlton

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Hi James,

Have you got any consultee comments back yet?

This application has been in since February 2022, our client is pressuring us to get this moving. We've never been able to have a meeting with the Council, even after asking on numerous occasions. We appreciate Joe Jenkinson is leaving but we would like a meeting with yourself, highways and a planning manager/team leader.

We are working with the client on the options to progress this but we can't do that without consultee responses and discussions with yourself.

I would be grateful if you could to arrange this meeting asap.

Thanks,

Laura

Kind regards

LAURA YOUNG

Planner (AssocRTPI)

Phone: 01924 873873 Mobile: 07311 628619

From: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>

Sent: Thursday, June 22, 2023 10:43 AM

To: Laura Young <Laura.Young@spawforths.co.uk>

Subject: RE: 2022/0115 - Shaw Lane, Carlton

Hi Laura,

I am chasing responses. I didn't want to fully commit to a meeting or dates until I had their comments and availability.

Just to let you know the Head of Planning is due to be leaving soon and we are just in the process of recruiting his replacement, as such, they are unlikely to be in attendance.

Regards

James Hyde, BA(Hons), MA, MRTPI
Spatial Planning Project Manager

Planning and Building Control
Barnsley MBC
PO Box 634
BARNSLEY
S70 9GG

 jameshyde@barnsley.gov.uk



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From: Laura Young <Laura.Young@spawforths.co.uk>

Sent: 22 June 2023 10:39

To: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>

Cc: Brian King <bking@networkspace.co.uk>

Subject: FW: 2022/0115 - Shaw Lane, Carlton

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Hi James,

Do we have any updates from consultees following the recently updated information?

Also as previously asked, can you please provide dates for a meeting to discuss this application with yourself, head of planning and highways.

Thanks,

Kind regards

LAURA YOUNG

Planner (AssocRTPI)

Phone: 01924 873873 Mobile: 07311 628619

From: Laura Young

Sent: Monday, June 19, 2023 8:32 AM

To: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>

Subject: RE: 2022/0115 - Shaw Lane, Carlton

Hi James,

Do we have any updates from consultees following the recently updated information?

Also as previously asked, can you please provide dates for a meeting to discuss this application with yourself, head of planning and highways.

Thanks,

Laura

Kind regards

LAURA YOUNG

Planner (AssocRTPI)

Phone: 01924 873873 Mobile: 07311 628619

From: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>

Sent: Tuesday, June 6, 2023 3:54 PM

To: Laura Young <Laura.Young@spawforths.co.uk>

Subject: RE: 2022/0115 - Shaw Lane, Carlton

Hi Laura,

Yes thanks. I have saved all the documents to the electronic file and have consulted the relevant offices and provided them with a link to all the information submitted.

Regards

James Hyde, BA(Hons), MA, MRTPI

Spatial Planning Project Manager

Planning and Building Control
Barnsley MBC
PO Box 634
BARNSLEY
S70 9GG

jameshyde@barnsley.gov.uk



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From: Laura Young <Laura.Young@spawforths.co.uk>
Sent: 06 June 2023 14:37
To: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>
Cc: Hannah Richardson <Hannah.Richardson@spawforths.co.uk>
Subject: FW: 2022/0115 - Shaw Lane, Carlton

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Hi James,

Just wanting to confirm you have received the below email and downloaded all the documentation from the WeTransfer link before it expires?

Thanks,

Laura

Kind regards
LAURA YOUNG
Planner (AssocRTPI)
Phone: 01924 873873 Mobile: 07311 628619

From: Laura Young <Laura.Young@spawforths.co.uk>
Sent: Friday, June 2, 2023 4:16 PM
To: Hyde , James (SPATIAL PLANNING PROJECT MANAGER) <JamesHyde@barnsley.gov.uk>
Cc: Hannah Richardson <Hannah.Richardson@spawforths.co.uk>
Subject: 2022/0115 - Shaw Lane, Carlton

Good afternoon James,

We are submitting additional information in relation to the above mentioned planning

application. A Cover Letter is attached to this email which details the purpose of the submission, and the WeTransfer link below provides the associated documents.

<https://we.tl/t-TmPyZ8m7es>

We are seeking a meeting with the Council to progress this application. Can you please re-consult the relevant consultees and provide dates for a meeting at your earliest convenience.

Kind regards,

Laura

Kind regards
LAURA YOUNG
Planner (AssocRTPI)
BA(Hons), AssocRTPI



Junction 41 Business Court, East Ardsley, Leeds, WF3 2AB

Main: 01924 873873

Web: www.spawforths.co.uk

Direct: 01924 876841

Email: laura.young@spawforths.co.uk

Mobile: 07311 628619

LinkedIn:



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Appendix 3

Item 8

BARNSELY METROPOLITAN BOROUGH COUNCIL

This matter is a Key Decision within the Council's definition and has been included in the relevant Forward Plan

REPORT OF THE EXECUTIVE
DIRECTOR FOR PLACE
TO FULL COUNCIL

9th November 2021

Public or private: Public

If private complete the following: Exempt Information, Local Government Act 1972 Schedule 12A Part 1 Paragraph [Insert number] [See Appendix 2 for further guidance on this matter]
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CARLTON MASTERPLAN ADOPTION

1. PURPOSE OF REPORT

- 1.1 To seek approval to adopt the Masterplan Framework for Carlton (sites MU2/MU3)

2. RECOMMENDATIONS

It is recommended that Full Council:

- 2.1 Notes the progress made in the development of the Masterplan Framework for Carlton (sites MU2/MU3);
- 2.2 Notes the submission of a late representation (petition) gathered contemporaneously with the consultation period in June/July; and
- 2.3 Approves the recommendation to adopt the Carlton Masterplan Framework.

3. INTRODUCTION

- 3.1 The Council's Local Plan was adopted on 3rd January 2019. When the Local Plan was being examined it was agreed that for the larger, strategic sites it was necessary to prepare masterplan frameworks to ensure that sites could be developed in a comprehensive manner considering cumulative infrastructure requirements. Looking at large allocations in this way, rather than a piecemeal fashion dictated by land ownerships, ensures that we can make the best use of sites and secure sustainable and inclusive growth reflecting each of our corporate priorities.

- 3.2 Whilst each masterplan framework is bespoke to the area, the Local Plan prescribes that the Masterplan Frameworks shall contain the following:
- A planning policy summary, site location and description, land ownership, a summary of the existing evidence, site evaluation (opportunities and constraints), a land use framework, sustainable movement framework, protection of existing public rights of way routes and their incorporation within new development layouts, vehicular movement framework, green and blue infrastructure framework, place-making framework (including design guides for character and neighbourhood areas where applicable), sustainability and energy use, health and wellbeing, design evolution, conceptual masterplan, infrastructure and delivery phasing.
- 3.3 The Local Plan also states that Masterplan Frameworks shall be subject to public consultation and be approved by the Council prior to the determination of any planning applications on the affected sites.
- 3.4 Following a six-week public consultation exercise in June/July 2021, the draft Masterplan Framework has now been updated to include a Design Code that seeks to respond to the feedback received during the consultation and provide a clear guide for developers, stakeholders and the wider public.
- 3.4 This report seeks Full Council approval to adopt the Masterplan Framework for Carlton (sites MU2/MU3). The site(s) have the capacity to deliver up to around 2,000 new homes together with an extension to Carlton Primary Academy, green space and small-scale retail facility.
- 3.5 The Masterplan Framework provides a significant opportunity to deliver corporate objectives relating to zero carbon and public health improvements.

4. PROPOSAL AND JUSTIFICATION

- 4.1 The Carlton Masterplan Framework encompasses the full extent of Local Plan Mixed Use Sites MU2 and MU3 collectively.
- 4.2 The Masterplan Framework has been funded by BMBC from existing earmarking's and has been produced by Ove Arup Partnership and Gillespies who have coordinated all associated feasibility studies, masterplan concepts and consultations on behalf of BMBC. To date, works completed include background evidence base and technical analysis, development of the Masterplan Framework document, ecology surveys, heritage assessments, green space analysis and early development options.

Public Consultation

- 4.3 A public consultation exercise was undertaken in June/July 2021 for a period of six weeks. The aim of the consultation was to raise awareness of the proposals in the local community and gather feedback from the public and stakeholders about the proposed Masterplan Framework. This enabled the team to identify any comments or design suggestions about the Masterplan Framework

principles, which could be addressed during design development.

4.4 The government have been clear that planning activity should continue during the pandemic and that planning is critical to support economic recovery post COVID-19. Due to restrictions on holding public gatherings, we adopted a new approach, which involved:

- **A combination of traditional and digital methods** to ensure everybody has access to information. This ensured that information was available in different formats. Materials created were available online and as hard copies on request and a telephone number was available for those who could not access digital materials.
- **Establishing and communicating new ways to interact** with stakeholders and the community due to COVID-19. While face to face engagement was not an option during this consultation, online engagement sessions offered the opportunity to allow engagement with the public through live Q&A sessions. Posters and flyers available in the community and letter notifications raised awareness about the new ways to get involved.
- **Extending the standard consultation period for a Masterplan Framework from four weeks to six weeks.** The consultation period for this Masterplan ran for a period of six weeks rather than the four-weeks identified in the Council's Statement of community Involvement to allow more time for people to access the information, to receive any requested hard copy materials and review these materials.

4.5 Full details of the public consultation exercise are provided within the Community Feedback Report which is presented at appendix 3 of this report. In summary, the public consultation included:

- Dedicated Council hosted webpage and online consultation material including questionnaire
- Hard copy consultation packs delivered on request
- Press releases
- Social media campaign including Facebook and Twitter
- Letter drop to residents living within 250m of the Masterplan Framework site boundary (926 properties)
- Email notification to internal and external consultees
- Over 25 site notices erected around the site, public rights of way and main routes around the site
- Online consultation events to replace physical drop in sessions
- Telephone consultations with those unable to access online resources

4.6 Feedback was received through the following channels:

- **Questionnaire** – Via a submission of the consultation form found on the BMBC website, which could be submitted online or by post. We received 142 completed questionnaires.
- **Master planning Inbox** – Via emailing feedback to the designated inbox.

- 4.7 A petition containing 3,797 signatories, gathered contemporaneously with the consultation period in June/July, was submitted by residents at the Cabinet meeting held on the 3rd November 2021. The petition is ineligible for consideration under the Council’s petition scheme since it doesn’t say what actions the petitioners want the council to take. It is therefore being treated instead as a late response to the consultation exercise. The matters raised within the petition were also highlighted by other residents during the public consultation period and are therefore identified within the Statement of Community Engagement (appendix 3). The masterplan process has therefore considered those issues and incorporates the necessary requirements to ensure any negative impacts are minimized or mitigated where required.
- 4.8 Overall, the consultation exercise provoked a higher level of response to the questionnaire (142 responses) than the Hoyland North consultation (79 responses) which was undertaken pre COVID utilising traditional methods of engagement, although a lower response rate than the MU1 Masterplan which received 213 responses (however this was always anticipated given the level of opposition to MU1 during the Local Plan process).
- 4.9 The table below outlines the level of engagement with online consultation material, demonstrating that overall, there has been an increase despite the potential impact of Covid-19. Accordingly, whilst methods of engagement did differ because of lockdown (and therefore attracted some criticism), it is not considered that lockdown has materially impacted on levels of public participation.

	Launch Press Release	Facebook	Twitter	Website Hits
MU1	633 pageviews / 477 unique pageviews	12 posts / Reach 25,697 / Engagements 1,174	14 posts / Impressions 18,931 / Engagements 271	Pageviews 768 / Unique pageviews 482
Hoyland South	658 pageviews / 472 unique pageviews	7 posts / Reach 36.7k / Clicks 3,410 / Reactions, comments shares 240	7 posts / Reach 10,907 / Engagements 326	Pageviews 1,989 / Unique pageviews 1,494
Hoyland West	1,037 pageviews / 694 unique pageviews	7 posts / Reach 34.4k / Clicks 1,820 / Reactions, comments shares 240	7 posts / Reach 10,985 / Engagements 288	Pageviews 1,115 / Unique pageviews 779
Royston	846 pageviews / 590 unique pageviews	5 posts / Reach 33.3k / Clicks 3,406 / Reactions, comments shares 237	6 posts / Reach 11,293 / Engagements	Pageviews 1,961 / Unique pageviews

			385	1,461
Goldthorpe	180 pageviews/146 unique pageviews	Five posts 33,637 reach/450 clicks/ 369 reactions/comments/shares	Five posts 12,821 reach/119 engagements	Pageviews 720/Unique pageviews 526
Carlton	101 pageviews / 71 unique pageviews	10 posts 63,746 reach 480 link clicks 152 reactions (likes, etc.) 420 comments 98 shares	9 posts 14,046 impressions 203 engagements 60 link clicks 10 retweets 4 likes	1028 pageviews / 705 unique pageviews

4.10 The main thrust of the feedback received included:

- Residents really concerned about the impact of this development on their small community.
- Do not want the building out of this development.
- There are too many houses proposed for this community.
- Concerns about the existing infrastructure and how it can cope with an increase in population (road, GP & dentist, schools).
- Loss of green space, wildlife and habitat and how this impacts on the community (such as mental health); and
- Existing traffic congestion and concerns about worsening traffic congestion resulting from the development.

4.11 The feedback received has led to the following changes/development of the Masterplan Framework:

- Reduction in housing numbers/density across the scheme.
- Relocated railway station.
- Relocated community garden and green space to be closer to existing community; and
- Revised movement framework to remove access road to South of Premier Foods to reduce impact on Wharncliffe Woodmoor.

Sustainability

4.12 The Masterplan Framework reflects the requirements of Local Plan policies relating to sustainable construction, climate change resilience, drainage and sustainable travel. It also requires 10% net gain to biodiversity. These matters and other planning considerations are then assessed in more detail when planning applications are considered

4.13 Following the declaration of the climate change emergency last year, the Council have committed to ensuring that climate change features as a corporate priority with a commitment to delivering a zero-carbon borough. Reducing the impact of climate change is a key objective of the Barnsley Local

Plan providing a policy framework that seeks to reduce the causes of and adapt to the future impacts of climate change by:

- 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 gain.

4.14 In 2019 the UK transport sector was responsible for 24 per cent of overall greenhouse gas emissions, whilst 19 per cent came from residents' energy use. The biggest potential gains are therefore to be made in the way people travel, and in the energy demand and supply to buildings.

4.15 The Masterplan Framework reflects the requirements of Local Plan policies relating to sustainable construction, climate change resilience, drainage and sustainable travel. It also requires 10% net gain to biodiversity. These matters and other planning considerations are then assessed in more detail when planning applications are considered

4.16 Under the Government's current plans, there will be a gas and oil boiler ban in newbuild homes from 2025. In time, it is possible there could be a complete gas boiler ban. UK homeowners would have to replace their boiler with a low-carbon alternative. As a result of this, BMBC have been exploring the feasibility of a green smart energy system based along the lines of district heating network, powered by a combination of industrial waste heat and minewater. This is being explored for the newbuild homes but could also be retrofitted to some of the older housing stock should a heat network prove to be viable

Health and wellbeing

4.17 Masterplan frameworks provide an opportunity to influence future physical and mental health of communities and new residents in a positive manner. The proposed masterplan framework seeks to contribute to the priorities of the Barnsley Public Health Strategy 2018-2021, particularly in relation to residents living longer, healthier lives. A Health Impact Assessment has been completed to accompany the masterplan framework

5. CONSIDERATION OF ALTERNATIVE APPROACHES

5.1 The Council could have delayed work on the masterplan and left developers/landowners to work in collaboration to develop the Masterplan Framework, however the complex land ownership arrangements are prohibitive on this site. In addition, there is developer interest in this site with developers keen to gain permission for their schemes; the Masterplan Framework is needed to ensure that the scheme comes forward in a

comprehensive manner and that all infrastructure is delivered and shared proportionally across the phases. The absence of a masterplan framework would leave the authority having to determine planning applications in the absence of an overall strategy for land in multiple ownership thus increasing the likelihood of piecemeal and substandard development.

6. IMPLICATIONS FOR LOCAL PEOPLE/SERVICE USERS

- 6.1 The Carlton Masterplan Framework will support the development of significant housing in Carlton. The consultation process has allowed the local community and its stakeholders to help in the shaping and phasing of development in a comprehensive manner. The Masterplan Framework will address key issues raised through the public consultation.
- 6.2 The aim of the Masterplan Framework is to ensure environmental, social and economic conditions are balanced to promote sustainable development for the benefit of local people and service users. The masterplan creates an appropriate framework to help achieve this, but it will be for Planning & Regulatory Board to decide whether future planning applications adhere to the Masterplan Framework, Local Plan policies and relevant Supplementary Planning Documents.


7. FINANCIAL IMPLICATIONS

- 7.1 Consultations have taken place with representatives of the Service Director – Finance (S151 Officer).
- 7.2 This report seeks approval to adopt the Masterplan framework for Carlton which will ultimately see development of the area, in line with the Council's Local Plan.
- 7.3 As part of the proposal / masterplan framework, there is the anticipated extension of Carlton Primary Academy to consider. On the current projections, a 105-place extension would be required to facilitate the additional housing from the site. The indicative, high level estimated cost of this extension is £2.4M, inclusive of measures that meet the Council's zero carbon aspirations, which is proposed to be funded from expected Section 106 contributions. This is subject to change.
- 7.4 This report is not seeking the approval for the extension of the school at this stage, and it is expected that a subsequent report will be presented to Members in due course, once greater certainty is known around the scope of the requirements, cost certainty etc.
- 7.5 Whilst this has had no bearing on the decision to recommend approval to Cabinet, it is expected that the Council will receive a capital receipt when the associated land at MU2 and MU3 is sold to the developer. The value of these receipts is unquantifiable at this stage until a full valuation is undertaken by the Council's estates department. Furthermore, in terms of timescale of the expected receipts, this is obviously dependent on how the development progresses. Once the Council is certain of the value and timing of these

receipts, they will be considered within the Council's Medium Term Financial Strategy, specifically giving due consideration to both the Capital Investment and Reserves strategies respectively.

- 7.6 In addition to the above, it is expected that the adoption of the Masterplan Framework, if approved, will see development of both housing and retail units in the area. The Council will therefore benefit from the expected additional Council Tax and Business Rate income in the future, which have already been factored into the Council's Medium Term Financial Strategy.

Financial Implications/Consultation



.....
(To be signed by senior Financial Services officer where no direct financial implications)

8. EMPLOYEE IMPLICATIONS

- 8.1 There are no issues arising directly from this report.

9. LEGAL IMPLICATIONS

- 9.1 There are no issues arising directly from this report.

10. CUSTOMER AND DIGITAL IMPLICATIONS

- 10.1 A 6-week public consultation period was undertaken on the Draft Masterplan Framework. Whilst this was restricted to digital/online consultation, stakeholders with accessibility constraint had the opportunity to request paper copies of consultation material or discussion with officers via telephone to provide assistance. The digital engagement statistics are positive and demonstrate a wide reach was achieved.

11. COMMUNICATIONS IMPLICATIONS

- 11.1 A communications strategy and Statement of Community Involvement has been produced for the Carlton Masterplan Framework.

