



Planning Statement

(including Statement of Community Involvement, Affordable Housing Statement and Health Impact Assessment)

Land South of Lee Lane, Royston

On Behalf of Homes by honey and Erica Thompson

March 2026

nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

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Client:

Homes by honey and Erica Thompson

Project:

Land South of Lee Lane, Royston, Barnsley

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Planning Statement (including Statement of Community Involvement, Affordable Housing Statement and Health Impact Assessment)

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Section 1 | Introduction

- 1.1 nineteen47 Ltd. is instructed by Homes by honey and Erica Thompson [“the Applicants”] to prepare and submit a Full Planning Application to Barnsley Metropolitan Borough Council [“the LPA”] for the Erection of 247no. dwellings and associated infrastructure [“the Proposed Development”] on Land South of Lee Lane, Royston, Barnsley [“the Application Site” or “the Site”].
- 1.2 The Site forms part of Mixed-Use Allocation (ref. MU5) in the Barnsley Local Plan (2019). The principle of residential development within the Site is considered to be in accordance with the Development Plan, with reference to the material considerations, including the Royston Masterplan Framework, outlined herein.
- 1.3 This Statement should be read and considered in conjunction with the plans, drawings and documents submitted as part of the Application. The list of supporting application documentation comprises the following:
 - Detailed Plans
 - Design and Access Statement including Masterplan Framework Compliance Statement
 - Acoustic Assessment
 - Air Quality Assessment
 - Arboricultural Impact Assessment and Method Statement
 - BNG Baseline
 - Energy & Sustainability Statement
 - Flood Risk Assessment and Drainage Strategy
 - Landscape Masterplan
 - Landscape Visual Impact Assessment
 - Phase 1 Site Investigation
 - Preliminary Ecological Appraisal
 - Site Investigation
 - Transport Assessment
 - Travel Plan
- 1.4 This Statement is structured as follows:
 - Section 2 provides an overview of the Site and its surroundings;
 - Section 3 provides an overview of the Proposed Development;
 - Section 4 sets out the consultations that have been undertaken;
 - Section 5 outlines the relevant Planning Policy Context;
 - Section 6 assesses how the Proposed Development complies with the relevant planning policy;
 - Section 7 draws together conclusions.

Section 2 | Site Context

- 2.1 The Application Site extends to approximately 8.7 hectares is located to the west of the settlement of Royston, approximately 6km to the north of Barnsley. The extent of the Site is illustrated on Figure 1 below.



Figure 1 - Aerial view of Site and context (Source - *Google Earth*)

- 2.2 The Site comprises two open fields, which is bound by Lee Lane (B6428) to the north and field boundaries to the east, south and west. The field boundaries are defined by mature trees and established hedgerows.
- 2.3 Access to the Site is currently via an agricultural entrance from Lee Lane at the north western boundary. A Public Right of Way runs adjacent to the western Site boundary.
- 2.4 The Site is located entirely within Flood Zone 1 on the Environment Agency Map, which means that the Site has a less and 1 in 1000 annual probability of flooding.
- 2.5 There are no statutory landscape designations on the Site or in its near vicinity, either at national or regional level. There are no designated heritage assets located within or immediately adjacent to the Site.
- 2.6 The Site's topography is sloping downwards from south to north. A telecoms wire runs across the north east of the Site.

Settlement Context

- 2.7 The Site is located to the west of Royston, a suburban village within the Metropolitan Borough of Barnsley, in South Yorkshire. Royston is approximately 6.4km north east of Barnsley and 9.7km south east of Wakefield. The Site abuts the B6428, which leads to the A61 Wakefield Road to the west. Junction 38 of the M1 is approximately 5km to the north west of the Site.
- 2.8 There are several primary schools within Royston, the closest being Meadstead Primary Academy, approximately 1.1km to the east of the Site. Summerfields Primary Academy is approximately 1.3km to the north east of the Site.
- 2.9 Within the wider area there is an Aldi supermarket and several smaller convenience store supermarkets, just over 1km from the Site. Royston also has a leisure centre, library and civic hall. The High Street Practice doctors surgery and Weldricks Pharmacy are located along Royston High Street, circa 1.1km to the east of the Site.
- 2.10 Several bus stops are located along Royston high street, with the closest location approximately 0.8km to the east of the Site. The bus stop is served by service 57, offering a regular service to Barnsley Interchange. Royston is also served by the 59a, which offers a twice hourly service to Wakefield bus station.
- 2.11 The settlement is considered to be sustainable location for development, with access to local services and amenities by means other than private vehicle. Furthermore, the Royston Masterplan Framework sets out how new local services, including a local shop, primary school and informal recreational park will be delivered as part of the wider allocation, alongside new bus infrastructure to provide a service to new dwellings.