12. CONSULTATIONS

- 12.1 Consultations have already been undertaken with the Portfolio Holder for PLACE, Local Members, statutory consultees as well as residents and businesses through the public consultation exercise.

13. EQUALITY IMPACT

- 13.1 A Full Equality Impact Assessment has been completed and is attached at Appendix 4.
- 13.2 In addition, the Local Plan was subject to an over-arching Equalities Impact Assessment which considered its policies and procedures. This concluded that all policies and proposals apply to all sectors of the community equally. The policies make provision for a range of housing types to meet differing needs. The design policy D1 also seeks to ensure that development is designed to be accessible to all. The SPD's and Masterplan Framework has been prepared in the context of these policies to ensure that equality, diversity and social inclusion are promoted.

14. THE CORPORATE PLAN AND THE COUNCIL'S PERFORMANCE MANAGEMENT FRAMEWORK

- 14.1 The Local Plan is a key Council strategy document that will support the achievement of each of the five main priorities set out in our Council Plan and in working towards Barnsley 2030. The masterplan document will help ensure sustainable housing growth is achieved, integrating active travel and green space opportunities. In turn, this will support the Health and Sustainable Barnsley priorities together with the renewable and low carbon energy opportunities on the site. It will also provide a new primary school for local children that will support the priority of Learning Barnsley ensuring that existing and future residents have access to quality education close to where they live.
- 14.2 Energy usage and sustainability will be a golden thread running through the Masterplan Framework document, with particular focus on sustainable movement framework including street hierarchy, pedestrian and cycle links, public transport provision and Travel Plan.

15. TACKLING THE IMPACT OF POVERTY

- 15.1 Good quality planning can have a transformational role in improving the quality of life of our communities by helping to deliver places that include good quality, energy efficient homes; integrated public transport and active travel opportunities; access to good quality and varied green space to provide opportunities for exercise and connections to nature to improve physical and mental wellbeing; and access to education and community infrastructure.

16. TACKLING HEALTH INEQUALITIES

- 16.1 A Health Impact Assessment was produced to consider the Local Plan proposals on health. This considered the impact of the various policies within the plan on the health of various communities as well as whether they contribute to the ambitions of the Corporate Plan and reduce health inequalities. It concluded that as a whole the plan would potentially improve the health of residents and help address health inequalities.

- 16.2 A Health Impact Assessment has been produced to support the Carlton Masterplan Framework in consultation with Public Health representatives. This is available at Appendix 5.

17. REDUCTION OF CRIME AND DISORDER

- 17.1 South Yorkshire Police have been consulted as part of the stakeholder engagement process to ensure that the masterplan and design code meet secure by design principles and seek to reduce the likelihood of antisocial behaviour and security issues.

18. RISK MANAGEMENT ISSUES

- 18.1 There is a risk that the Masterplan Framework is not well received by the local community. However, the community consultation exercise has presented an opportunity to involve local communities at an early stage to ensure that the Masterplan Framework addresses key concerns and is shaped by the views of the local community. In addition, the site was consulted upon as part of the Local Plan consultation process.

19. HEALTH, SAFETY AND EMERGENCY RESILIENCE ISSUES

- 19.1 There are no immediate implications arising directly from this report.

20. COMPATIBILITY WITH THE EUROPEAN CONVENTION ON HUMAN RIGHTS

- 20.1 The proposal is fully compliant with the European Convention on Human Rights.

21. CONSERVATION OF BIODIVERSITY

- 21.1 In recognition of the consultation feedback and the Government's Environmental Bill, the Masterplan Framework requires a 10% net gain to biodiversity following completion of the development. This goes beyond current Local Plan requirements and fully reflects the Council's Statutory Biodiversity Duty.

22. LIST OF APPENDICES

Appendix 1: Masterplan Framework and Design Code
Appendix 2: Delivery Strategy
Appendix 3: Community Feedback Report
Appendix 4: Equalities Impact Assessment
Appendix 5: Health Impact Assessment

Report author: Stacey White

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Barnsley Metropolitan Borough
Council
Carlton Masterplan Framework
Delivery Strategy

Issue Cabinet | 22 October 2021

This report takes into account the particular instructions and requirements of our client.




It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 279211-00

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Appendices

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Appendix 4

Network Space

Five Year Housing Land Supply Assessment

Barnsley

Revision Record

Revision Reference	Date of Revision	Nature of Revision	Revision Author	Checked By
A	June 2024	First Draft	HL	AR
B	July 2024	Final	HL	AR

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01 Introduction

- 1.1 Spawforths has been instructed by Network Space, to undertake a review of the five-year supply position for Barnsley.
- 1.2 Barnsley MBC published a Five-Year Deliverable Housing Land Supply (1st April 2021 to 31st March 2026) Report in December 2021. The position at 1st April 2021 indicated that the Council had a 5.6 year supply of housing.
- 1.3 This paper reviews the position set out within the Annual Housing Position Statement, and considers the position at 31st March 2024. The review is informed by a review of information on Public Access, appeal decision, title information, national policy, practice guidance, and industry reports. **Please note this report has been updated to take account of completions data and data on new permissions provided on 13th June 2024.**
- 1.4 This paper is structured as follows:
- Section 1: Introduction and Structure.
 - Section 2: Establishing the five-year requirement.
 - Section 3: Identifying the sources of supply and key assumptions where there is limited information. This section summarises the Council's position and Spawforths position on supply.
 - Section 4: Concludes by presenting the five-year supply.

02 Housing Requirement

Policy Context

- 2.1 Section 5 of the National Planning Policy Framework, December 2023 (NPPF) seeks to ensure that a sufficient supply of homes is delivered. Paragraph 60 of the NPPF confirms the government objective is to significantly boost the supply of homes, it states *“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. The overall aim should be to meet as much of an area identified housing need as possible, including with an appropriate mix of housing types for the local community”*.
- 2.2 With regards to establishing housing need and housing requirement Paragraph 61 states that *“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. The outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area (see paragraph 67 below). There may be exceptional circumstances, including relating to the particular demographic characteristics of an area²⁵ which justify an alternative approach to assessing housing need; in which case the alternative approach should also reflect current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for²⁶”*.
- 2.3 Paragraph 67 of the NPPF goes on to state that *“Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Their requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment.”*
- 2.4 Recent changes to national policy mean that *“local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if the following criteria are met: a) their adopted plan is less than five years old; and b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded”*. NPPF, 23, Para 76. Local authorities that do not meet these criteria can confirm the five-year supply position through an annual position statement

which is produced through engagement with developers, and considered by the Secretary of State, and incorporates the Secretary of States recommendations. However it should be noted that while paragraph 224 indicates that the policies contained within the Framework are material considerations to be taken into account from the date of publication, footnote 79 confirms that for decision making purposes the policies contained in paragraph 76 and reference in footnote 8 of the Framework should only be taken into account as a material consideration when dealing with applications made on or after the date of publication of this Framework.

- 2.5** Paragraph 77 states that *“In all other circumstances, local planning authorities should identify and update annually a supply of specific, deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply. It goes on to confirm that “The Supply should be demonstrated either against the requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old”.* The footnotes make it clear that this is unless the strategic policies have been reviewed and found not to require updating. The footnotes also confirm that *“where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national policy”¹*
- 2.6** Paragraph 77, NPPF also identifies the approach to applying a buffer and confirms that *“where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).”* This is measured against the housing delivery test, where delivery is below 85% of the housing requirement.
- 2.7** Paragraph 79 *“to maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority’s housing requirement over the previous three years, the following policy consequences should apply:*
- a) *Where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;*
 - b) *Where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 77 of this framework, in addition to the requirement for an action plan;*
 - c) *Where delivery falls below 75 % of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.*

¹ Footnote 43, NPPF, December 2023

- 2.8** Paragraph 81 of NPPF 23, states *“To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability. For major development involving the provision of housing, local planning authorities should also assess why any earlier grant of planning permission for a similar development on the same site did not start.”*
- 2.9** The Annex to NPPF 23, paragraph 226, provides further policy and indicates that authorities that have an emerging Local Plan that has either been submitted for Examination or has reached Regulation 18 or Regulation 19 Town and Country Planning (Local Planning) (England) Regulations 2012 stage, including both polices map and proposed allocations towards meeting housing need, are only required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years’ worth of housing (with buffer, if applicable).
- 2.10** National Planning Practice Guidance (NPPG) provides more guidance relating 5-year housing land supply. This reiterates that *“where strategic policies are more than 5 years old or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement”*².
- 2.11** NPPG confirms that for decision taking purposes a local authority can demonstrate a five-year housing land supply by using the latest available evidence (such as a SHLAA, HELAA, or AMR), or confirming the 5-year land supply using a recently adopted plan or through an annual position statement. NPPG confirms that the glossary of the NPPF defines what is counted as deliverable. This includes sites that are available now, offer a suitable location for development now and those that will be achievable with a realistic prospect that housing will be delivered on the site within five years³.
- 2.12** NPPG also reiterates that for the purposes of calculating the 5-year supply, the housing requirement figure identified within the adopted strategic policies should be used, if the Local Plan was adopted in the last five years, or if the Local Plan has been reviewed within the last five years and does not require an update, otherwise the supply should be measured against the standard method LHN figure⁴.
- 2.13** The NPPG provides further guidance in relation to confirming a 5-year housing land supply position through an annual position statement. This is clear that subject to local authorities following the correct process and the recommendation by the Planning Inspectorate, the Local Planning Authority can confirm their housing land supply until the following October, subject to accepting the recommendations of the Planning Inspectorate. It confirms that the Planning Inspectorate will undertake a two-stage assessment, firstly whether satisfactory stakeholder engagement has been carried out, secondly whether there is sufficient evidence to demonstrate a 5 year supply of deliverable sites at a base date of 1st

² NPPG 003 Reference ID: 68-003-20190722.

³ NPPG, Paragraph: 055 Reference ID: 68-055-20240205 .

⁴ NPPG, Paragraph: 005 Reference ID: 68-005-20190722.

April. It confirms that deliverability is considered in the context of the definition in annex 2 of the Framework⁵.

2.14 As set out in the NPPG⁶, Annual position statements should include the following:

- *For sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either been exceeded or not progressed as expected, a commentary indicating reasons for acceleration or delays to commencement on site or effects on build out rates;*
- *For small sites, details of their current planning status and record of completions and homes under construction by site;*
- *For sites with outline consent or allocated in adopted plans or with permission in principle identified on part 2 of brownfield land registers, and where included in the 5 year housing land supply, information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales, and progress towards detailed permission;*
- *Permissions granted for windfall development by year and how this compares with the windfall allowance;*
- *Details of demolitions and planned demolitions which will have an impact on net completions;*
- *Total net completions from the plan base date by year (broken down into types of development e.g. affordable housing); and*
- *The 5-year housing land supply calculation clearly indicating buffers, shortfalls, and the number of years of supply.*

2.15 The adopted housing requirement, as set out in an adopted Development Plan, or the LHN derived from the standard method, if the Plan is over five years old unless the policies have been reviewed and do not require updating, should be used for the purposes of calculating the supply position in an Annual Position Statement.

2.16 NPPG also provides further guidance in relation to the application of a 20% buffer. It restates that a 20% buffer should be applied where delivery of housing over the previous three years has fallen below 85% of the housing requirement figure. It states that “*This buffer should be applied to the supply requirement figure in the following five years and*

⁵ NPPG, Paragraph: 013 Reference ID: 68-013-20240205.

⁶ NPPG, Paragraph: 014 Reference ID: 68-014-20190722.

*should include any shortfall, bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or local housing need figure*⁷.

- 2.17** In terms of shortfalls in housing completions NPPG states that *“under delivery may need to be considered where the plan being prepared is part way through the proposed plan period and delivery falls below the housing requirement level set out in the emerging relevant strategic policies for housing”,* and that *“the level of deficit or shortfall 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 Sedgfield approach), then the appropriate buffer should be applied. If a strategic policy making authorities 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 at appeal”*⁸ [Spawforths emphasis]. In terms of oversupply NPPG considers that additional supply can be used to offset any shortfalls against requirements from previous years⁹.
- 2.18** In December 2023, in response to the consultation on the changes to the NPPF, the government stated that *“To support a plan-led approach and clarify planning guidance around the use of over-supply in 5-year housing land supply calculations we proposed to bring our position on over-supply in -line with that on under-supply. Our intention was to enable a local planning authority to include historic over-supply in its 5-year housing land supply calculations and to demonstrate it is meeting overall housing requirements. The government notes the strong support of allowing past oversupply to be considered when calculating a 5-year housing land supply. The government also heard views on how to implement this proposal and recognises that there was no clear consensus on how best to do so. After considering responses, it is clear that there is a desire for this position to be set out as clearly as possible”*. Some changes were made to NPPG in February 2024, this did not provide any further clarity with respect to dealing with oversupply. However, the governments Chief Planner, has confirmed that they will publish *“further Housing Supply and Delivery guidance in due course which will set out how past oversupply can be considered by authorities who are calculating their 5-year housing land supply position”*¹⁰
- 2.19** In summary the NPPF and NPPG are clear that where the Local Plan has been reviewed and relevant strategic policies relating to housing have been found up to date, that the adopted requirement remains the appropriate requirement to consider the five-year requirement. The policies contained within the Barnsley Local Plan have been reviewed and found to be up to date¹¹. Accordingly, the adopted requirement is the starting point for considering the appropriate five-year requirement. Furthermore, the application to which this paper relates was submitted in advance of the publication of NPPF 23, and accordingly

⁷ NPPG, Paragraph: 022 Reference ID: 68-022-20240205..

⁸ NPPG, Paragraph: 031 Reference ID: 68-031-20190722.

⁹ NPPG, Paragraph: 032 Reference ID: 68-032-20190722.

¹⁰ Chief Planner Letter 5th February 2024, DLUHC

¹¹ Local Plan Review, Cabinet Report 2nd November 2022/ Full Council 24th November 2022.

the policy contained in paragraph 76, should not be taken into account as a material consideration.

- 2.20** The remainder of this section considers the appropriate five-year requirement when assessed against the Core Strategy requirement.

Council Position

- 2.21** Local Plan Policy H1 states that a minimum five-year supply of deliverable sites will be maintained. Policy H1 requires 21,546 homes to be delivered during the period 2014 to 2033. This is the equivalent of **1134 dwellings per annum**.
- 2.22** The Council have not updated their five-year supply position since December 2021. However, at the base date of 1st April 2021. The Council considered that there was a shortfall of 2,119 dwellings against the past requirement. The Council noted that this would be recovered in line with the ‘Liverpool Methodology’ at that point over the remaining 12 years of the Plan. This increased the net five-year requirement by 885 dwellings.
- 2.23** The Council noted at the time the 2020 HDT results were 117%. The paper was prepared under the previous NPPF guidance and a 5% buffer was applied. This resulted in a net five-year requirement of **6,880 dwellings** for the period 2021/22 to 2025/26.
- 2.24** At the base date of 1st April 2024, **the Council have estimated that they have a 3.6 year supply**¹². The components of the five year requirement and components of supply have not been set out by the Council. Having regard to completions data provided for 23/24, and the 2022 HDT results, published in December 2023, it is assumed that the Council will seek to establish a net five year requirement of 7,673. This is based on the adopted Local Plan requirement of 1,134, and undersupply of 3,605, addressed over 9 years, the remainder of the plan period (Liverpool Method).

Spawforths Position

- 2.25** Barnsley Council’s Local Plan was adopted in January 2019 and is over five years old. However, as noted above the Council have reviewed the Local Plan and stated in November 2022 that the policies were up to date and will not need to be reviewed for a further 5 years until 2027. Consistent with NPPF and PPG, Spawforths consider that the Local Plan Requirement remains the starting point for calculating the five-year housing requirement. The starting point is therefore **1,134 dwellings per annum**, equating to a **minimum five-year requirement of 5,670 dwellings**.
- 2.26** Spawforths do not consider that the LHN is the appropriate basis for assessing five-year supply in this case. However, the Local Housing Need (LHN) for Barnsley, has been

¹² SoCG Five Year Housing Land Supply, July 2024

calculated using the Standard Method. This is **831 dwellings per annum**. The minimum annual housing need figure over five years is 4,155 dwellings.

Addressing Shortfall/Oversupply

2.27 Barnsley Council have reported the following completions:

YEAR	GROSS DWELLINGS	LOSSES	NET REQUIREMENT	NET COMPLETIONS	DIFFERENCE BETWEEN REQUIREMENT AND DELIVERY
2014/15	644	22	1134	622	-512
2015/16	770	34	1134	706	-428
2016/17	872	16	1134	856	-278
2017/18	1,037	29	1,134	1,008	-126
2018/19	1,028	40	1,134	988	-146
2019/20	1,066	15	1,134	1,051	-83
2020/21	595	7	1,134	588	-546
2021/22			1,134	593	-541
2022/23			1,134	680	-454
2023/24			1,134	643	-491

Total	11,340	7,735	-3,605
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- 2.28** In total the net completions for the period 2014 to 31st March 2024 stand at **7,735**. This represents an undersupply/shortfall of **3,605** against the Local Plan Requirement.
- 2.29** The NPPG addresses the matter of accounting for shortfall and over supply. As highlighted within the policy context the NPPG is clear that shortfalls should be calculated from the base date of the adopted plan, and applied to the five-year requirement, followed by the application of the appropriate buffer. *"The level of deficit or shortfall 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"* [Spawforths emphasis].
- 2.30** In Barnsley Council's case the previous preferred approach has been to deal with shortfall within the first five years. However, the Inspectors Report into the Local Plan stated *"Turning to the five-year requirement, from 2008 to 2014 against a CS requirement of 7170, 4640 dwellings were delivered. This represents persistent under delivery and in accordance with paragraph 47 of the NPPF a 20% buffer should be applied to the five-year housing requirement figure. The shortfall in delivery since the start of the plan period (2014 to 2018) is 1352 dwellings. The Council's preferred approach has been to deal with shortfall within the first five years from the adoption – the Sedgefield method. Applying the necessary 20% buffer, the five-year requirement from 2018/19 to 2022/23 would be 8425 dwellings or 1685 per year. Based on past rates of delivery, this is neither realistic nor sustainable.*
- 2.31** *The 'Liverpool' approach in which past shortfall is addressed over the plan period is not ruled out by the PPG and I consider that the approach is justified for two main reasons. Firstly, some housing delivery depends on larger mixed-use sites with longer lead in times for delivery. Secondly, the shortfall in delivery has not translated to acute problems of affordability, suggesting that there is no significant 'pent up' demand that needs to be addressed in the short term. Based on the Liverpool approach the five-year requirement would be 7345 dwellings or 1469 per year".* Barnsley Council subsequently produced the Barnsley Five Year Deliverable Housing Land Supply (1st April 2021 to 31st March 2026) which continued to apply the Liverpool methodology when determining the five-year requirement stating that *"The Liverpool method was determined appropriate by the Local Plan Inspector at paragraph 245 of the report of the examination"*.
- 2.32** The Inspector's first reason for applying the shortfall over the plan period related to the longer lead in times for large scale sites. Having regard to the timing of the Inspectors Report (2018) a significant period of time has passed, over 5 years, it would be reasonable to expect that the large scale sites would be coming forward at this point, and thus this point should no longer be relevant. The second reason related to affordability. There has

been some variation in the affordability ratio over time, at the beginning of the Plan period in 2014 the affordability ratio was 4.73, rising to 5.67 in 2022 before falling in 2023 to 4.85. This is marginally above the median affordability ratio at the start of the Plan period. However, the waiting list has grown from 5,850 in 2014 to 6,725 in 2023¹³. This is not an insignificant increase in the annual waiting list over the plan period (15%) and could be seen as an indication of pent up demand. Spawforths therefore consider that the undersupply should be applied over five years and not over the remainder of the plan period.

- 2.33** Spawforths consider that the minimum five-year requirement is **9,275 dwellings**. If the undersupply is addressed over the remainder of the Plan period (9 years) the minimum residual five year requirement would be 7,672 dwellings.

Applying a buffer

- 2.34** Prior to the revised NPPF, December 23, national policy required the supply of sites to include a buffer moved from later in the plan period of 5% for choice and competition in the market for land, or 10% where the LPA wishes to demonstrate a five-year supply of sites. A buffer of 20% is required where there has been a significant under deliver of housing over the previous three years (below 85% on the HDT). NPPF 23 now states “*where there has been significant under delivery of housing over the previous three years, the supply of deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period)*”. Under delivery is measured against the Housing Delivery Test, where this indicates that delivery is below 85% of the housing requirement.
- 2.35** The 2022 HDT results were published in December 2023, and for Barnsley conclude a HDT result of 102%. This would not result in the application of a Buffer. However, the HDT results were significantly delayed. Therefore, Spawforths have calculated the 2023 HDT results based on publicly available information and the HDT methodology, noting that the requirement for 21/22 was not discounted, as previous years (2019/20 – homes required reduced by 1 month and in 2020/21 the homes required were reduced by 4 months). Spawforths have not discounted the homes required for the period 22/23. Completions have been based on the sources identified within the HDT guidance, amounting to 1960 dwellings (2020/21 – 590, 2021/22 -689, 2022/23 -681). In line with HDT guidance the LHN for each year is the base requirement. Spawforths have calculated the HDT result to be 84%¹⁴. Consistent with Spawforths approach Planning Resource¹⁵ has also calculated the HDT results for 2023, based on similar predictions for the HDT methodology (i.e that there will be no further discounting for 22/23). They also report that Barnsley Council’s 2023 HDT result could be 84%, and result in the need for a buffer.

¹³ Live table 600,

¹⁴ Figures rounded

¹⁵ [The 110 authorities that we predict will be sanctioned in the 2023 housing delivery test | Planning Resource](#)

- 2.36 Accordingly, Spawforths consider that it is appropriate to apply a buffer of 20%. A 20% buffer equates to an additional 1,855 dwellings (Sedgefield method – Spawforths view), or 1,534 dwellings (Liverpool method).

Five Year Requirement

- 2.37 The total five-year housing land requirement for Barnsley when accounting for undersupply within five-years and the required buffer is 11,130 dwellings (2,226 per annum). Applying the Liverpool method to addressing undersupply would result in a five-year requirement of 9,207 dwellings (1,841 per annum). If a buffer is not applied the requirement is between 7,672 and 9,275 dwellings per annum.

	POSITION ACCOUNTING FOR POSITION UNDERSUPPLY (SEDFIELD FOR METHOD)	POSITION ACCOUNTING FOR POSITION UNDERSUPPLY (LIVERPOOL METHOD)
Core Strategy Annual Requirement	1,134	1,134
Core Strategy Requirement over 5 years	5,670	5,670
Undersupply/oversupply	3,605	3,605
Buffer (NPPF, Dec 23)	1,855	1,534
Five year Requirement	11,130	9,207

03 Housing Supply and Trajectory

Policy Context

- 3.1 Guidance is clear that a five-year land supply is made up of specific and deliverable sites, sufficient to provide 5 years' worth of housing (and an appropriate buffer) against a housing requirement. The housing requirement was considered in Section 2. This section focuses on the supply of sites.
- 3.2 National Planning Policy Framework, December 2023 (NPPF 23) states that *“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*
- A) *Specific, deliverable sites for five years following the intended date of adoption”.*
- 3.3 NPPF, 23 requires that the deliverable supply of sites includes an appropriate buffer. Paragraph 77 states that *“where there has been a significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period)*
- 3.4 With regards to windfalls, NPPF, 23 does not require the incorporation of a windfall allowance when calculating five-year supply. However, paragraph 72, states if a windfall allowance is to be included, there needs to be clear *“compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”.*
- 3.5 NPPF, 23 defines what is deliverable in Annex 2

“available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered within five years. In particular:

a) Sites which do not involve major development and have planning permission, all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is 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 a 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 brown field register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.” [Spawforths emphasis]

- 3.6** NPPG confirms that the glossary of the NPPF defines what is counted as deliverable, sites that are available now, offer a suitable location for development now and those that will be achievable with a realistic prospect that housing will be delivered on the site within five years¹⁶.
- 3.7** NPPG is also clear that the following types of sites require further evidence to demonstrate that they are deliverable. This includes sites that have an outline planning permission for major development, are allocated in a development plan, have a grant of permission in principle or are identified on a brownfield register¹⁷.
- 3.8** Practice guidance indicates that evidence can include the current planning status, such as progress towards approving reserved matters, or a planning performance agreement with timescales for approval of reserved matters/discharge of conditions. Firm progress towards submission of an application – such as a written statement confirming delivery intentions and build out rates. Firm progress with site assessment work. Clear information about viability, ownership constraints, bids for large scale infrastructure funding. Accordingly, Spawforths have reviewed the response to our information request relating to completions, permissions and starts, alongside information available on public access, developer websites, and press releases, focusing on sites with 10 or more dwellings and allocations.
- 3.9** NPPG sets out what is counted as a completion for the purpose of calculating 5-year housing land supply and states that *“for the purpose of calculating 5-year housing land supply, housing completions include new build dwellings, conversions, changes of use, and demolitions and redevelopments. Completions should be net figures, so should offset any demolitions”*¹⁸. NPPG also confirms that empty homes brought into use can only be

¹⁶ NPPG, Paragraph: 055 Reference ID: 68-055-20240205 .

¹⁷ NPPG, Paragraph: 007 Reference ID: 68-007-20190722.

¹⁸ NPPG, Paragraph: 029 Reference ID: 68-029-20240205.

counted if they have not already been counted as part of the existing stock of dwellings. In terms of other forms of accommodation NPPG notes that student accommodation could in principle count towards an authorities housing land supply based on the amount of accommodation that new student housing would release in the wider housing market, and or the extent it allows general housing to remain in such use. It notes that several units of purpose built accommodation may be needed to replace a house which may have accommodated several students. Calculations are to be based on the average number of students living in student only accommodation. The noted exception is studio flats to be counted on a one for one basis. NPPG also confirms that housing for older people can be counted as part of the supply, including residential institutions (Use Class C2). Again, the contribution is based on the accommodation release in the housing market, based on the average number of adults living in household.

Barnsley Council's Position

- 3.10** The Council's position on five-year supply at 31st March 2021, is as published in December 2021 is as follows:
- Non allocated planning permissions > 10 dwellings (650)
 - Non allocated planning permissions <10 dwellings (assumption) (330)
 - Local Plan allocations and planning permissions on local plan allocations (5,641)
 - Windfall allowance (1,123)
 - Five-year deliverable supply (7,744)
 - Predicted Losses (107)
 - Five Year Deliverable Net Supply Total (7,637).
- 3.11** The Council concluded that they have 5.6 year supply at base date of 1st April 2021.
- 3.12** As noted the Council have not published an updated five year deliverable supply report since December 2021. Spawforths submitted an information request to the Council for years 21/22, 22/23 and 22/24. Information on completions, starts and new permissions has been provided for years 21/22, 22/23 and 23/24. This information confirmed that the Council has recorded 593 completions for 21/22, 690 completions for 22/23 and 643 completions in 2023/24. **At the time of writing Spawforths understands that the Council estimates that they have a 3.6 year supply, however we do not have the Council's updated trajectory and view on components of supply.**
- 3.13** The Five-year deliverable supply statement confirms assumptions that support the Council's trajectory. This includes that sites below 20ha will be built out at 45 dwellings per year, sites over 20 ha are likely to have two outlets and contribute 90 dwellings per year. Higher build out rates could be achieved on larger scale mixed use sites. In terms of lead in period, for Green Belt sites a lead in period of three years following Local plan adoption has been assumed.

Spawforths Position

- 3.14 Consistent with guidance the sources of supply to be considered include:

Category A Sites

- 3.15 **Small sites with planning permission (9 dwellings or less).** This will include both allocated and non-allocated sites. It will include sites that have and have not commenced, however sites which have a lawful start on site, and have stalled will be removed. The Council makes an allowance of 66 dwellings a year based on historic completions from this source of supply. Spawforths have reviewed the historic completions from Small sites and do not dispute this allowance. Spawforths consider this further under Windfalls.
- 3.16 **Major sites with detailed planning permission (10 or more dwellings).** This includes both allocated and large non-allocated sites with permission. It includes sites where construction has started and sites awaiting commencement on site.

Category B Sites.

- 3.17 **Sites with outline permission with evidence of delivery.** Sites with outline planning permission will be included where there is clear evidence that homes will be built in five years. This includes both allocated sites and large non allocated sites with outline consent. For the purpose of this assessment, and consistent with the PPG, this is based on clear progress with planning applications that is available within the public domain. This includes information provided through 'Planning Explorer' relating to the submission of planning applications, reserved matters applications, discharge of conditions, and committee reports, alongside any information available via housebuilders, including the marketing of sites, or pre application consultation.
- 3.18 **Allocated sites without planning permission.** Only those sites where there is clear evidence that the site can contribute towards five-year supply will be included, such as those sites with a resolution to grant permission, and clear evidence of delivery. Spawforths have therefore reviewed 'Planning Explorer' for information on planning applications and committee reports, alongside developer websites and press releases.
- 3.19 Spawforths have reflected the position of supply at the base date of 1st April 2024, in other words we have not included any sites that have become suitable and available as a result of an application that has been determined after the base date of 1st April 2024. This has been the subject to a number of appeals¹⁹. If any such applications are to be taken into account the requirement would also require rebasing.
- 3.20 **Windfalls.** Windfall sites are those that are not specifically identified in the development plan. Several windfall sites are included in the sources of supply identified above, both

¹⁹ APP/D0121/W/16/3153935 and APP/A0655/W/14/2212671

small and major sites. There is the potential that further unknown windfall sites could come forward over the next five years and contribute to the supply of houses. National policy does not require the incorporation of a windfall allowance when calculating five-year supply. However, states if a windfall allowance is to be included, there needs to be clear *“compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”*. In the case of the Barnsley, an allowance of 1,123 has been identified by the Council in 2021. However, Spawforths note that this is based on the following on the assumption that an annual average of 318 dwellings will be granted detailed permission on unknown large windfall sites per annum, of which the council estimated that 1,094 would come forward over five years. Spawforths notes that this assumes that 40% of these dwellings would come forward in the year permission was granted. Spawforths do not consider this is appropriate based on average lead in times. Furthermore, the Council assume that 129 dwellings will be granted outline permission over five years, of which 29 would come forward in the five year period. This equates to a total of 1,123 dwellings coming forward as a result of windfall. The evidence doesn't clarify whether this applies to small or large sites, and therefore whether there is an element of double counting of assumed delivery from small sites.

- 3.21** The approach taken in the five year deliverable the SHELAA, 2016 reviewed windfalls and estimated that an allowance of 142 dwellings per year could be made for windfalls (on small sites). Part 5.2 of the SHELAA states that *“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 the calculation. It is assumed that, with the adoption of the Local Plan and its associated allocations, larger sites will become 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.* Figure 9 of the SHELAA reviews the historic gross small sites windfall completions and indicates that between the period 2006/7 to 2015/16 the annual average completions equated to 142 dwellings per annum.
- 3.22** Spawforths have reviewed past completions on small sites, and as stated above does not dispute the inclusion of a small sites allowance in the absence of monitoring of small sites permissions. Spawforths has been provided information on permissions for years 2021/22 2022/23, 2023/24. This evidences a reducing rate of permissions on small site, but that they are still above the allowance of 66 dwellings per annum. In terms of completions on small sites, this has also fallen in recent years, but is higher than the assumed 66 dwellings per annum on smaller sites. Therefore, if allowing for a further reduction over the five-year period, the assumption remains reasonable.
- 3.23** In terms of permissions and completions on windfall sites. There is evidence that this has been a significant component of supply historically within Barnsley. However, the completions data provided by Barnsley Council details a significant drop in completions from large unallocated sites since 2020/21, and they have remained consistently low since 2020/21 with an annual average of 114 completions. Furthermore, permissions for additional large windfall sites over the last three years have dropped substantially, with known large windfalls only anticipated to contribute 233 dwellings to the five year supply,

an annual average of 45 dwellings per annum, and even when accounting for potentially higher rates of windfalls from smaller sites, the total would remain significantly below the 225 dwellings per annum that would equate to a windfall allowance of 1,123. The allowance of 1,123 is therefore not appropriate and not consistent with evidence on dwindling permissions and completions on both small sites and large non allocated sites. The allowance of 142 dwellings set out in the SHELAA is therefore a more reasonable starting point. Spawforths note that the five year supply trajectory already includes known windfalls on large non allocated sites, and a small sites allowance. Any new permissions received in Year 1, having regard to average lead in times, are more likely to result in completions in Year 3. Therefore to avoid significant double counting with the small sites and known large non allocated sites, the windfall allowance is assumed to kick in from Year 3. This would equate to a potential additional 426 dwellings. There remains the potential for some double counting on small sites, however Spawforths only have details of permissions on small sites for the last three years, and no details on permissions on small sites preceding this, that may have remaining plots.

- 3.24** In summary Spawforths have allowed for **up to 426 dwellings** arising from windfall sites, over the five year period, in addition to the small sites allowance (which is partly an allowance by the Council for existing permissions and partly future permissions).

Losses

- 3.25** There is only limited information on losses. At 31st March 2021 the Council indicated that the averages losses from the last 5 years resulted in a figure of 21.4/annum. In the absence of updated information Spawforths have maintained this figure. **This equates to 107 dwellings over 5 years.**

Capacity of sites

- 3.26** Regard has been given to information contained within Planning Applications, and the Site Allocations. Where no information is available to inform site capacity, for the purposes of this assessment Spawforths have maintained the assumptions utilised by the Council to support site allocations, 70% net developable area. However, Spawforths note that since the preparation of the Local Plan there is now a requirement for the achievement of at least 10% BNG, and that this is having an effect on net developable areas. This will be subject to further review.

Pre build lead in times

- 3.27** To inform assumptions relating to lead in times, a range of industry reports have been reviewed. Research by HBF²⁰, considers lag times between permission being granted and a completion being recorded. The HBF report states that this lag is a minimum of two years, but most planning permissions have a three-year period for implementation to include the time necessary to discharge any pre commencement conditions, and any other technical

²⁰ Taking Stock Research, May 2021, HBF

issues prior to a start on site. An earlier report by Chamberlain Walker/Barratts²¹ stated that lead in times on average were as follows pre-application phase 1.2 to 2.1 years (including preparing for the planning application and due diligence, optioning, and promotion); Planning application submission to consent – 0.5 to 0.8 years; Planning consent to start on site, 1.7 years (21 months), Site build out start to completion 2.3 years (27 months). Lichfield’s start to finish report²² highlights that for schemes more than 500 dwellings with outline permission that on average the first home is delivered in circa 3 years, however from the point of validation of the application to the delivery of the first unit the average time taken was between 5.0 to 8.4 years. Lichfield’s published the third edition in March 2024²³, this shows a reduction in build out rates across the board, and longer lead in times for applications for developments of up to 500 dwellings. A summary of Lichfield’s findings is provided below:

SIZE OF DEVELOPMENT	PLANNING PERIOD ²⁴ (2020/2024)	APPROVAL (YEARS)	AVERAGE DELIVERY (YEARS) (2020/2024)	PLANNING PERIOD (2020/2024)	AVERAGE VALIDATION DWELLING (2020/2024)	TIME TO FIRST DWELLING (YEARS)
0-9	-	-	-	-	-	-
10-29	-	-	-	-	-	-
20-49	-	-	-	-	-	-
50-99	1.4	1.5	2.0	2.3	3.3	3.8
100-499	2.1	2.8	1.9	3.2	4.0	6
500-999	3.3	3.4	1.7	1,5	5.0	4.9

²¹ The Role of Land Pipelines in the UK House Building Process, September 2017

²² Start to Finish – What factors affect the build out rates of large scale housing sites, Second Edition, February 2020

²³ Start to Finish – how quickly to large-scale sites deliver? Third Edition, March 2024.

²⁴ Lichfield’s Start to Finish Report states planning approval is from validation, full application with S106, or Outline Application, S106, and Reserved Matters); Planning delivery period includes pre commencement conditions, opening up works, delivery of infrastructure and first housing completion, built period scheme completion. Lead in time means from securing an allocation, to delivery of first unit on site.

SIZE OF DEVELOPMENT	PLANNING PERIOD ²⁴ (2020/2024)	APPROVAL (YEARS)	AVERAGE DELIVERY (YEARS) (2020/2024)	PLANNING PERIOD (2020/2024)	AVERAGE VALIDATION DWELLING (2020/2024)	TIME – TO FIRST (YEARS)
1,000-1,499	4.6	4.9	2.3	1.3	6.9	6.2
1,500 – 1,999	5.3	5	1.7	1.6	7.0	6.6
2000+	6.1	5.1	2.3	1.6	8.4	6.7

Table 3.1 Lag time to first completion

3.28 As stated earlier the Council do not set out assumptions in relation to lead in periods with the exception of former Green Belt sites, where the Council indicate that these sites will not come forward until at least year 3 following the adoption of the Plan. Spawforths do not have access to exact start dates and dates of first completions, therefore have only been able to carry out some limited analysis of sites from decision date to year of first completion. Where there has been delivery on allocated sites, the average lag between the decision date and the year of first completion (assumed to be 1st April) has been 1.3 years (all allocated sites noted to have detailed permission). However, there are a number of sites with detailed permission that were yet to deliver at 1st April 2024. Having regard to information contained within the industry reports, and limited analysis of Barnsley' allocated sites, the following lead in times, from permission until completion of the first plot until a start on site have been assumed:

- Reserved Matters/full planning permission: 12-18 months (6 months to start on site, 6-12 months to first completion, longer for larger/more complex sites)
- Outline Planning Permission: 30 to 36 months (12 months to reserved matters approval, then 18 months as above); at least 36 months for sites over 500 dwellings.
- Allocations without planning permission: 36 months to 5 years (60 months) – 6-7 years for schemes over 1000 dwellings.

Build rates

3.29 NPPG confirms that there needs to be firm progress made towards the submission of a planning application, this includes a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipate

start and build out rates. There has not been an up to date assessment of five year supply by the Council. Spawforths have therefore reviewed the delivery rates achieved in Barnsley, information contained in developers annual reports, and analysis contained within industry reports.