Planning History

- 2.12 The LPA's Public Access records confirm relevant planning applications / decisions relating to the Site as set out in Table 1.

Application Ref.	Description	Decision / Date
2022/0471	Erection of 241 no. residential dwellings (Use Class C3) including; means of access, car parking, open space, hard and soft landscaping, servicing, and other associated infrastructure and engineering works including drainage works.	Application Withdrawn
2019/0239	Residential development of 250 dwellings with associated access, parking, engineering, landscaping and ancillary works.	Appeal Refused June 2020

Table 1 - Planning History

- 2.13 The earlier application was the subject of a non-determination appeal lodged by the applicant following the Local Planning Authority's failure to issue a decision within the statutory period. That appeal was subsequently dismissed on the grounds that the application had come

forward in advance of an approved Masterplan Framework for the allocation. The Royston Masterplan Framework has since been adopted.

2.14 The later application was withdrawn by the applicant at a late stage in the application process.

Section 3 | Proposed Development

- 3.1 This Application seeks full planning permission for the erection of 247no. dwellings and associated infrastructure at land south of Lee Lane, Royston, Barnsley.
- 3.2 This section should be read alongside the Proposed Site Layout Plan (ref. 3422_008A). This application is also supported by a Design and Access Statement, which provides a detailed description of the proposals, with a summary provided below.

Quantum of Development

- 3.3 Of the 247no. proposed dwellings, 62no. will have 2 bedrooms (25%), 111 will have 3 bedrooms (45%), 64no. will have 4 bedrooms (26%) and 10no. will have 5 bedrooms (4%). Table 2 below confirms the precise mix of dwellings proposed to be built on the Site.

Name	Beds	No. of Dwellings
Avocado	2	49
Blueberry	2	7
Chestnut	3	29
Clover	3	24
Dandelion	3	9
Dahlia	3	30
Eucalyptus	3	11
Macadamia	3	8
Jarrah	4	12
Lavender	4	4
Linden	4	13
Primrose	4	16
Poppy	4	12
Sage	4	7
Wild	5	10
Bungalow	2	6
		Total - 247

Table 2 – Accommodation Schedule

Layout and Access

- 3.4 The Site layout has been informed by opportunities and constraints associated with the Site. These include consideration of the Royston Masterplan Framework and Design Code.
- 3.5 The proposed layout incorporates a new vehicular access from Lee Lane to the centre of the northern boundary, where good visibility can be achieved. From the access point, a principal north-south 'spine' road extends through the Site before branching eastwards and westwards toward the southern extent of the development. Several secondary streets branch off from the spine road, leading to private drives.
- 3.6 The proposed dwellings have been arranged to provide an outward-looking layout, delivering a strong and active frontage onto Lee Lane while ensuring natural surveillance of the green space. This approach helps to integrate the development positively within its wider setting.
- 3.7 There is an area of open space adjacent to the eastern boundary. The open space has a LEAP and space for a community garden.
- 3.8 The proposed layout features distinct character areas, in line with the Character Area Framework set out in the Masterplan Framework and Design Code. The three-character areas are:
- **Urban Gateway** – to the north east of the Site, fronting onto Lee Lane. This character area provides a strong frontage onto Lee Lane, and a mix of semi-detached dwellings and town houses create a higher density along this edge.
 - **Royston Green** – this character area surrounds the POS. The style of this character area is similar to the Urban Gateway, but a number of detached units are introduced into the housing mix. A narrow frontage ensures a higher density can be achieved.
 - **Green Crescent** – the Green Crescent character area runs down the western boundary and along the southern boundary of the Site. Reconstituted stone is introduced to dwellings to create a contrast in materials at the settlement edge. Wide frontage detached dwellings are predominantly used in this character area.
- 3.9 All dwellings feature off-street, in-curtilage parking. Parking is proposed to serve the development in a number of different formats, including side parking and frontage driveways, with single garages proposed to serve a number of plots. Visitor parking is provided at key locations throughout.
- 3.10 The existing telegraph pole and wires within the Site will be redirected to facilitate the development.