- 3.30** A number of housebuilders publish details of average sales rates, with some detailing average build rates within their annual Reports. Appeals²⁵ have found the use of sales rates within housebuilders annual reports to be a reasonable basis for considering sales/delivery rates. The position presented in the latest annual reports for national housebuilders is set out below:

Housebuilder	Average Sales Rate (week)	Average Sales Rate (Year)	Total Completions	Sales Outlets
Barratt Developments PLC (Annual Reports and Accounts 2023)	0.55	28.6	17,206 (46.9/outlet/year)	367
Bellway PLC (Interim announcement March 2024 and Annual Report and Accounts 2023)	0.43 (H1 2024) 0.46 (2023)	22.4(H1 2024) 23.9 (2023)	4,092 (16.8 units/outlet)	243 (H1 2024)
Berkeley Group (Transforming Tomorrow 2023 Annual Report)	Not available	Not available	4,043	51
Bloor Homes (Annual Accounts 2023 and Website)	Not available	Not available	4,252 (53.2/per outlet/year)	80
L&Q Group	Not available	Not available	4,047	Not available
Persimmon PLC (Charles Church, Westbury and Persimmon) (Annual Report 2023)	0.58	30.2	9,922 (37.3 per outlet/year)	266

²⁵ APP/U1105/A/12/2180060

Housebuilder		Average Sales Rate (week)	Average Sales Rate (Year)	Total Completions	Sales Outlets
Redrow Report (Annual Report 2023, September)		0.46	23.9	5,436	117
Half Yearly Report 2024				46.5 per outlet per year;	
Taylor Wimpey – December Trading Statement		0.62	32.2,	10,848	238,
				45.6 per outlet	
Vistry Group (Countryside, Bovis Homes, Linden Homes) (Annual Report 2023) ²⁶		0.96	49.9	16,118	
Average Rates (based on reported rates) (National)		0.55	28.73	46.4	

- 3.31** The reviewed Annual reports are generally reporting a decrease in sales activity and completion rates for 2023 when compared to 2022. This reflects uncertainty relating to mortgage rates and inflation and is also noted within the annual reports to be impacted by closure of the Help to Buy Scheme in October 2022. Overall, the average sales rate, where provided, equates to **28.73 dwellings per outlet**.
- 3.32** Within Barnsley the following annual average delivery rates have been achieved²⁷:

2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2022/23	2023/24
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²⁶ The higher sales rates within the Vistry group are reflective of its business model, which seeks to ensure that 50% homes are pre sold to a partner on each development, and therefore are not directly translatable to the other housebuilders

²⁷ Based on sites contained within the 2021 Five Year Deliverable Supply Report, and delivery on new sites between 2021/22 to 2023/24.

Allocated 0 Sites	27.3	29.4	27.2	24.2	26.6	24.9	27	26.1	
Large Non allocated Sites	17.2	15.4	17.2	18.5	16.5	21.2	11.1	10.7	13.1

3.33 There is variation in the delivery rates being achieved from site to site, and in relation to the scale of sites with some allocated sites achieving a delivery rate of up to 50 dwellings per annum, however only four allocated sites, and eight large non allocated sites achieved an average delivery rate of over 45 dwellings per year (the Council's base assumption). The findings are set out below:

SITE SIZE	ALLOCATED SITES (AVERAGE DELIVERY PER SITE/YEAR)	LARGE NON ALLOCATED SITES (AVERAGE DELIVERY PER SITE/YEAR)
10-99	14	17
100+ ²⁸	39	26

3.34 The average delivery rates on small sites (up to 9 dwellings) ranged between 2 and 3 dwellings per annum for the last three years.

3.35 Wider industry research on build out rates has been undertaken periodically, for example Lichfield's Start to Finish reports. In 2021, Lichfield's highlight that greenfield sites deliver more quickly than brownfield sites, but highlights that delivery is ramped up beyond year 5 for developments of more than 2,000 units. The report considers that additional outlets on the site will have a positive impact on build out rates and that higher rates of affordable

²⁸ There are only limited sites within the 2021 trajectory and additional sites since 2021 that are above 100 dwellings, due to the limited sample size we have not sought to provide a greater breakdown of site sizes.

housing support greater rates of delivery (i.e where more than 30% affordable housing is achieved on site). The third edition highlights the slowing down of build out rates across all typologies. The findings are summarised in the table below:

SIZE OF DEVELOPMENT	AVERAGE BUILD OUT RATES (MEAN) LITCHFIELDS 2 ND EDITION	AVERAGE BUILD OUT RATES (MEAN) LITCHFIELDS 3 RD EDITION
50-99	22	20
100-499	55	49
500-999	68	67
1,000-1,499	107	90
1,500 – 1,999	120	110
2000+	160	150

3.36 Having reviewed the information available nationally, developers annual reports and delivery rates on Allocated Sites and Large Non Allocated Sites, the Council’s assumption that 45 dwellings per annum will come forward appear over optimistic, and have only been achieved on a small proportion of sites. It is therefore proposed to reduce this base assumption slightly.

3.37 Accordingly, the following assumptions are considered reasonable:

- 3-5 dwellings per annum for sites up to 10.
- 20 dwellings per annum for sites between 10-49
- 40 dwellings per annum for sites between 50 dwellings or more

- 3.38** These assumptions have been used to adjust the trajectory as proposed by the Council in 2021 and any additional new sites, except where there is evidence at a particular site that higher rates are achievable, or there are multiple developers on site.

Spawforths Housing Trajectory

- 3.39** Spawforths have reviewed the Councils Trajectory against the above assumptions, policy and guidance, information on public access, at 31st March 2024. Consistent with national guidance and proportionate to the stage of planning, this review has focused on sites above 10 dwellings, with Full Planning Permission, Outline Planning Permission, and Allocations. Sites to be removed from the five year supply are set out in Appendix 3, this includes sites that have completed since the Council produced their trajectory, expired permissions, and category B sites where there is insufficient evidence to demonstrate progress towards the delivery of housing.
- 3.40** Any adjustments to the Councils position have been shown in red. Justification for change is set out in the commentary and aligns with assumptions set out above. For sites over 10 dwellings, with full planning permission, outline permission and allocation, Spawforths consider that **4,004 dwellings are capable of being delivered within 5 years** (accounting for losses, and windfall allowance).

04 Five Year Supply Position

- 4.1** The Council's position on five-year supply is as highlighted in the preceding section and concludes an estimated 3.6 year supply of housing. We have not been able to confirm the exact sources of supply that the Council rely upon at the point of writing.
- 4.2** Spawforths position is as follows: (please note we have provided the position based on the adopted Local Plan requirement, the inclusion of a buffer and addressing undersupply over five years, the position when addressing undersupply over 9 years is also set out below).
- 4.3** The base date for the assessment and calculation of the requirement is 1st April 2024.

	SEDGEFIELD (5 YEARS)	LIVERPOOL (9 YEARS)
Adopted Requirement (5 Years)	5,670	5,670
Over/Under Supply	3,605	3,605
Buffer (20%)	1,855	1,534
Five Year Requirement	11,130	9,207
Spawforths Position (5-year Deliverable Supply)		
Allocated Sites	3,122	3,122

Large non allocated sites	60	60
Small sites	330	330
New Large Allocated Sites	173	173
Windfall Allowance	426	426
Losses (4.4 dpa)	-107	-107
Total 5 Year Supply	4,004	4,004
5YHLS	1.8 (2.2 no buffer)	2.2 (2.6 no buffer)

4.4 It is clear that the Council cannot maintain a five-year housing land supply.

05 Appendices

Appendix A: Completions

YEAR	GROSS DWELLINGS	LOSSES	NET REQUIREMENT	NET COMPLETIONS	DIFFERENCE REQUIREMENT DELIVERY	BETWEEN AND
2014/15	644	22	1134	622	-512	
2015/16	770	34	1134	706	-428	
2016/17	872	16	1134	856	-278	
2017/18	1,037	29	1,134	1,008	-126	
2018/19	1,028	40	1,134	988	-146	
2019/20	1,066	15	1,134	1,051	-83	
2020/21	595	7	1,134	588	-546	
2021/22			1,134	593	-541	
2022/23			1,134	680	-454	
2023/24			1,134	643	-491	
Total			11,340	7,735	-3,605	

Appendix B: Information Request

Completions Data 2021/2022

PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMPLETED	UNITS COMPLETED
2006/1116	28/06/2006	02/10/2006	2021/22	3
2014/0474	15/04/2014	07/01/2015	2021/22	47
2015/0891	16/07/2015	25/02/2016	2021/22	25
2015/1086	03/09/2015	27/11/2015	2021/22	1
2015/1134	14/09/2015	11/04/2017	2021/22	27
2015/1198	30/09/2015	30/06/2016	2021/22	38
2015/1416	17/11/2015	19/02/2016	2021/22	1
2016/0060	19/01/2016	28/07/2016	2021/22	2
2016/0209	29/02/2016	15/04/2016	2021/22	1
2016/0586	18/05/2016	25/07/2016	2021/22	2
2016/1062	23/08/2016	27/10/2016	2021/22	1
2016/1078	26/08/2016	22/09/2017	2021/22	1
2016/1381	03/11/2016	21/07/2017	2021/22	7
2016/1523	07/12/2016	06/11/2017	2021/22	1
2017/0476	06/04/2017	19/06/2017	2021/22	1
2017/0542	21/04/2017	16/08/2017	2021/22	3
2017/0666	10/05/2017	30/10/2017	2021/22	3
2017/0732	24/05/2017	20/11/2017	2021/22	5
2017/1001	19/07/2017	27/04/2018	2021/22	61
2017/1051	02/08/2017	07/03/2018	2021/22	9
2017/1116	16/08/2017	21/11/2017	2021/22	2
2017/1617	14/12/2017	22/05/2018	2021/22	1
2018/0138	30/01/2018	18/05/2018	2021/22	1
2018/0421	06/04/2018	11/06/2018	2021/22	1
2018/0518	23/04/2018	20/06/2018	2021/22	1
2018/0687	29/05/2018	19/12/2018	2021/22	37

PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMPLETED	UNITS COMPLETED
2018/0776	18/06/2018	14/08/2018	2021/22	1
2018/0800	21/06/2018	03/01/2020	2021/22	14
2018/0849	29/06/2018	26/07/2019	2021/22	4
2018/1157	07/09/2018	09/11/2018	2021/22	2
2018/1181	11/09/2018	20/12/2018	2021/22	1
2018/1189	12/09/2018	29/10/2018	2021/22	19
2018/1239	25/09/2018	28/11/2018	2021/22	1
2018/1249	26/09/2018	29/10/2018	2021/22	1
2018/1264	01/10/2018	10/09/2019	2021/22	7
2018/1275	03/10/2018	06/03/2019	2021/22	53
2018/1361	24/10/2018	10/06/2019	2021/22	15
2018/1393	05/11/2018	15/03/2019	2021/22	2
2018/1560	21/12/2018	12/06/2020	2021/22	1
2019/0011	03/01/2019	31/01/2020	2021/22	14
2019/0037	07/01/2019	26/09/2019	2021/22	6
2019/0053	09/01/2019	01/03/2019	2021/22	1
2019/0150	31/01/2019	24/05/2019	2021/22	1
2019/0186	12/02/2019	10/09/2019	2021/22	6
2019/0231	22/02/2019	26/06/2019	2021/22	2
2019/0269	01/03/2019	29/05/2019	2021/22	1
2019/0377	26/03/2019	23/12/2019	2021/22	2
2019/0431	04/04/2019	04/11/2019	2021/22	5
2019/0522	30/04/2019	12/08/2019	2021/22	2
2019/0572	14/05/2019	02/08/2019	2021/22	1
2019/0759	20/06/2019	23/08/2019	2021/22	2
2019/0809	01/07/2019	20/11/2020	2021/22	33
2019/0902	19/07/2019	29/09/2020	2021/22	35
2019/0992	09/08/2019	10/10/2019	2021/22	1
2019/1163	20/09/2019	26/11/2019	2021/22	1
2019/1249	08/10/2019	22/11/2019	2021/22	1
2019/1274	14/10/2019	05/01/2021	2021/22	15
2019/1331	25/10/2019	19/12/2019	2021/22	1
2019/1368	04/11/2019	19/12/2019	2021/22	1
2019/1464	26/11/2019	25/02/2020	2021/22	18
2019/1539	16/12/2019	06/02/2020	2021/22	2
2020/0036	09/01/2020	28/04/2020	2021/22	1
2020/0064	15/01/2020	27/03/2020	2021/22	4
2020/0096	21/01/2020	02/04/2020	2021/22	2

PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMPLETED	UNITS COMPLETED
2020/0163	13/02/2020	25/06/2020	2021/22	2
2020/0317	19/03/2020	22/02/2021	2021/22	4
2020/0409	15/04/2020	25/02/2021	2021/22	5
2020/0431	28/04/2020	23/06/2020	2021/22	2
2020/0494	21/05/2020	22/07/2020	2021/22	1
2020/0534	29/05/2020	08/10/2020	2021/22	2
2020/0547	02/06/2020	28/08/2020	2021/22	1
2020/0757	14/07/2020	08/09/2020	2021/22	3
2020/0996	03/09/2020	16/11/2020	2021/22	1
2020/1427	15/12/2020	16/03/2021	2021/22	2
2021/0037	23/12/2020	25/03/2021	2021/22	1
2021/0082	15/01/2021	11/03/2021	2021/22	1
2021/0103	19/01/2021	07/05/2021	2021/22	1
2021/0301	01/03/2021	30/07/2021	2021/22	1
2021/0699	05/05/2021	24/06/2021	2021/22	1
2021/1226	09/09/2021	03/02/2022	2021/22	1
2021/1340	08/09/2021	03/12/2021	2021/22	1
2021/1371	11/10/2021	16/12/2021	2021/22	2

Completions data 2022/23

PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMPLETED	UNITS COMPLETED
2007/0311	13/02/2007	05/04/2007	2022/23	2
2007/1817	24/10/2007	19/12/2007	2022/23	1
2010/1025	11/08/2010	05/11/2010	2022/23	3
2014/0474	15/04/2014	07/01/2015	2022/23	9
2015/1134	14/09/2015	11/04/2017	2022/23	1
2015/1198	30/09/2015	30/06/2016	2022/23	19
2015/1408	26/11/2015	21/01/2016	2022/23	1
2016/0688	03/06/2016	07/09/2016	2022/23	1
2016/1062	23/08/2016	27/10/2016	2022/23	1
2016/1329	24/10/2016	25/05/2018	2022/23	15
2016/1449	18/11/2016	11/04/2017	2022/23	2
2017/0376	20/03/2017	31/07/2017	2022/23	1
2017/0859	20/06/2017	18/10/2018	2022/23	1

PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMPLETED	UNITS COMPLETED
2017/1001	19/07/2017	27/04/2018	2022/23	38
2017/1051	02/08/2017	07/03/2018	2022/23	1
2017/1116	16/08/2017	21/11/2017	2022/23	1
2017/1556	29/11/2017	10/06/2019	2022/23	49
2017/1617	14/12/2017	22/05/2018	2022/23	3
2018/0683	29/05/2018	23/01/2019	2022/23	4
2018/0687	29/05/2018	19/12/2018	2022/23	40
2018/0800	21/06/2018	03/01/2020	2022/23	14
2018/1082	22/08/2018	22/05/2019	2022/23	1
2018/1275	03/10/2018	06/03/2019	2022/23	47
2018/1361	24/10/2018	10/06/2019	2022/23	13
2018/1393	05/11/2018	15/03/2019	2022/23	1
2018/1414	12/11/2018	11/03/2019	2022/23	1
2018/1496	03/12/2018	05/02/2019	2022/23	1
2019/0011	03/01/2019	31/01/2020	2022/23	24
2019/0037	07/01/2019	26/09/2019	2022/23	2
2019/0155	31/01/2019	10/05/2019	2022/23	1
2019/0186	12/02/2019	10/09/2019	2022/23	8
2019/0224	21/02/2019	17/04/2019	2022/23	2
2019/0231	22/02/2019	26/06/2019	2022/23	1
2019/0333	18/03/2019	10/05/2019	2022/23	2
2019/0342	15/03/2019	14/10/2019	2022/23	1
2019/0377	26/03/2019	23/12/2019	2022/23	5
2019/0380	27/03/2019	09/08/2019	2022/23	2
2019/0577	08/05/2019	08/04/2021	2022/23	24
2019/0637	29/05/2019	23/04/2020	2022/23	4
2019/0713	14/06/2019	12/09/2019	2022/23	2
2019/0721	05/06/2019	26/07/2019	2022/23	1
2019/0754	19/06/2019	18/12/2019	2022/23	1
2019/0809	01/07/2019	20/11/2020	2022/23	67
2019/0902	19/07/2019	29/09/2020	2022/23	57
2019/1137	12/09/2019	14/11/2019	2022/23	1
2019/1186	18/09/2019	11/11/2019	2022/23	1
2019/1248	08/10/2019	22/11/2019	2022/23	1
2019/1249	08/10/2019	22/11/2019	2022/23	3
2019/1274	14/10/2019	05/01/2021	2022/23	55
2019/1464	26/11/2019	25/02/2020	2022/23	19
2019/1501	05/12/2019	24/07/2020	2022/23	1

PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMPLETED	UNITS COMPLETED
2019/1530	11/12/2019	28/09/2021	2022/23	12
2020/0006	03/01/2020	24/08/2020	2022/23	7
2020/0113	28/01/2020	19/03/2021	2022/23	8
2020/0174	17/02/2020	14/04/2020	2022/23	1
2020/0267	09/03/2020	04/05/2020	2022/23	1
2020/0317	19/03/2020	22/02/2021	2022/23	19
2020/0334	25/03/2020	26/05/2020	2022/23	1
2020/0345	25/03/2020	26/06/2020	2022/23	1
2020/0351	25/03/2020	26/06/2020	2022/23	1
2020/0383	06/04/2020	26/06/2020	2022/23	2
2020/0488	19/05/2020	10/07/2020	2022/23	1
2020/0658	19/06/2020	03/11/2020	2022/23	1
2020/0761	15/07/2020	01/04/2021	2022/23	1
2020/1289	09/11/2020	25/01/2021	2022/23	1
2020/1330	18/11/2020	11/06/2021	2022/23	2
2020/1427	15/12/2020	16/03/2021	2022/23	1
2020/1453	21/12/2020	19/04/2021	2022/23	3
2020/1461	21/12/2020	04/02/2021	2022/23	1
2021/0028	07/01/2021	19/03/2021	2022/23	1
2021/0034	04/01/2021	22/03/2021	2022/23	2
2021/0142	29/01/2021	15/09/2021	2022/23	20
2021/0245	15/02/2021	12/04/2021	2022/23	1
2021/0315	02/03/2021	30/04/2021	2022/23	9
2021/0562	15/04/2021	24/09/2021	2022/23	8
2021/0783	03/06/2021	08/11/2021	2022/23	2
2021/0803	07/06/2021	13/10/2021	2022/23	5
2021/0884	23/06/2021	21/10/2021	2022/23	1
2021/0992	19/07/2021	13/09/2021	2022/23	1
2021/1018	26/07/2021	14/12/2021	2022/23	1
2021/1458	28/10/2021	23/12/2021	2022/23	3
2021/1464	29/10/2021	17/12/2021	2022/23	1
2021/1657	13/12/2021	29/03/2022	2022/23	1
2022/0028	11/01/2022	08/03/2022	2022/23	2
2022/0320	24/03/2022	09/05/2022	2022/23	1
2022/1231	28/11/2022	27/01/2023	2022/23	1

Completions data 23/24

PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMPLETED	UNITS COMPLETED
2010/0413	07/04/2010	29/05/2012	2023/24	1
2013/1005	06/09/2013	08/11/2013	2023/24	1
2015/0891	16/07/2015	25/02/2016	2023/24	3
2016/0127	27/01/2016	26/04/2016	2023/24	4
2016/0271	16/03/2016	11/05/2016	2023/24	1
2016/1062	23/08/2016	27/10/2016	2023/24	2
2016/1329	24/10/2016	25/05/2018	2023/24	4
2016/1534	13/12/2016	23/02/2017	2023/24	1
2017/1001	19/07/2017	27/04/2018	2023/24	6
2017/1051	02/08/2017	07/03/2018	2023/24	1
2017/1617	14/12/2017	22/05/2018	2023/24	2
2018/0075	16/01/2018	29/03/2018	2023/24	1
2018/0687	29/05/2018	19/12/2018	2023/24	4
2018/0848	29/06/2018	28/09/2018	2023/24	1
2018/1152	06/09/2018	28/06/2019	2023/24	1
2018/1275	03/10/2018	06/03/2019	2023/24	36
2018/1365	26/10/2018	21/12/2018	2023/24	5
2018/1372	29/10/2018	19/07/2019	2023/24	1
2018/1443	19/11/2018	26/03/2019	2023/24	1
2019/0011	03/01/2019	31/01/2020	2023/24	18
2019/0089	21/01/2019	30/04/2020	2023/24	27
2019/0213	19/02/2019	17/05/2019	2023/24	1
2019/0408	01/04/2019	30/05/2019	2023/24	4
2019/0436	05/04/2019	28/06/2019	2023/24	1
2019/0577	08/05/2019	08/04/2021	2023/24	21
2019/0692	10/06/2019	12/09/2019	2023/24	1
2019/0755	20/06/2019	22/11/2019	2023/24	1
2019/0809	01/07/2019	20/11/2020	2023/24	57
2019/0826	05/07/2019	25/09/2019	2023/24	2
2019/1274	14/10/2019	05/01/2021	2023/24	42
2019/1464	26/11/2019	25/02/2020	2023/24	12
2019/1530	11/12/2019	28/09/2021	2023/24	20
2019/1538	16/12/2019	06/02/2020	2023/24	1
2019/1546	17/12/2019	03/12/2020	2023/24	28

PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMPLETED	UNITS COMPLETED
2020/0004	03/01/2020	20/05/2020	2023/24	16
2020/0196	20/02/2020	21/08/2020	2023/24	4
2020/0274	24/02/2020	30/07/2021	2023/24	82
2020/0358	31/03/2020	21/08/2020	2023/24	1
2020/0382	06/04/2020	21/08/2020	2023/24	1
2020/0510	22/05/2020	16/11/2020	2023/24	2
2020/0920	17/08/2020	25/01/2021	2023/24	1
2020/1130	01/10/2020	25/05/2021	2023/24	2
2020/1221	21/10/2020	22/12/2021	2023/24	18
2020/1275	03/11/2020	26/01/2021	2023/24	1
2020/1283	05/11/2020	19/02/2021	2023/24	1
2020/1387	02/12/2020	26/08/2022	2023/24	2
2020/1457	21/12/2020	28/05/2021	2023/24	4
2021/0043	11/01/2021	24/01/2022	2023/24	61
2021/0077	18/01/2021	15/10/2021	2023/24	5
2021/0142	29/01/2021	15/09/2021	2023/24	22
2021/0228	15/02/2021	06/04/2021	2023/24	1
2021/0535	12/04/2021	29/07/2021	2023/24	1
2021/0602	23/04/2021	29/10/2021	2023/24	55
2021/0608	26/04/2021	09/03/2022	2023/24	8
2021/0668	07/05/2021	14/03/2023	2023/24	5
2021/0757	26/05/2021	20/12/2021	2023/24	2
2021/0783	03/06/2021	08/11/2021	2023/24	1
2021/1126	13/08/2021	09/12/2021	2023/24	6
2021/1230	10/09/2021	05/11/2021	2023/24	1
2021/1416	19/10/2021	10/11/2022	2023/24	2
2021/1427	20/10/2021	15/12/2021	2023/24	1
2021/1458	28/10/2021	23/12/2021	2023/24	6
2021/1476	02/11/2021	08/12/2021	2023/24	1
2021/1688	17/12/2021	14/04/2022	2023/24	9
2022/0808	02/08/2022	16/11/2022	2023/24	1
2022/0820	05/08/2022	17/10/2022	2023/24	6
2022/1189	16/11/2022	20/01/2023	2023/24	1
2023/0888	26/09/2023	21/12/2023	2023/24	1

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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
2015/1134	14/09/2015	11/04/2017	2021/22	1
2015/1198	30/09/2015	30/06/2016	2021/22	18
2015/1464	15/12/2015	03/02/2017	2021/22	3
2016/1062	23/08/2016	27/10/2016	2021/22	2
2016/1329	24/10/2016	25/05/2018	2021/22	6
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
2018/0158	01/02/2018	15/10/2018	2021/22	2
2018/0687	29/05/2018	19/12/2018	2021/22	24
2018/0736	06/06/2018	01/08/2018	2021/22	1
2018/0800	21/06/2018	03/01/2020	2021/22	13
2018/1275	03/10/2018	06/03/2019	2021/22	41
2018/1361	24/10/2018	10/06/2019	2021/22	11
2018/1372	29/10/2018	19/07/2019	2021/22	1
2019/0011	03/01/2019	31/01/2020	2021/22	20
2019/0155	31/01/2019	10/05/2019	2021/22	1
2019/0231	22/02/2019	26/06/2019	2021/22	1
2019/0577	08/05/2019	08/04/2021	2021/22	18
2019/0637	29/05/2019	23/04/2020	2021/22	4
2019/0809	01/07/2019	20/11/2020	2021/22	75
2019/0902	19/07/2019	29/09/2020	2021/22	48
2019/1136	12/09/2019	21/02/2020	2021/22	1
2019/1186	18/09/2019	11/11/2019	2021/22	1
2019/1274	14/10/2019	05/01/2021	2021/22	37
2019/1357	05/11/2019	04/03/2020	2021/22	2
2019/1410	18/11/2019	28/01/2020	2021/22	2
2019/1464	26/11/2019	25/02/2020	2021/22	32
2019/1530	11/12/2019	28/09/2021	2021/22	34
2020/0004	03/01/2020	20/05/2020	2021/22	14
2020/0064	15/01/2020	27/03/2020	2021/22	2
2020/0113	28/01/2020	19/03/2021	2021/22	8
2020/0267	09/03/2020	04/05/2020	2021/22	1
2020/0317	19/03/2020	22/02/2021	2021/22	23

PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMMENCED	UNITS STARTED
2020/0334	25/03/2020	26/05/2020	2021/22	1
2020/0488	19/05/2020	10/07/2020	2021/22	1
2020/0920	17/08/2020	25/01/2021	2021/22	1
2020/0939	20/08/2020	04/03/2021	2021/22	1
2020/0972	27/08/2020	14/05/2021	2021/22	1
2020/1105	23/09/2020	26/01/2021	2021/22	1
2020/1121	30/09/2020	17/12/2020	2021/22	1
2020/1201	16/10/2020	08/01/2021	2021/22	1
2020/1279	04/11/2020	25/03/2021	2021/22	3
2020/1283	05/11/2020	19/02/2021	2021/22	1
2020/1330	18/11/2020	11/06/2021	2021/22	2
2020/1453	21/12/2020	19/04/2021	2021/22	2
2021/0034	04/01/2021	22/03/2021	2021/22	2
2021/0028	07/01/2021	19/03/2021	2021/22	1
2021/0082	15/01/2021	11/03/2021	2021/22	2
2021/0077	18/01/2021	15/10/2021	2021/22	3
2021/0142	29/01/2021	15/09/2021	2021/22	19
2021/0245	15/02/2021	12/04/2021	2021/22	1
2021/0278	24/02/2021	10/05/2021	2021/22	1
2021/0315	02/03/2021	30/04/2021	2021/22	8
2021/0535	12/04/2021	29/07/2021	2021/22	2
2021/0562	15/04/2021	24/09/2021	2021/22	8
2021/0602	23/04/2021	29/10/2021	2021/22	1
2021/0803	07/06/2021	13/10/2021	2021/22	5
2021/1340	08/09/2021	03/12/2021	2021/22	1
2021/1371	11/10/2021	16/12/2021	2021/22	2
2021/1378	12/10/2021	12/01/2022	2021/22	2
2021/1427	20/10/2021	15/12/2021	2021/22	1
2021/1458	28/10/2021	23/12/2021	2021/22	1
2021/1464	29/10/2021	17/12/2021	2021/22	1

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PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMMENCED	UNITS STARTED
2015/1198	30/09/2015	30/06/2016	2022/23	2

PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMMENCED	UNITS STARTED
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
2018/1445	23/10/2018	24/07/2019	2022/23	1
2019/0011	03/01/2019	31/01/2020	2022/23	17
2019/0089	21/01/2019	30/04/2020	2022/23	36
2019/0213	19/02/2019	17/05/2019	2022/23	4
2019/0342	15/03/2019	14/10/2019	2022/23	3
2019/0333	18/03/2019	10/05/2019	2022/23	2
2019/0577	08/05/2019	08/04/2021	2022/23	33
2019/0716	17/06/2019	28/11/2019	2022/23	1
2019/0754	19/06/2019	18/12/2019	2022/23	3
2019/0784	25/06/2019	27/02/2020	2022/23	1
2019/0809	01/07/2019	20/11/2020	2022/23	46
2019/0902	19/07/2019	29/09/2020	2022/23	13
2019/1136	12/09/2019	21/02/2020	2022/23	3
2019/1256	04/10/2019	13/12/2019	2022/23	1
2019/1274	14/10/2019	05/01/2021	2022/23	44
2019/1464	26/11/2019	25/02/2020	2022/23	12
2019/1546	17/12/2019	03/12/2020	2022/23	35
2020/0004	03/01/2020	20/05/2020	2022/23	2
2020/0098	24/01/2020	06/04/2020	2022/23	1
2020/0196	20/02/2020	21/08/2020	2022/23	6
2020/0274	24/02/2020	30/07/2021	2022/23	96
2020/0382	06/04/2020	21/08/2020	2022/23	1
2020/1130	01/10/2020	25/05/2021	2022/23	3
2020/1221	21/10/2020	19/07/2022	2022/23	17
2020/1275	03/11/2020	26/01/2021	2022/23	1
2020/1292	09/11/2020	17/05/2021	2022/23	1
2020/1394	07/12/2020	29/04/2022	2022/23	6
2020/1457	21/12/2020	28/05/2021	2022/23	4
2021/0043	11/01/2021	24/01/2022	2022/23	53
2021/0077	18/01/2021	15/10/2021	2022/23	1
2021/0142	29/01/2021	15/09/2021	2022/23	20
2021/0228	15/02/2021	06/04/2021	2022/23	1
2021/0331	25/02/2021	20/05/2022	2022/23	3
2021/0315	02/03/2021	30/04/2021	2022/23	1
2021/0602	23/04/2021	29/10/2021	2022/23	48

PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMMENCED	UNITS STARTED
2021/0608	26/04/2021	09/03/2022	2022/23	8
2021/0705	30/04/2021	10/09/2021	2022/23	1
2021/0757	26/05/2021	20/12/2021	2022/23	2
2021/1018	26/07/2021	14/12/2021	2022/23	1
2021/1027	28/07/2021	09/11/2021	2022/23	1
2021/1395	13/10/2021	07/02/2022	2022/23	4
2021/1416	19/10/2021	10/11/2022	2022/23	3
2021/1458	28/10/2021	23/12/2021	2022/23	4
2021/1568	23/11/2021	09/08/2022	2022/23	2
2021/1688	17/12/2021	14/04/2022	2022/23	8
2022/0028	11/01/2022	08/03/2022	2022/23	2
2022/0088	27/01/2022	23/03/2022	2022/23	2
2022/0223	01/03/2022	28/04/2022	2022/23	1
2022/0229	01/03/2022	30/09/2022	2022/23	1
2022/0453	27/04/2022	13/09/2022	2022/23	1
2022/0739	12/07/2022	03/10/2022	2022/23	1
2022/0778	22/07/2022	21/11/2022	2022/23	9
2022/0808	02/08/2022	16/11/2022	2022/23	1
2022/0820	05/08/2022	17/10/2022	2022/23	6
2022/1189	16/11/2022	20/01/2023	2022/23	1

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PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMMENCED	UNITS STARTED
2006/0987	05/06/2006	07/07/2006	2023/24	2
2018/1275	03/10/2018	06/03/2019	2023/24	14
2019/0089	21/01/2019	30/04/2020	2023/24	97
2019/0213	19/02/2019	17/05/2019	2023/24	1
2019/0577	08/05/2019	08/04/2021	2023/24	13
2019/0809	01/07/2019	20/11/2020	2023/24	70
2019/1274	14/10/2019	05/01/2021	2023/24	20
2019/1530	11/12/2019	28/09/2021	2023/24	2
2020/0196	20/02/2020	21/08/2020	2023/24	2
2020/0274	24/02/2020	30/07/2021	2023/24	100

PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMMENCED	UNITS STARTED
2020/0587	10/06/2020	22/12/2020	2023/24	1
2020/0633	18/06/2020	06/01/2021	2023/24	1
2020/0830	29/07/2020	13/10/2020	2023/24	1
2020/0901	13/08/2020	01/02/2021	2023/24	3
2020/1089	24/09/2020	24/02/2021	2023/24	1
2020/1130	01/10/2020	25/05/2021	2023/24	1
2020/1221	21/10/2020	22/12/2021	2023/24	11
2020/1387	02/12/2020	26/08/2022	2023/24	3
2020/1393	07/12/2020	11/08/2021	2023/24	3
2021/0043	11/01/2021	24/01/2022	2023/24	8
2021/0054	12/01/2021	22/12/2021	2023/24	6
2021/0142	29/01/2021	15/09/2021	2023/24	3
2021/0331	25/02/2021	20/05/2022	2023/24	1
2021/0456	29/03/2021	10/12/2021	2023/24	2
2021/0602	23/04/2021	29/10/2021	2023/24	28
2021/0668	07/05/2021	14/03/2023	2023/24	36
2021/0852	16/06/2021	28/10/2022	2023/24	1
2021/0958	06/07/2021	05/11/2021	2023/24	3
2021/1107	27/07/2021	21/12/2022	2023/24	1
2021/1110	19/07/2021	17/12/2021	2023/24	39
2021/1227	09/09/2021	14/01/2022	2023/24	1
2021/1413	18/10/2021	03/02/2022	2023/24	1
2021/1458	28/10/2021	23/12/2021	2023/24	1
2021/1476	02/11/2021	08/12/2021	2023/24	1
2021/1688	17/12/2021	14/04/2022	2023/24	1
2022/0007	04/01/2022	15/11/2022	2023/24	3
2022/0008	01/01/2022	30/06/2022	2023/24	1
2022/0335	30/03/2022	17/11/2022	2023/24	1
2022/0562	26/05/2022	14/11/2022	2023/24	6
2022/0680	28/06/2022	15/02/2023	2023/24	28
2022/0778	22/07/2022	21/11/2022	2023/24	6
2022/0980	22/09/2022	18/11/2022	2023/24	1
2022/0998	27/09/2022	22/11/2022	2023/24	1
2022/1021	30/09/2022	08/02/2023	2023/24	2
2022/1208	21/11/2022	03/02/2023	2023/24	4
2022/1214	23/11/2022	03/03/2023	2023/24	3
2023/0195	24/02/2023	07/11/2023	2023/24	12

PLANNING APPLICATION REFERENCE	SUBMISSION DATE	DECISION DATE	YEAR COMMENCED	UNITS STARTED
2023/0306	24/03/2023	23/06/2023	2023/24	1
2023/0316	28/03/2023	03/08/2023	2023/24	1
2023/0533	31/05/2023	04/08/2023	2023/24	1
2023/0648	04/07/2023	17/11/2023	2023/24	1
2023/0675	11/07/2023	15/12/2023	2023/24	1
2023/0709	24/07/2023	09/10/2023	2023/24	1
2023/0843	11/09/2023	14/12/2023	2023/24	1

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PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
2020/0761	Erection of chalet bungalow and associated works.	1	15/07/2020	01/04/2021
2021/0245	Erection of dwelling and detached outbuilding (resubmission)	1	15/02/2021	12/04/2021
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
2021/0699		1	05/05/2021	24/06/2021
2021/0992	Erection of two storey detached dwelling with integral garage and associated external works	1	19/07/2021	13/09/2021
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
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
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
2021/1226	Conversion of existing outbuilding and infill extension to form 1 no residential dwelling	1	09/09/2021	03/02/2022
2021/1657	Change of use of retail unit to 1no dwelling (Use Class C3)	1	13/12/2021	29/03/2022
2020/1330		2	18/11/2020	11/06/2021
2021/1371	Conversion of first floor flat into two studio flats	2	11/10/2021	16/12/2021
2022/0028	Erection of one pair of semi-detached bungalows and associated works	2	11/01/2022	08/03/2022
2020/1453	Reserved matters application for 3 dwellings (in connection with outline permission 2017/1387)	3	21/12/2020	19/04/2021
2021/0803	Erection of 5no dwellings and associated works	5	07/06/2021	13/10/2021
2021/0562	Erection of 8no dwellings and associated works	8	15/04/2021	24/09/2021
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
2021/0228	Erection of 1no detached two storey dwelling	1	15/02/2021	06/04/2021
2021/0384	Conversion of stable block into 1no dwellinghouse (Lawful development Certificate for an Existing Use)	1	12/03/2021	23/04/2021

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
2020/0076	Change of use of small barn to Holiday Let Cottage, large barn to Wedding Venue with highways access improvement and erection of extension to farmhouse'	1	20/01/2020	29/04/2021
2021/0246	Erection of single dwelling	1	12/02/2021	05/05/2021
2021/0278	Change of use of building to independent dwelling	1	24/02/2021	10/05/2021
2021/0450	Erection of 1no detached dwelling (Outline with All Matters Reserved)	1	26/03/2021	14/05/2021
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
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
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
2021/0568	Erection of 1no detached two storey dwellinghouse and associated works	1	16/04/2021	09/07/2021
2021/0646	Conversion of existing coach house to annexe including extension and alterations	1	04/05/2021	22/07/2021
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
2021/0398	Erection of detached house	1	18/03/2021	24/08/2021
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
2021/0705	Erection of single storey detached bungalow with associated ancillary garage/outbuilding	1	30/04/2021	10/09/2021
2021/1081	Part conversion of building to single dwelling	1	22/07/2021	16/09/2021
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
2021/1230		1	10/09/2021	05/11/2021
2021/0831	Erection of new attached dwelling (townhouse)	1	14/06/2021	09/11/2021
2021/1027	Erection of detached dwelling	1	28/07/2021	09/11/2021
2020/1435	Conversion of existing building to dwelling	1	25/11/2020	12/11/2021