Scale

- 3.11 The Proposed Development comprises mostly 2-storey homes, with the exception of 6no. bungalows, 46no 'Primrose' and 'Dahlia' house types, which are 2.5 storeys in height, and 8no. 'Macadamia' house types which are 3 storeys in height. The dwellings comprise a mix of detached and semi-detached units, to reflect the existing residential developments within the area.

- 3.12 Each character area proposed within the Site has a different density, as required by the Masterplan Framework and Design Code.
- 3.13 The Urban Gateway forms a high-density frontage to Lee Lane, equating to 42dph. Some 2.5 and 3-storey dwellings are proposed in this area, in-keeping with the higher density character.
- 3.14 Royston Green is considered medium density, equating to 36dph, and providing a transition between the Urban Gateway and countryside edge.
- 3.15 The Green Crescent character area has a lower density of 32dph and provides more detached and side parked dwellings.

Appearance

- 3.16 The proposed dwellings are to be contemporary in style, built from either red brick or reconstituted stone. All roof tiles will be grey.
- 3.17 The proposed brick and material palette has been selected to differentiate the distinct character areas within the development.
- 3.18 The Green Crescent, located to the west and south, is characterised by predominantly detached dwellings finished in reconstituted stone, providing a softer, more natural edge that responds positively to the surrounding countryside.
- 3.19 In contrast, the Urban Gateway and Royston Green areas primarily feature red brick to create a stronger urban identity.
- 3.20 The main street incorporates a mix of red brick and reconstituted stone, to ensure a seamless and visually coherent transition between character areas.
- 3.21 All house types feature contemporary, enlarged windows and simple entrance canopies.
- 3.22 Boundary treatments to shared drives and the pumping station comprise a low-level knee rail fence. Low level hedges and shrubs define dwelling frontages.
- 3.23 Rear gardens feature 1.8m high screen fences, with 1.8m pier and panel walls to boundaries that front onto the street, in line with Secure By Design principles.
- 3.24 As outlined in the Design and Access Statement, the development offers a contemporary interpretation of traditional housing styles.

Landscaping

- 3.25 A Landscaping Masterplan has been produced by Rosetta Landscape Design and should be reviewed in conjunction with this Statement.
- 3.26 The landscaping scheme features an area of public open space to the east of the Site. This comprises a green area, with tree planting and a LEAP.
- 3.27 Existing vegetation is retained along Site boundaries where feasible, to maintain natural screening to the west and support biodiversity.
- 3.28 Grassed areas to the front of dwellings help break up development parcels, with shrub beds to soften built form.

- 3.29 Proposed trees include large species such as oak, lime, beech and alder, and smaller species such as cherry, rowan and maple to provide seasonal interest. Proposed hedgerows comprise native species including beech, hawthorn, and hazel.

Section 4 | Statement of Community Involvement

- 4.1 The central theme of current planning legislation and guidance places increased importance on community involvement, as the planning system operates in the public interest, to ensure that development results in a better place for people to live. The National Planning Policy Framework [the "Framework"] encourages early engagement, with paragraph 40 stating:

'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'

- 4.2 Paragraph 137 outlines the importance of considering early discussion between key stakeholders:

'Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.'

- 4.3 Barnsley Metropolitan Borough Council's Statement of Community Involvement (April 2020) sets out how the LPA will engage with local communities, stakeholders and other interested parties in plan making and when considering planning applications.

- 4.4 Section 3 outlines how the Council seeks to actively engage in community consultation with regard to planning applications and encourages discussions between developing parties and statutory bodies.

- 4.5 Paragraph 3.5 states the councils welcome pre application discussions with applicants alongside an emphasis to consult with local communities and Ward Members before making their application.