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
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
2021/1476	Change of use from 2no flats to 1no dwellinghouse	1	02/11/2021	08/12/2021
2021/1427	Erection of detached dwelling	1	20/10/2021	15/12/2021
2021/1372	Demolition of existing bungalow and outbuilding and erection of new dwelling	1	15/09/2021	22/12/2021
2021/0073	Erection of new dwelling and detached garage and shared private drive	1	18/01/2021	23/12/2021
2021/0091	Erection of new dwelling with attached garage and shared private drive	1	20/01/2021	23/12/2021
2021/0260	Erection of new dwelling with an attached garage with room over and shared private drive.	1	22/02/2021	23/12/2021
2021/0425	Erection of 1no. dwelling following demolition of existing stables and equestrian storage buildings (Resubmission)	1	23/03/2021	23/12/2021
2021/0622	Erection of a new dwelling with integral garage and shared private drive	1	28/04/2021	23/12/2021
2021/1550	Conversion of redundant agricultural building to residential use	1	18/11/2021	13/01/2022
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
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
2021/1594	Demolition of bungalow and replace with 1 no two storey dwellinghouse	1	29/11/2021	25/01/2022
2021/1413	Erection of farm workers dwelling	1	18/10/2021	03/02/2022
2021/0901	Replacement of existing building with detached single storey dwelling	1	15/06/2021	04/02/2022
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
2021/0411	Partial change of use of property to 2no residential apartments (Use Class C3)	2	22/03/2021	28/05/2021
2021/0651	Erection of two dwellings	2	05/05/2021	28/07/2021

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
2021/0535	Demolition of existing dwelling and erection of 2 detached dwellings	2	12/04/2021	29/07/2021
2021/0301	Change of use of ground floor retail units to 2no. flats	2	01/03/2021	30/07/2021
2021/0324	Erection of 2no detached two storey dwellings and associated works	2	04/03/2021	11/08/2021
2021/0886	Erection of 2no two and a half storey dwellings and associated works	2	23/06/2021	25/10/2021
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
2021/0777	Conversion and alterations/extension of 2 farm buildings to form 2 no residential dwellings	2	28/05/2021	15/12/2021
2021/0757	Demolition of existing dwelling and construction of 2 no. new dwellings	2	26/05/2021	20/12/2021
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
2021/1580	Erection of 2no. dwellings with detached garages	2	25/11/2021	08/03/2022
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, upwar	2	27/01/2022	23/03/2022
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
2021/0554		3	14/04/2021	18/06/2021
2020/0540		3	29/05/2020	24/06/2021
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
2021/0783	Demolition of chapel of rest and associated buildings and erection of 3no. 2 bed bungalows	3	03/06/2021	08/11/2021
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
2020/1457	Erection of 4no flats within single building and associated works	4	21/12/2020	28/05/2021

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
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
2021/0647	Erection of 4no dwellings and associated works	4	05/05/2021	07/01/2022
2021/1395	Erection of 4 detached 3 bed bungalows and associated works	4	13/10/2021	07/02/2022
2021/0257	Demolition of existing buildings and conversions of agricultural buildings to form 4no. dwellings with associated amenity space and extensions/outbuildings	4	19/02/2021	11/02/2022
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
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
2020/1130	Demolition of existing bungalow, erection of 5 no detached dwellings and associated works	5	01/10/2020	25/05/2021
2021/0190		5	08/02/2021	28/06/2021
2021/0014	Conversion of existing building into 5 apartments	5	05/01/2021	01/10/2021
2021/0077	Erection of 5 dwellings	5	18/01/2021	15/10/2021
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
2021/1472		5	01/11/2021	17/12/2021
2020/0201	Erection of 5no bungalows and associated works	5	17/02/2020	10/03/2022
2020/0665	Erection of 6 dwellings and associated access and parking	6	22/06/2020	30/04/2021
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
2022/0070	Erection of a two storey building comprising 6no flats and associated parking	6	24/01/2022	09/03/2022
2021/0608	Residential development of 8 dwellings	8	26/04/2021	09/03/2022
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

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
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
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
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
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
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
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
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 matt	46	07/10/2019	18/11/2021
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
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

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
2019/0991	Demolition of former care home, existing farm house and farm buildings and erection of residential development of up to 82 no. dwellings (Outline with all matters reserved apart from means of access)	82	08/08/2019	06/04/2021
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
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
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
2020/0274	Residential Development, Open Space, Landscaping & Associated Infrastructure	400	24/02/2020	30/07/2021

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PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
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
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

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
2021/1697	Change of use from pumping station to dwelling	1	22/12/2021	04/04/2022
2022/0037	Erection of detached dormer bungalow with integral garage	1	13/01/2022	07/04/2022
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
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
2022/0223	Erection of 1no detached two storey dwelling with detached garage	1	01/03/2022	28/04/2022
2022/0240	Erection of 1no. Dwelling	1	07/03/2022	29/04/2022
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
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
2022/0008	Erection of detached dormer bungalow with associated access, parking area and landscaping	1	01/01/2022	30/06/2022
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
2022/0460	Demolition of existing bungalow and erection of two storey detached house	1	29/04/2022	01/07/2022

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
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
2020/0768	Erection of 1no detached dwellings and detached double garage.	1	16/07/2020	12/07/2022
2022/0499	Removal of workshop/store and erection of 1no detached dormer bungalow and associated works	1	11/05/2022	12/07/2022
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
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
2022/0544	Change of use from a class e use (hair salon) to a dwelling (prior approval)	1	23/05/2022	08/08/2022
2022/0650	Erection of detached residential annexe	1	20/06/2022	10/08/2022
2022/0612	Erection of detached granny annexe	1	09/06/2022	24/08/2022
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
2022/0489	Erection of end terrace dwelling	1	22/04/2022	31/08/2022
2022/0720	Conversion of outbuilding to form granny annexe	1	11/07/2022	01/09/2022
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	1	09/05/2022	07/09/2022

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
2022/0635	Erection of single storey extension to garage and conversion of garage into residential annex	1	16/06/2022	08/09/2022
2021/0677	Erection of detached two storey dwelling and associated works	1	06/05/2021	09/09/2022
2022/0453	Demolition of existing building and erection of 1no detached two storey dwelling and associated works	1	27/04/2022	13/09/2022
2022/0467	Erection of detached annexe	1	29/04/2022	16/09/2022
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
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
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
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
2022/0645	Change of use from activity centre to single dwelling including external alterations	1	13/06/2022	19/10/2022
2021/1056	Conversion of barn to form 1 bed annexe	1	02/08/2021	24/10/2022
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
2022/0369	Demolish and clear existing buildings and erection of replacement dwelling	1	05/04/2022	28/10/2022

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
2022/0809	Conversion of garage/store into living accommodation	1	02/08/2022	14/11/2022
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
2022/0335	Demolition of existing barn and replacement with dwelling and associated works	1	30/03/2022	17/11/2022
2022/0980	Erection of dormer bungalow	1	22/09/2022	18/11/2022
2022/0039	Conversion of barn into 1no dwelling and associated works	1	11/01/2022	21/11/2022
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
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
2022/0819	Conversion of detached barn to dwelling	1	05/08/2022	02/12/2022
2022/0960	Erection of single storey detached annex building	1	16/09/2022	20/12/2022
2021/1107	Demolition of existing bungalow and erection of detached dwelling with integral garage (amended plans)	1	27/07/2021	21/12/2022
2022/1189	Demolition of existing bungalow and erection of two storey detached house	1	16/11/2022	20/01/2023
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
2022/1271	Erection of bungalow	1	09/12/2022	03/02/2023

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
2022/1215	Single storey rear extension and alterations and extension to outbuilding to form annexe	1	23/11/2022	02/03/2023
2023/0080	Removal of garage and erection of detached annexe	1	26/01/2023	23/03/2023
2021/0313	Erection of 2no detached dwellings and associated works	2	02/03/2021	13/04/2022
2021/1694	Erection of 2 houses with detached garages	2	21/12/2021	10/06/2022
2021/1568	Erection of one pair of semi-detached dwellings and associated works	2	23/11/2021	09/08/2022
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
2022/0558	Erection of a pair of semi-detached dwellings and associated works	2	26/05/2022	14/10/2022
2021/1452	Erection of two detached dwellings with detached garages	2	28/10/2021	10/11/2022
2022/1021	Conversion of barn to form 2no. Dwellings and associated work	2	30/09/2022	08/02/2023
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
2021/0162	Erection of 3no dwellings and associated works	3	03/02/2021	29/07/2022
2021/1416	Erection of 3no detached dormer bungalows and associated works	3	19/10/2021	10/11/2022
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

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
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
2022/1208	Demolition of house and erection of 4no. Detached properties and associated works	4	21/11/2022	03/02/2023
2021/0331	Demolition of existing buildings and erection of 5 dwellings	5	25/02/2021	20/05/2022
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
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
2022/0820	Erection of 6 no. Bungalows and associated works	6	05/08/2022	17/10/2022
2022/0562	Mixed use development for 3no retail units (use class e(a) and 6no residential flats	6	26/05/2022	14/11/2022
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
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
2020/1387	Residential development of 7no. Dwellings and associated works	7	02/12/2020	26/08/2022
2020/0992	Erection of 8no dwellings and associated works	8	02/09/2020	10/05/2022

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
2021/1688	Erection of 9no. Dwellings and associated works	9	17/12/2021	14/04/2022
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
2020/1339	Demolition of existing buildings and erection of 13 dwellings with associated access and landscaping	13	20/11/2020	11/08/2022
2020/1394	Erection of 13 no. Dwellings and associated works	14	07/12/2020	29/04/2022
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
2020/1284	Outline application for 20 dwellings (all matters reserved) (amended redline and description of development).	20	05/11/2020	09/09/2022
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
2020/1221	Residential development of 28 no dwellings and associated works	28	21/10/2020	19/07/2022
2021/0336	Residential development of 40 dwellings	40	05/03/2021	27/01/2023
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
2021/1150	Residential development of 83no dwellings and associated works	83	23/08/2021	09/11/2022

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
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
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

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PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
2021/1505	Outline application for one dwelling with all matters reserved apart from access	1	09/11/2021	05/04/2023
2022/1323	Removal of existing garage and erection of 1no detached two storey dwellinghouse with associated detached double garage positioned to the front	1	21/12/2022	06/04/2023
2023/0091	Erection of a detached two storey dwelling, detached garage and associated works including a parking area to the side/rear and amenity space to rear (Amended Plans)	1	30/01/2023	04/05/2023
2022/1109	Erection of one dwelling including associated parking and reinstatement of existing access	1	25/10/2022	11/05/2023
2023/0223	Erection of detached garage and detached annexe building	1	06/03/2023	12/05/2023
2022/0618	Erection 1 no. detached dwelling (Outline seeking approval of layout and means of access)	1	10/06/2022	17/05/2023
2023/0112	Demolition of existing building and erection of new dwelling	1	02/02/2023	22/05/2023
2023/0088	Demolition of existing building and construction of new detached house	1	30/01/2023	12/06/2023
2023/0153	Reserved matters application for one dwelling with matters of landscaping, scale and appearance considered at this stage (in association with outline application 2020/0520)	1	14/02/2023	16/06/2023

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
2023/0306	Erection of dwelling	1	24/03/2023	23/06/2023
2021/1061	Demolition of existing building and construction of detached dormer bungalow with attached double garage (Amended Plans)	1	04/08/2021	14/07/2023
2023/0489	Erection of a detached dwelling	1	16/05/2023	20/07/2023
2023/0316	Erection of 1no detached dormer bungalow and associated works	1	28/03/2023	03/08/2023
2022/1042	Erection of 1 no. detached two storey dwellinghouse and associated works	1	06/10/2022	03/08/2023
2023/0533	Erection of 1no detached two storey dwellinghouse with a detached double garage	1	31/05/2023	04/08/2023
2023/0352	Erection of 1no. dwelling following demolition of stables and agricultural buildings	1	11/04/2023	11/08/2023
2023/0521	Conversion from design studio/antiques showroom into a single dwelling (Application to determine if prior approval is required for a proposed change of use)	1	25/05/2023	22/08/2023
2023/0624	Conversion of two letting rooms to a one bedroom flat	1	28/06/2023	23/08/2023
2021/0386	Detached dwelling including re-positioning of detached garage and formation of gabion retaining wall (part retrospective) (Additional Heritage Statement)	1	12/03/2021	31/08/2023
2023/0656	Conversion of outbuilding into 1no dwelling and associated works including replacement walls and roofing, new window and door arrangements and provision of parking space	1	05/07/2023	08/09/2023
2023/0635	Erection of 1no detached two storey dwelling and associated works including provision of off street parking and rear garden amenity space	1	30/06/2023	12/09/2023
2023/0498	Erection of a detached two storey house	1	18/05/2023	14/09/2023
2023/0605	Demolition of existing dwelling and erection of new dwelling (Part Retrospective)	1	20/06/2023	06/10/2023
2023/0709	Change of use of single mixed use building to 2 separate units of hair salon and residential unit including addition of porch to residential unit	1	24/07/2023	09/10/2023
2023/0184	Demolition of existing dilapidated barn and construction of replacement detached two storey dwellinghouse with associated parking and garden areas	1	22/02/2023	11/10/2023
2023/0168	Variation of condition 3 (approved plans) of planning permission B/00/0409/WO (Erection of three detached dwellings with garages) to amend the house type and layout of plot 2 to a detached two storey dwellinghouse with an associated underbuild and an integral double garage at basement level	1	17/02/2023	11/10/2023

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
2023/0349	Conversion of barn into 1no residential dwellinghouse and associated works	1	11/04/2023	12/10/2023
2023/0794	Erection of new dwelling house	1	23/08/2023	24/10/2023
2023/0714	Demolition of existing property and erection of detached dwelling	1	26/07/2023	31/10/2023
2022/1007	Demolition of existing building and erection of detached house	1	28/09/2022	03/11/2023
2023/0504	Demolition of bungalow and garage and erection of replacement dwelling	1	22/05/2023	17/11/2023
2023/0648	Demolition of existing bungalow and erection of replacement dwelling including removal of two trees	1	04/07/2023	17/11/2023
2023/0851	Change of use of agricultural buildings to 1no. dwellinghouse including building operations reasonably necessary for conversion (Prior Approval)	1	08/09/2023	05/12/2023
2022/1039	Erection of single storey dwelling and garage with associated works (Amended Plans)	1	07/10/2022	08/12/2023
2023/0843	Demolition of existing outbuildings and construction of a detached bungalow and associated parking including parking for existing property	1	11/09/2023	14/12/2023
2023/0773	Change of use of agricultural building (Barn A) to dwellinghouse including building operations (Prior Approval)	1	13/08/2023	14/12/2023
2023/0675	Demolition of changing rooms and erection of two storey detached house, diversion of existing culvert, and associated works	1	11/07/2023	15/12/2023
2023/0214	Two and a half storey side extension, loft conversion with flat roof box dormer extension on rear roof plane and new roof lights to front, single storey and one a half storey front extensions and conversion of 3 out of 4 bays of existing detached garage into an annex	1	02/03/2023	19/12/2023
2023/0888	Lawful development certificate for existing use of agricultural building as a residential dwelling	1	26/09/2023	21/12/2023
2023/1009	Change of use from Class E (Shop) to Class C3 (Dwellinghouse) (Prior Approval)	1	30/10/2023	21/12/2023
2023/0668	Conversion and extension/alteration of existing stables to form dwelling	1	10/07/2023	21/12/2023
2023/0175	Full planning application for the creation of 1no additional apartment within the basement of the former Beckett Hospital (granted approval for conversion to 9no units under applications 2017/1556 and 2021/0110)	1	20/02/2023	22/12/2023
2023/0986	Demolition of existing bungalow and erection of one detached bungalow	1	26/10/2023	22/12/2023

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
2023/0954	Erection of a detached bungalow and associated works including the creation of a replacement pitched roof detached garage to the rear	1	17/10/2023	22/12/2023
2022/1202	Change of use of former business premises to shared house (Amended Plans)	1	18/11/2022	05/01/2024
2023/0825	Erection of 1 no. dwelling and associated works (Outline seeking approval over layout and means of access)	1	04/09/2023	10/01/2024
2023/1073	Conversion of existing stables into dwelling	1	23/11/2023	17/01/2024
2023/0837	Conversion of workshop/store into 1no dwellinghouse and the erection of an associated detached double garage to the side	1	05/09/2023	26/01/2024
2023/1017	Conversion of existing garage and flat to one dwelling	1	06/11/2023	31/01/2024
2023/1112	Erection of 1no. dwelling following demolition of stables and agricultural buildings (variation of approved application 2023/0352)	1	05/12/2023	06/02/2024
2023/0338	Erection of 1no. dwelling	1	06/04/2023	01/03/2024
2024/0052	Conversion of detached barn to dwelling including extension	1	19/01/2024	14/03/2024
2023/1080	Extension to public bar and conversion of first floor to residential accommodation including roof terrace	1	27/11/2023	15/03/2024
2024/0061	Outline application for one dwelling with access considered at this stage	1	23/01/2024	22/03/2024
2023/0471	Change of use to dwellinghouse including extensions and alterations to form single storey garage with single storey extension to rear, two storey extension to front and new boundary walls	1	12/05/2023	27/03/2024
2021/1350	Conversion of buildings to 2no. dwellings	2	10/09/2021	03/05/2023
2023/0161	Demolition of existing side extension at 102 Sackville Street and erection of 2no bungalows to rear with associated works	2	16/02/2023	10/07/2023
2023/0526	Conversion of single dwellinghouse back into 2no dwellings	2	30/05/2023	25/07/2023
2023/0549	Conversion of former launderette and existing apartment above to form 2no dwellings with associated works including removal of shop front, new external windows and doors at ground floor level on both of the Castle Street and Wall Street elevations and a new single storey extension to the rear of no.15 Castle Street	2	05/06/2023	01/08/2023
2022/1307	Erection of 2no detached two storey dwellinghouses and associated works	2	19/12/2022	08/08/2023

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
2023/0193	Erection of 2no. dwellings and associated works	2	23/02/2023	25/08/2023
2023/0641	Conversion of building to 2 self contained flats and storage use	2	03/07/2023	25/08/2023
2023/1033	Variation of condition 2 of application 2020/1473 (Erection of 5no. dwellings) to allow for changes in house design of plots 1 and 5	2	09/11/2023	23/01/2024
2023/0994	Subdivision of one dwelling into 2 flats including external alterations	2	30/10/2023	08/02/2024
2023/0463	Change of use of the existing retail shop areas into residential use and associated internal and external alterations to the buildings including removal of shop fronts and demolition of existing outbuildings to create 3no dwellings with gardens and parking area to rear in place of 2no shops and 2no dwellings	3	10/05/2023	26/07/2023
2023/0081	Reserved matters application for 3 dwellings with appearance, landscaping, layout and scale under consideration (in connection with outline application 2021/1571)	3	26/01/2023	24/08/2023
2022/0321	Erection of 4no detached dwellings and associated works	4	24/03/2022	21/06/2023
2023/0369	Erection of 3 storey apartment block containing 4 no. apartments and associated parking and amenity space (Reserved matters of outline planning permission 2020/0023 seeking approval of the design and external appearance and landscaping)	4	14/04/2023	30/06/2023
2023/0666	Conversion of existing office part of building on ground and first floor into 4no flats (Application to determine if prior approval is required for a proposed change of use from Commercial, Business and Service (Us Class E) to Dwellinghouses (Use Class C3))	4	07/07/2023	11/10/2023
2021/1573	Demolition of existing commercial and residential buildings and erection of residential development (4 dwellings) (Outline with all matters reserved apart from access)	4	15/11/2021	16/10/2023
2023/0076	Outline application for residential development of 5 dwellings with access and layout considered at this stage	5	25/01/2023	08/09/2023
2023/0288	Change of use of agricultural buildings to 5no. dwellinghouses including building operations reasonable necessary for conversion (Prior Approval)	5	23/03/2023	24/11/2023
2023/0012	Conversion and extension of building to form apartments	6	05/01/2023	14/04/2023
2022/0954	Conversion of vacant first floor into 8no apartments - Application to determine if prior approval is required for a proposed change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)	8	15/09/2022	16/05/2023
2022/1234	Alteration, restoration and extension of existing farmhouse, farm cottage and conversion and extension of existing barns to form 4no dwellings, erection of 4no new dwellings and demolition of existing portal framed	8	28/11/2022	16/01/2024

PLANNING APPLICATION REFERENCE	PROPOSED DEVELOPMENT	PROPOSED UNITS	SUBMISSION DATE	DECISION DATE
	barn together with associated landscaping and parking (8no. new dwellings in total)			
2023/0029	Conversion of existing offices on first, second and third floors into 14no self contained residential flats	14	11/01/2023	13/12/2023
2021/1519	Residential development of up to 19 dwellings and associated works (Outline with all matters reserved apart from means of access)	19	11/11/2021	27/09/2023
2022/0663	Demolition of former care home, existing farm house and farm buildings and residential development of 72no dwellings and associated works (Reserved matters of outline planning permission 2019/0991 seeking approval of the details of layout, scale, appearance and landscaping)	72	23/06/2022	19/04/2023
2023/0195	Residential development of 95no. dwellings (Amended Plans)	95	24/02/2023	07/11/2023
2021/1171	Erection of 125 2, 3 and 4 bed dwellings with associated access and landscaping (Amended Plans)	125	26/08/2021	30/10/2023

Appendix 3: Removed Sites

The tables below provide a list of sites that have been removed from the FYHLS trajectory, the list is based on the sites contained within Barnsley's Deliverable Five Year Housing Land Supply Report, and any permissions that do not relate to existing sites. The first table lists all of the sites that have been recorded as completed, using the Councils completion data.

Removed Sites: Completed Sites

LOCAL REFERENCE/PLANNING APPLICATION REFERENCE	PLAN SITE ADDRESS
HS2	Longcar PDC
HS16	Site to the east of St Helens Avenue
HS18	Site of former Kingstone School
HS19	Site north of Wilthorpe Road
HS20	Land of High Street, Dodworth
HS21	Monk Bretton Reservoir and land to the east of cross street

HS41	Former Willowgarth School, Grimethorpe
HS43	Former Reema Estate and land adjoining off School Street
HS50	Site at Brunswick Street
HS70	Land north of Barnsley Road/Land East of Penistone Grammer School
HS72	Land east of Sunderson Avenue
HS73	South east of Schole Hill Lane, Penistone
HS80	Site of the former Foulstone School
HS82	Land off Newsome Avenue
HS83	Former Kings Road School Site
HS84	Land east of Lundhill Road
HS87	Land east of Wortley Street
HS93	Site north of Halifax Road
HS94	Land off New Road, Tankersley
MU4 (2018/0969) (12)	Land off Broadway, Barnsley

MU5 Land at Lee Lane Royston (2018/0687)(166)	Land at Lee Lane, Royston
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PLANNING APPLICATION REFERENCE	SITE ADDRESS
2004/2330	Former Goldthorpe Colliery site and adjacent land off Doncaster Road, Goldthorpe, Rotherham
2005/0307	LAND AT BURTON ROAD, WEST GREEN/MONK BRETTON, BARNLEY
2006/1384	LAND AT OAKWELL GARAGE, ADJACENT TO 82/84 PONTEFRACT ROAD, BARNLEY
2007/0268	FORMER ECKLAND BRIDGE WORKS, MANCHESTER ROAD, MILLHOUSE GREEN, SHEFFIELD
2007/0591	SUNNYMEDE, HUDDERSFIELD ROAD, PENISTONE, SHEFFIELD.
2006/0386	LAND AT HEELIS STREET/JOHN STREET/BURLEIGH STREET, BARNLEY.
2007/1090	SITE OF BESPOKE PRECAST, WELLTHORNE LANE, INGBIRCHWORTH.
2007/0650	LAND OFF SHAW LANE, CARLTON, BARNLEY.
2006/2093	OAKDALE, WORSBROUGH BRIDGE, BARNLEY
2009/0457	LAND OFF HEATHFIELDS, DONCASTER ROAD, BARNLEY.
2008/0407	FORMER LONGCAR JUNIOR SCHOOL, LONGCAR LANE, BARNLEY, S70 6BB
2010/0178	LAND AT/ADJACENT SCHOOL STREET, THURNSCOE, ROTHERHAM, SOUTH YORKSHIRE
2010/0552	FORMER CUTTING EDGE PUBLIC HOUSE, BANK END ROAD, WORSBROUGH, BARNLEY, S70 4AF
2010/1013	FORMER YORKSHIRE TRACTION SITE AND VERNON WORKS, UPPER SHEFFIELD ROAD, BARNLEY, S YORKS
2010/1406	LAND AT MILTON CRESCENT HOYLAND BARNLEY SOUTH YORKSHIRE S74 9BE
2011/0356	LAND AT ROYSTON LANE, ROYSTON, BARNLEY.
2011/0963	LAND AT LOWFIELD ROAD, BOLTON UPON DEARNE, S63 2TF
2011/0309	FORMER PERFECTA BEDS SITE, BARNLEY ROAD, WOMBWELL,
2011/1371	FORMER POLAR GARAGE, DODWORTH ROAD, BARNLEY, S70 6PA
2011/1480	LAND OFF KIRKSTALL ROAD, NEW LODGE, BARNLEY
2011/1562	LAND OFF BARNBURGH LANE ADJACENT TO ENGINE LANE, GOLDTHORPE, SOUTH YORKSHIRE, S63
2012/0028	FORMER HI-TECH FOUNDRY, GREEN ROAD, PENISTONE, SHEFFIELD

PLANNING APPLICATION REFERENCE	SITE ADDRESS
2012/1122	SAW MILL, THE GREEN, PENISTONE, SHEFFIELD, S36 6BG
2012/1275	LAND OFF THE EAST SIDE OF SHEERIEN CLOSE, ATHERSLEY NORTH, BARNLEY
2012/1189	LAND AT GEORGE STREET, DARFIELD, BARNLEY, S73 9LT
2012/0861	LAND AT BAMFORD CLOSE, DODWORTH, BARNLEY
2012/1337	FORMER ROYSTON HIGH SCHOOL SITE, MIDLAND ROAD, ROYSTON, BARNLEY, S71 4EQ
2012/1135	LAND OFF THURNSCOE BRIDGE LANE, THURNSCOE, BARNLEY
2012/1288	LAND OFF NEWSOME AVENUE, WOMBWELL, BARNLEY
2013/0072	LAND OFF SAUNDERSON ROAD, PENISTONE, SHEFFIELD, S36 9DU
2013/0271	THE CLOSE, LUND LANE, BARNLEY, S71 5PB
2012/1054	LAND OFF HIGHAM LANE, DODWORTH, BARNLEY
2013/0528	LAND AT HILL TOP LANE, BARNLEY, SOUTH YORKSHIRE, S75 2RF
2012/1142	76 DONCASTER ROAD, BARNLEY, S70 1TW
2013/0731	LAND AT LIDGET LANE, THURNSCOE, ROTHERHAM
2013/0809	FORMER HOYLAND COMMON INFANTS' SCHOOL , HOYLAND ROAD/WATSON STREET, HOYLAND COMMON, BARNLEY , SOUTH YORKSHIRE S74
2013/0894	ROY KILNER ROAD, WOMBWELL, BARNLEY, SOUTH YORKSHIRE
2013/0923	PENISTONE GRAMMAR SCHOOL, HUDDERSFIELD ROAD, PENISTONE, SHEFFIELD, S36 7BX
2013/0542	HILL END ROAD, MAPPLEWELL, BARNLEY, S75 6DU
2012/1332	BONDFIELD DAY CARE CENTRE, OFF BONDFIELD CRESCENT, WOMBWELL, BARNLEY, SOUTH YORKSHIRE
2013/1181	DARDS PH, PONTEFRAC ROAD, CUDWORTH, BARNLEY, S72 8AG
2013/1217	FORMER RECREATION CENTRE, NEWSTEAD ROAD, BARNLEY.
2014/0011	FORMER WENTWORTH ARMS, SHEFFIELD ROAD, PENISTONE, SHEFFIELD, S36 6HG
2013/0866	LAND OFF BARNLEY ROAD, WOMBWELL, BARNLEY
2014/0114	LAND OFF MATLOCK ROAD/BAKEWELL ROAD, ATHERSLEY, BARNLEY
2014/0198	LAND AT WELLTHORNE LANE, INGBIRCHWORTH, SHEFFIELD, S36 7GJ
2014/0408	LAND OFF MIDLAND ROAD, ROYSTON, BARNLEY

PLANNING APPLICATION REFERENCE	SITE ADDRESS
2014/0570	LAND AT HEELIS STREET/JOHN STREET/BURLEIGH STREET, BARNSELY.
2014/0641	LAND ADJACENT TO ST THOMAS' CHURCH, BANK END ROAD, WORSBROUGH, BARNSELY, S70 4AS
2014/1463	LAND OFF THE WEST OF ALDHAM HOUSE LANE AND EAST SIDE OF WORTLEY AVENUE, WOMBWELL, BARNSELY
2014/1249	LAND OFF EAST SIDE OF LAMB LANE, MONK BRETTON, BARNSELY
2014/1219	LAND AT ELLWOOD, OFF WILSON GROVE, LUNDWOOD, BARNSELY, S71 5JF
2014/1191	LAND AT CYPRESS HEIGHTS, CARLTON ROAD, SMITHIES, BARNSELY, S71 3LT
2014/1551	COACH AND HORSES INN, 32 CHURCH STREET, JUMP, BARNSELY, S74 0HY
2014/0754	LAND AT CHURCH LANE, HOYLANDSWAINE, BARNSELY
2013/0960	LAND OFF LOWFIELD ROAD, BOLTON UPON DEARNE, ROTHERHAM, S63 2TF
2015/0354	THE FORMER WELLINGTON PUBLIC HOUSE, LINDHURST ROAD, ATHERSLEY NORTH, BARNSELY, SOUTH YORKSHIRE, S71 3DB
2014/1210	LAND BETWEEN 73 AND 77 PARK STREET, WOMBWELL, BARNSELY, S73 0HL
2015/0667	REGENT HOUSE, 11 REGENT STREET, BARNSELY, S70 2EG
2015/0455	STURDY LADS, LONGRIDGE ROAD, MONK BRETTON, BARNSELY, S71 2RZ
2015/0892	HUNNINGLEY CLOSE, STAIRFOOT, BARNSELY, S70 3DP
2015/0849	41 WOMBWELL LANE, STAIRFOOT, BARNSELY, S70 3NR
2015/0926	FORMER NORTH GAWBER COLLIERY, CARR GREEN LANE, MAPPLEWELL, BARNSELY, S75 6DY
2015/0891	LAND TO THE SOUTH-EAST OF DEARNE HALL ROAD AND 1 AND 3 CLAYCLIFFE ROAD, LOW BARUGH, BARNSELY, S75 1LX
2015/1407	FORMER NORTH GAWBER COLLIERY, CARR GREEN LANE, MAPPLEWELL, BARNSELY, S75 6DY
2015/0911	LAND AT CROSS LANE, HOYLANDSWAINE, SHEFFIELD
2016/0169	LAND AT WENTWORTH STREET, BIRDWELL, BARNSELY, S70 5UN
2016/0076	LAND AT NEWSOME AVENUE, WOMBWELL, BARNSELY
2015/0961	ARDSLEY HOUSE HOTEL, DONCASTER ROAD, ARDSLEY, BARNSELY, S71 5EH
2016/0481	LACEWOOD JUNIOR AND INFANT SCHOOL HOUSE, 14 STATION ROAD, BOLTON UPON DEARNE, ROTHERHAM, S63 8AB
2016/0041	LAND AT UPPER HOYLAND ROAD, HOYLAND, BARNSELY,
2016/0954	LAND ADJACENT TO LAIRDS WAY, PENISTONE, SHEFFIELD, S36 6HN
2016/0552	LAND AT CARRINGTON AVENUE, BARNSELY S75 1BW

PLANNING APPLICATION REFERENCE	SITE ADDRESS
2016/1105	LAND OFF KING STREET, ELSECAR, BARNSLEY
2016/0926	BOLTON HALL NURSING HOME, CARR HEAD LANE, BOLTON UPON DEARNE, ROTHERHAM, S63 8DA
2016/1449	LAND ADJACENT TO FORMER WHARNCLIFFE ARMS PH, FISH DAM LANE, CARLTON BARNSLEY, S71 3HF
2016/0738	LAND OFF PARK AVENUE, ROYSTON, BARNSLEY, S71 4AD
2017/0003	FORMER SOCIAL CLUB, FARM ROAD, BARNSLEY, S70 3DL
2017/0592	LAND AT BELLWOOD CRESCENT, HOYLAND, BARNSLEY, S74 0BL
2015/1272	35A AND 37A WASHINGTON ROAD, GOLDTHORPE, ROTHERHAM, S63 9EF
2016/1078	FORMER ROYSTON HIGH SCHOOL, OFF MIDLAND ROAD, ROYSTON, BARNSLEY, S71 4QP
2017/0084	LAND ADJACENT TO 16 PARK VIEW, BRIERLEY, BARNSLEY, S72 9EN
2017/1113	LAND OFF NEW ROAD/LIDGETT LANE, TANKERSLEY, BARNSLEY, S75 3AE
2017/1353	20 BARBER STREET, HOYLAND, BARNSLEY, S74 9RD
2017/1038	LUNDWOOD HOTEL, PONTEFRACT ROAD, LUNDWOOD, BARNSLEY, S71 5JH
2018/0547	SPRINGFIELD HOUSE, SPRINGFIELD STREET, BARNSLEY, S70 6HF
2018/0423	LAND OFF CARR GREEN LANE, MAPPLEWELL, BARNSLEY, S75 6DY
2017/1539	LAND OFF CATHERINES WALK, ATHERSLEY SOUTH, BARNSLEY
2018/0382	510 DONCASTER ROAD, STAIRFOOT, BARNSLEY, S70 3PE
2018/0983	Joseph Locke House, Heelis Street, Barnsley, S70 1LW
2018/1189	20 - 30 Shambles Street and Yorkshire House, Barnsley, S70 2SW
2017/1440	321 Hough Lane, Wombwell, Barnsley, S73 0LR
2019/0052	Vacant Land to North-West of number 24 Grove Street, Worsborough, Barnsley, S70 4SN
2017/1556	Berneslai Close, Barnsley, S70 2HL
2019/0186	The Permanent Building, Church Street/Regent Street, Barnsley, South Yorkshire, S70 2EH
2019/0774	Hoyland Town Hall, High Street, Hoyland, Barnsley, S74 9AD
2019/0377	Land east of Cote Lane, Thurgoland, Barnsley, S35 7AB

Removed Sites: Lack of evidence of deliverability.

SITE REFERENCE	SITE ADDRESS	INDICATIVE YIELD	COMMENTS
HS1	Former Woolley Colliery	90	An outline application has been submitted on this site, however, there has been no recent activity on the application (planning explorer) and there is little evidence of progress. No clear evidence that the site will be delivered. Removed from Y5HLS.
HS6	Site South of Coniston Avenue Darton	40	The Site was previously promoted by Barratts. The planning application was withdrawn. There is no recent evidence of progress. No clear evidence that the site will be delivered. Removed from Y5HLS.
HS7	Site east of Burton Road, Monk Bretton	218	No planning application submitted to date. No clear progress in public domain. No clear evidence that the site will be delivered. Removed from Y5HLS.
HS11	Site south of Bloomhouse Lane, Darton	214	2017 Planning application remains to be determined. There has been no recent progress. Previously promoted by Jones Homes, not identified as a development 'coming soon' on their website. No clear evidence that the site will be delivered. Removed from Y5HLS
HS12	Site north of Carlton Road	86	No planning application has been submitted, no evidence of public pre application engagement/consultation. No clear evidence that the site will be delivered. Removed from Y5HLS

SITE REFERENCE	SITE ADDRESS	INDICATIVE YIELD	COMMENTS
HS13 (Part)	Former Priory School Site/Land off Rotherham Road	51	Part of a wider site that has come forward (Harron Homes). There is no planning application relating to the remaining part of the allocation. No clear evidence that the site will be delivered. Removed this Part of the site from Y5HLS.
HS18	Site of Former Kingston School	26	No recent applications on this part of the allocation. No evidence that this element will come forward. Removed from five year supply
HS21	Monk Bretton Reservoir and land to the east	71	No recent applications on the reservoir part of the site, other than 2023/070 a Lawful development certificate for ground mounted solar panel array to west of reservoir. Removed this element from 5YHLS.
HS23	Land off Highstone Lane, Worsbrough Common	18	No planning application. No evidence of delivery. Therefore removed from five year supply
HS25	Land to the east of Woolley Colliery Road	118	Council trajectory did not include this within the FYHLS, no planning application, or evidence of delivery coming forward. Retained outside the 5YHLS.
HS26	Land adjacent to Zenith Business Park extension	143	No planning application after base date 31st March 2024. No evidence in public domain to support deliverability of site. Remove from 5YHLS.
HS28	Land south west of Priory Road	18	No recent planning applications. No public evidence of progress towards an application. Remove from 5YHLS.

SITE REFERENCE	SITE ADDRESS	INDICATIVE YIELD	COMMENTS
HS30	Land of Leighton Close	18	No planning application. No evidence of progress towards delivery in public domain. Removed from 5YHLS.
HS32	Land off Pontefract Road	147	No planning application. No evidence of progress towards delivery in public domain. Removed from 5YHLS.
HS33	Site to the west of Brierley Road	61	No planning application. No evidence of progress towards delivery in public domain. Removed from 5YHLS.
HS34	Site at Blacker Lane	169	No planning application. No evidence of progress towards delivery in public domain. Removed from 5YHLS.
HS36	Site at Weetshaw Lane, Shafton	144	No planning application. No evidence of progress towards delivery in public domain. Removed from 5YHLS.
HS37	Land north of Sidcop Road	18	No planning application. No evidence of progress towards delivery in public domain. Removed from 5YHLS.
HS38	Land off Cudworth Bypass	192	No planning application. No evidence of progress towards delivery in public domain. Removed from 5YHLS.
HS39	Land west of Three Nooks Lane, Cudworth	41	No planning application. No evidence of progress towards delivery in public domain. Removed from 5YHLS.
HS40	Land north of Oak Tree Avenue	38	No planning application. No evidence of progress towards delivery in public domain. Removed from 5YHLS.