- 4.6 In order to adhere to guidance set out in the Framework, the Applicants have sought early engagement with the local authority and stakeholders. The following consultation took place to inform the preparation of this planning application:

- Pre-application enquiry with Barnsley Metropolitan Borough Council.
- Consultation email sent to local Ward Members.

Pre-Application Enquiry

- 4.7 The Applicants have undertaken pre-application discussions with the Local Planning Authority.

- 4.8 A formal pre-application response was received on 10th February 2026.

- 4.9 Following on from the pre-application response from the LPA, the design of the scheme has

evolved to take into consideration the feedback received where possible. Due to tight contractual programme, there remain a number of matters to be discussed during the planning application process as detailed herein.

4.10 The amendments made in response to pre-application feedback can be summarised as follows:

- Bus stops have now been shown within the Site.
- 62no. Visitor Parking spaces are shown on Site. These spaces comprise dedicated off street spaces, and additional 'ghost' spaces on street. These spaces indicate where safe on-street parking can be achieved.
- The secondary through route has been extended to the Site boundary, improving internal connectivity and providing flexibility for future circulation and access arrangements.
- Visibility splays have been reviewed and are now clearly indicated in relation to parking bays abutting rear gardens, ensuring safe vehicle movements and maintaining appropriate sightlines throughout the Site.
- The pump station has been repositioned 3 metres further from the path.
- Parking arrangements have been reviewed, and spaces are now designed to be perpendicular to the carriageway.
- Proposed ramps, as indicated on most spurs off the main spine road, have been designed in accordance with the diagrams set out in the pre-application response.
- An area of play has been clearly indicated within the POS.

Ward Member Consultation

4.11 In order to seek the views of local representatives, the Ward Members within Royston ward were directly notified of the proposals via email.

4.12 The email outlined details of the proposed scheme and included a copy of the proposed layout. This provided the opportunity for ward members to review the plan, provide feedback and raise any further questions ahead of formal submission of the application.

4.13 At the time of writing, responses continued to be awaited. The Applicants are committed to considering any responses received and to taking account of comments received from members of the public through the formal consultation process on the application.

Section 5 | Planning Policy Context

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Development Plan for the purposes of determining this Application consists of the Barnsley Local Plan (2019). In addition to the Development Plan, applications should have regard to the National Planning Policy Framework (2024) [“the NPPF” or “the Framework”] and National Planning Practice Guidance [“the NPPG”], which are material considerations in any decision.
- 5.3 Other material considerations in this case include:
- Royston Masterplan Framework (2020)
 - Biodiversity and Geodiversity SPD (2024)
 - Design of Housing Development SPD (2023)
 - Financial Contributions for education provision SPD (2025)
 - Parking SPD (2019)
 - Trees and Hedgerows SPD (2019)
 - Open Space Provision on New Housing Developments SPD (2019)
 - Planning Obligations SPD (2019)

National Planning Policy Framework (NPPF, 2024).

- 5.4 Paragraph 48 of the Framework reaffirms the statutory requirement for decisions to be made in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should also be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- 5.5 The Framework makes it clear at Paragraph 231 of its Annex 1 that the policies contained within it are material considerations to a particular decision and determination.
- 5.6 Section 2 of the Framework addresses sustainable development, with Paragraph 7 emphasising that the delivery of sustainable development is a principal purpose of the planning system.
- 5.7 Paragraph 8 of Section 2 details that there are three overarching objectives to achieving sustainable development which are interdependent. These objectives are:
- a) **an economic objective** – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

- b) **a social objective** – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) **an environmental objective** – to protect and enhance our natural, built, and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.8 Paragraph 9 of Section 2 details that these objectives should be delivered through the preparation and implementation of plans and the application of policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect character, needs and opportunities of each area

5.9 Paragraphs 10 and 11 of Section 2 state that at the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision taking, this means:

- c) Approving development proposals that accord with an up-to date development plan without delay, or
- d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.10 Section 3 of the Framework refers to a plan-led system and Paragraph 15 states:

“The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

5.11 Section 4 of the Framework relates to decision-making, with Paragraph 39 stating:

“Local planning authorities should approach decisions on proposed development in a positive and creative way. ”

5.12 Section 5 of the Framework supports the Government’s objective of significantly boosting the supply of housing. In this respect, Paragraph 61 details that it is important a sufficient amount and variety of land can come forward where it is needed.