SITE REFERENCE	SITE ADDRESS	INDICATIVE YIELD	COMMENTS
HS42	Land south of Lowfield Road, Bolton on Dearne	86	Planning Application 2017/0638 refused on 27/06/2018, previous application 2015/0725 for 97 dwellings was also refused 23/11/2016. Application 2019/0623 was refused on 26/10/2022 (Appeal dismissed - Gleeson Developments) (Junction improvements and approach to securing them). No new planning application submitted. Site removed from 5YHLS
HS44	Bolton House Farm, Barnsley Road	194	No planning application since 2005, no clear progress towards delivery. Site removed from 5YHLS.
HS49 (Part)	Site south of Beever Street	65	Older application dating back to 2005 for housing and employment development. No evidence of a new planning application for this part of the Site. Remove this part of the site from 5YHLS.
HS51	Site to the west of Broadwater Estate	279	No planning application submitted. No evidence of progress towards delivery, remove from 5YHLS
HS52	Land to the west of Thurnscoe Bridge Lane, south of Derry Grove, Thurnscoe	308	No planning application. No clear evidence on public access of progress towards delivery. Remove from 5YHLS
HS53	Site south of King Street, Thurnscoe	25	No planning application, retain Council position. Site assumed to deliver outside the 5YHLS.
HS54	Land off Gooseacre Avenue	80	No planning application, currently used as allotments. These would need relocating. No clear evidence of progress

SITE REFERENCE	SITE ADDRESS	INDICATIVE YIELD	COMMENTS
			towards delivery within the public domain. Remove from 5YHLS.
HS55	Former Highgate Social Centre	29	No Planning Application. No clear evidence on progress towards delivery. Remove from 5YHLS.
HS56	Land off Shortwood Roundabout	80	No planning application. No clear evidence on public access. Remove from 5YHLS
HS57	Land at Tankersley Lane	101	No planning application for wider site. A planning application for an extension of an industrial unit to form additional vehicle bay was approved 4th January 2021 (2021/0006). No clear evidence of progress towards delivery of homes. Remove from 5YHLS.
HS58	Broad Carr Road	52	No planning application. No clear evidence on public access. Remove from 5YHLS.
HS60	Greenside Lane	22	No planning application. No evidence to indicate progress towards delivery. Remove from 5YHLS.
HS61	Land off Clough Fields	74	No planning application. No evidence to indicate progress towards delivery. Remove from 5YHLS.
HS62	Land off Meadowfield Drive	80	No planning application. No evidence to indicate progress towards delivery. Remove from 5YHLS.

SITE REFERENCE	SITE ADDRESS	INDICATIVE YIELD	COMMENTS
HS63	Land off Welland Crescent	29	No planning application. No evidence to indicate progress towards delivery. Retain Councils position. Site outside 5YHLS.
HS64	Site north of Hoyland Road	498 and 100	No planning application. No evidence to indicate progress towards delivery. Remove from 5YHLS. Outline Planning Application 2016-1531 approved 04/06/2018; application and 2018/1268 subsequently submitted covering a wider area than the exiting application, but still for 100 dwellings, this application was withdrawn on 1st October 2018. No further applications are shown on public access. Existing outline expired. No evidence of progress. Remove this part of the Site from 5YHLS.
HS65	Springwood Farm and adjoining land	413	No planning application. No evidence to indicate progress towards delivery. Remove from 5YHLS.
HS66	Land west of Upper Hoyland Road	70	No planning application. No evidence to indicate progress towards delivery. Retain Councils position. Keep out of 5YHLS.
HS67	Land at Sheffield Road	17	No planning application. No evidence to indicate progress towards delivery. Remove from 5YHLS.
HS68	Land between Stead Lane and Sheffield Road	227	Planning application 2023/0753 proposed a community sports facility affects the northern part of the site. No relevant planning application for the remainder of the Site. No clear evidence of progress towards delivery of homes. Remove from 5YHLS.

SITE REFERENCE	SITE ADDRESS	INDICATIVE YIELD	COMMENTS
HS71	Land at Talbot Road, Penistone	40	Planning application was determined on 20th March 2019, no Reserved Matters Applications are on public access. No discharge of Conditions. Permission has expired. No new planning applications. No clear evidence of progress towards delivery. Remove from 5YHLS.
HS76	Land at end of Melton Way	58	No planning application. No clear evidence of progress towards delivery. Retain Councils position, keep site out of 5YHLS.
HS78	Land south of Doncaster Road	425	No planning application. No clear evidence of progress towards delivery. Remove from 5YHLS.
HS79	Site of former Foulstone School Playing Fields	189	No planning application. No clear evidence of progress towards delivery. Remove from 5YHLS.
HS86	Site at New Street	33/2	No extant Planning permission. No clear evidence of progress towards delivery. Retain Council's position.
HS91	:Land off Cote Lane	33	No extant Planning permission. No clear evidence of progress towards delivery. Retain Council's position.
HS92	Everill Gate Farm	26	No planning application submitted. No clear evidence of progress towards delivery. Remove from 5YHLS
HS95	Land at Hall Farm, Church Street	29	No planning application submitted. No clear evidence of progress towards delivery. Retain Council's position. Keep out of 5YHLS.

SITE REFERENCE	SITE ADDRESS	INDICATIVE YIELD	COMMENTS
MU2	Land between Fish Dam Lane and Carlton Road	152	No relevant planning application submitted. No clear evidence of progress towards delivery. Remove from 5YHLS.
MU4	Land off Broadway, Barnsley	150	Previous planning application for the construction of a temporary school, land to be restored to pre development state prior to 2023/24 academic year. No other applications for residential development. Application 2021/1631 for the Erection of a new secondary school with associated sports block and sports pitches. approved 26th October 2022. The Statement acknowledges that the use of the site will result in the loss of up to 150 dwellings proposed in the allocation. Remove Site.
2016/0011	West Street Garage, West Street, Royston, Barnsley, S71 4DG	12	Permission has expired.
2019/0397	Westfield House, 47 Victoria Road, Barnsley, S70 2BU	11	No recorded starts/completions at 23/24. Permission expired.
2018/0188	The Permanent Building, Church Street/Regent Street, Barnsley, South Yorkshire, S70 2EH	11	No recorded starts/completions at 23/24. Permission expired.
2019/0225	Land off Sheffield Road, Penistone, Sheffield, S36 6HH	30	No recorded starts/completions at 23/24. Permission expired.

SITE REFERENCE	SITE ADDRESS	INDICATIVE YIELD	COMMENTS
2019/0718	Land at Carrs Lane, Cudworth, Barnsley	10	No evidence of a reserved matters application being submitted. Outline Permission has expired.
2019/1117	Land North of Pitt Street Wombwell	107	This site was listed under both Allocations and under Large non allocated sites. The site has been removed from Large non allocated sites. Its inclusion is considered under Allocations.

Appendix 5

[Bring photo ID to vote \(/how-to-vote/photo-id-youll-need\)](#) Check what photo ID you'll need to vote in person in the General Election on 4 July.

[Home](#) > [Housing, local and community](#) > [Planning and building](#)
> [Planning system](#)

Guidance

Design: process and tools

Provides advice on the key points to take into account on design.

From: [Department for Levelling Up, Housing and Communities \(/government/organisations/department-for-levelling-up-housing-and-communities\)](#) and [Ministry of Housing, Communities & Local Government \(/government/organisations/ministry-of-housing-communities-and-local-government\)](#)

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Last updated 1 October 2019 —

Contents

- — [Planning for well-designed places](#)
- — [Making decisions about design](#)
- — [Tools for assessing and improving design quality](#)
- — [Effective community engagement on design](#)

Related content

[National design guide \(/government/publications/national-design-guide\)](#)

[Government Design Principles](#)

This replaces the previous guidance on Design - see [previous version](#) (<https://webarchive.nationalarchives.gov.uk/20190903180754/https://www.gov.uk/guidance/design>).

Planning for well-designed places

How are well-designed places achieved through the planning system?

Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage. This guidance explains the processes and tools that can be used through the planning system and how to engage local communities effectively.

To be read alongside this guidance, the [National Design Guide](#) (<https://www.gov.uk/government/publications/national-design-guide>) sets out the characteristics of well-designed places and demonstrates what good design means in practice.

As set out in [paragraph 134 of the National Planning Policy Framework](#) (<https://www.gov.uk/guidance/national-planning-policy-framework/12-achieving-well-designed-places#note52>), development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

[\(/guidance/government-design-principles\)](#)

[Support for government publishers](#)

[\(/guidance/contact-the-government-digital-service\)](#)

[Social media playbook](#) ([/guidance/social-media-playbook](#))

[Brownfield land registers data standard](#) ([/government/publications/brownfield-land-registers-data-standard](#))

Collection

[Building healthy places](#) ([/government/collections/building-healthy-places](#))

[Planning practice guidance](#) ([/government/collections/planning-practice-guidance](#))

Good design is set out in the National Design Guide under the following 10 characteristics:

- context
- identity
- built form
- movement
- nature
- public spaces
- uses
- homes and buildings
- resources
- lifespan

The National Design Guide can be used by all those involved in shaping places including in plan-making and decision making.

Paragraph: 001 Reference ID: 26-001-20191001

Revision date: 01 10 2019

How can plans support well-designed places?

Planning policies can set out the design outcomes that development should pursue as well as the tools and processes that are expected to be used to embed good design. Appropriate policies can be included within:

- a plan's vision, objectives, and overarching strategic policies
- non-strategic policies in local or neighbourhood plans
- supplementary planning documents, such as local design guides, masterplans or design codes, which provide further detail on specific design matters

Local planning authorities are expected to effectively [engage their local community](#) when developing design policies, as set out in [paragraph 129, 132 and 133 of the Framework](#) (<https://www.gov.uk/guidance/national-planning-policy-framework/12-achieving-well-designed-places>).

Paragraph: 002 Reference ID: 26-002-20191001

Revision date: 01 10 2019

What role can a plan's vision, objectives and strategic policies play?

A plan's vision and objectives can be used to set out the types of place(s) which the plan aims to achieve, how this will contribute to the sustainable development of the area and how this translates into the expectations for development and investment, including design.

Where a plan contains strategic policies, they can be used to set out these design expectations at a broad level – for example in relation to the future character and role of town centres, areas requiring regeneration or suburban areas facing more incremental change. Strategic policies can also be used to set key design requirements for strategic site allocations and explain how future masterplanning and design work is expected to be taken forward for these sites.

Paragraph: 003 Reference ID: 26-003-20191001

Revision date: 01 10 2019

What role can non-strategic policies play?

[Non-strategic policies](https://www.gov.uk/guidance/plan-making)

<https://www.gov.uk/guidance/plan-making> can be used to establish more local and/or detailed design principles for an area, including design requirements for site specific allocations. They can be prepared by local planning authorities or [neighbourhood planning groups](https://www.gov.uk/guidance/plan-making) <https://www.gov.uk/guidance/plan-making>, and are most effective when based on appropriate evidence of the defining characteristics of the area, such as its historic, landscape and townscape character.

Non-strategic policies are important for providing a clear indication of the types of development that will be allowed in an area, especially where they provide a hook for more detailed [local design](https://www.gov.uk/guidance/plan-making)

[guides](#), [masterplans](#) or [codes](#). They can also set out how other design tools are expected to be used in appropriate circumstances, such as design review.

Area Action Plans are a particular form of local plan which planning authorities can use to provide a policy framework for areas subject to (or needing) significant change, such as town centres, regeneration areas and major employment zones. They may incorporate or be accompanied by a strong design vision and principles in the form of a [masterplan](#) for the area.

[Neighbourhood plan-making](#)

(<https://www.gov.uk/guidance/neighbourhood-planning--2>)

is one of the key ways in which local character and design objectives can be understood and set out, and with the benefit of being a community-led process. The [Neighbourhood Planning Design Toolkit](#) (<https://neighbourhoodplanning.org/toolkits-and-guidance/good-design-neighbourhood-planning/>) provides advice on using neighbourhood plans to best effect.

Paragraph: 004 Reference ID: 26-004-20191001

Revision date: 01 10 2019

What are local design guides?

Local design guides are prepared by local planning authorities and neighbourhood planning groups to set out the general design principles and standards that development proposals should follow in the area, building on policies in the development plan. They are an important way of communicating local design expectations and requirements, and are one of the visual tools that the National Planning Policy Framework expects authorities or neighbourhood planning groups to prepare and use.

Local design guides should be informed by the 10 important characteristics of good places set out in the [National Design Guide](#) (<https://www.gov.uk/government/publications/national-design-guide>), and need to be shaped by a clear understanding of the local area's qualities and

opportunities. Good local design guides are concise, positive documents which are accessible and use tools such as illustrations and checklists to highlight key design issues and possible solutions. They are most effective when used alongside other relevant design tools to assess the design quality of proposed schemes. To be given as much weight as possible in the decision-making process, local design guides need to be adopted as [supplementary planning documents](http://www.legislation.gov.uk/ukxi/2012/767/part/5/made) (<http://www.legislation.gov.uk/ukxi/2012/767/part/5/made>) or appended to a neighbourhood plan.

Paragraph: 005 Reference ID: 26-005-20191001

Revision date: 01 10 2019

What are masterplans?

Masterplans set the vision and implementation strategy for a development. They are distinct from local design guides by focusing on site specific proposals such as the scale and layout of development, mix of uses, transport and green infrastructure. Depending on the level of detail, the masterplan may indicate the intended arrangement of buildings, streets and the public realm. More specific parameters for the site's development may be set out in a [design code](#), which can accompany the overall masterplan.

A range of other plans and technical reports may be needed alongside a masterplan, to provide supporting evidence and set out related proposals, such as a local character study, landscape assessment, transport assessment and proposals for securing biodiversity net gain. An implementation strategy could also be included, especially where development is expected to be brought forward in a number of phases.

Paragraph: 006 Reference ID: 26-006-20191001

Revision date: 01 10 2019

How can masterplans be used most effectively?

Masterplans are most likely to be produced by local authorities or developers. For local authorities, they can help to clarify design expectations early in the planning process, set a clear vision for the site, inform infrastructure and viability assessments and identify requirements for developer contributions or other investment. Developers may produce a masterplan to help evolve their own vision for a site, assess options, engage the local planning authority and community in pre-application discussions and support an outline planning application.

Whoever prepares them, masterplans can benefit from a collaborative approach between the local planning authority, site promoters and local communities so that aspirations and constraints are understood early on. Masterplans produced by local planning authorities may be adopted as supplementary planning documents to give them weight in decisions on applications. Masterplans often apply to schemes that are developed over a long time period and so may need to be subject to regular review and be flexible to adapt to changing circumstances.

Care should be taken to ensure that masterplans are viable and well understood by all involved and that graphic representations of what the development will look like do not mislead the public by showing inaccurate details or significant elements not yet decided upon.

Paragraph: 007 Reference ID: 26-007-20191001

Revision date: 01 10 2019

What are design codes?

Design codes are a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area. Their content should also be informed by the 10 characteristics of good places set out in the [National Design Guide](https://www.gov.uk/government/publications/national-design-guide) ([https://www.gov.uk/government/publications/national-](https://www.gov.uk/government/publications/national-design-guide)

[design-guide](#)), and the [National Model Design Code \(https://www.gov.uk/government/publications/national-model-design-code\)](https://www.gov.uk/government/publications/national-model-design-code).

Design codes can be commissioned or prepared by either the local planning authority or developer, but are best prepared in partnership to secure agreed design outcomes and maintain viability, particularly across complex sites and phased and multi-developer schemes. They can also be prepared for smaller sites, including self-build or custom build projects, where codes can be used to maintain a degree of certainty whilst allowing for design freedom. On large sites it can be important to allow for the code to be reviewed as development proceeds, so that lessons from its initial implementation can be addressed, provided that any changes do not subvert the overall design vision or weaken the quality of development.

Design codes can be applied to all development types including residential, commercial, mixed use, open space, landscape or public realm requirements. They can be adopted as a supplementary planning document, or appended to a Neighbourhood Plan, Community Right to Build Order or Neighbourhood Development order.

Paragraph: 008 Reference ID: 26-008-20191001

Revision date: 01 10 2019

Making decisions about design

How can pre-application discussions be used to achieve well-designed places?

[Pre-application discussions](https://www.gov.uk/guidance/before-submitting-an-application#the-value-of-pre-application-engagement)

<https://www.gov.uk/guidance/before-submitting-an-application#the-value-of-pre-application-engagement>

are an opportunity for prospective applicants and the local planning authority to discuss the intended approach to a site and how design policies and guidance need to be applied. Giving authorities the opportunity to inform and influence the design of a proposed development early in the design process is more efficient than trying to implement suggested

revisions at a later stage, particularly if this relates to a major proposal.

In providing pre-application advice, the local planning authority may draw upon its own appropriately skilled and experienced staff, external consultants or [design review panels](#).

Paragraph: 009 Reference ID: 26-009-20191001

Revision date: 01 10 2019

How is design considered in outline planning applications?

Applications for outline planning permission seek to establish whether the scale and nature of a proposed development would be acceptable before fully detailed proposals are put forward. However, design is often considered at this stage in order to assist community engagement, inform an environmental impact assessment or design and access statement (where required) and provide a framework for the preparation and submission of reserved matters proposals.

In some instances, it may be appropriate as part of the outline application to prepare and agree a [design code](#) to guide subsequent reserved matters applications. Design quality cannot be achieved through an outline planning application alone. Outline planning applications allow fewer details about the proposal to be submitted than a full planning application, but can include design principles where these are fundamental to decision making.

Paragraph: 010 Reference ID: 26-010-20191001

Revision date: 01 10 2019

What is the role of parameter plans in achieving well-designed places?

Parameter plans can include information on the proposed land use, building heights, areas of potential built development, structure of landscape and green infrastructure, access and movement

Appendix 6

Site MU3: Parcel L11 & L12 Density Calculation and Schedule

		Homes		
Parcel L11: Network Space		215		
Parcel L12		Net Area ha	Lower Range Number	Higher Range Number
Gross Site Area 12.44ha				
Local Convenience Store Site Area		0.13		
Assume Net to Gross Residential Site Area (residual) 75%		9.23		
High Density Area	40-45 dwellings per hectare (10% of Net Site area)	1.63	65.2	73.35
Medium Density Area	35-40 dwellings per hectare (52% of Net Site area)	5.92	207.2	236.8
Low Density Area	30-35 dwellings per hectare (38% of Net Site area)	1.68	50.4	58.8
Totals		9.23	323	369
			Lower Range Number	Higher Range Number
Homes Total for Parcels L11 & L12			538	584