- 5.13 Paragraph 63 of Section 5 adds that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).
- 5.14 Section 8 of the Framework promotes healthy and safe communities, and requires the planning system to promote social interaction, create places which are safe and accessible, and enable and support healthy lifestyles.
- 5.15 Section 9 of the Framework supports the promotion of sustainable transport and Paragraph 109 states that transport issues should be considered from the earliest stages of development proposals. Paragraph 115 of Section 9 adds that applications for development should ensure that appropriate opportunities to promote sustainable transport can be, or have been, taken up, that safe suitable access to the site can be achieved for all users and, that any significant impacts from the development on the transport network or on highway safety can be cost effectively mitigated to an acceptable degree.
- 5.16 Paragraph 116 of Section 9 details that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 5.17 Paragraph 117 of Section 9 adds that development should give priority first to pedestrian and cycle movement, and second, to facilitating access to high quality public transport services. Development should also address the needs of people with disabilities, allow for the efficient delivery of goods and access by service and emergency vehicles
- 5.18 Section 11 of the Framework promotes the effective use of land and, in this respect, Paragraph 124 details that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions
- 5.19 Section 12 of the Framework refers to achieving well-designed places and notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. In this respect, Paragraph 131 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.20 Paragraph 135 of Section 12 states that planning decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 5.21 Paragraph 137 of Section 12 details that design quality should be considered through the evolution and assessment of individual proposals.
- 5.22 Section 14 of the Framework refers to meeting the challenge of climate change, flooding and coastal change and, in this respect, Paragraph 181 of Section 14 details that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Paragraph 182 of Section 14 adds that major developments should incorporate sustainable drainage systems unless there is clear evidence this would be inappropriate.
- 5.23 Section 15 of the Framework refers to conserving and enhancing the natural environment which includes minimising impacts on and providing net gains for biodiversity.

Planning Practice Guidance

- 5.24 The over-arching policies of the Framework are supplemented by further guidance provided in the PPG , a web-based resource which provides enhanced clarity on the interpretation of policies. The PPG is updated as required by the Ministry of Housing, Communities & Local Government to reflect updates to national policy and legislation.
- 5.25 The PPG provides advice and guidance on a range of matters relevant to determination of the Application, including design, heritage, the supply of housing and the determination of planning applications.
- 5.26 The PPG states that 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 post approval stage. To be read alongside the guidance, the National Design Guide of January 2021 sets out the characteristics of well-designed places and demonstrates what good design means in practice. 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; and
 - Lifespan.

Development Plan

Barnsley Local Plan (2019)

5.27 Table 3 outlines the planning policies deemed relevant to the consideration of this full application. These policies are considered further in Section 6 of this report.

Policy	Topic	Comments
SD1	Presumption in favour of Sustainable Development	When considering development proposals, the LPA will take a positive approach that reflects the presumption of sustainable development within the Framework.
GD1	General Development	Development proposals will be approved if they do not impact on residential amenity, are compatible with neighbouring land, protect wider development potential and the environment, provide quality landscaping and access, and properly account for site features like trees, drainage, pylons, and boundaries.
LG2	The Location of Growth	Priority will be given to development in Urban Barnsley and Principal Towns. Royston is identified as a Principal Town.
H1	The Number of New Homes to be Built	The LPA will seek to achieve at least 21,546 net additional homes during the period 2014 to 2033.
H2	The Distribution of New Homes	It is anticipated that of the 21,546 new homes, 1,302 will be delivered in Royston for the period 2014 to 2033. This is 6% of the LPA's overall supply.
H6	Housing Mix and Efficient Use of Land	Housing proposals will be expected to include a broad mix of house size, type and tenure. A density of 40dph will be expected in Principal Towns.
H7	Affordable Housing	Housing Developments of 15 or more dwellings will be expected to provide affordable housing, with 10% provision required in Royston. These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable.
H8	Housing Regeneration Areas	In lower value housing sub markets, programmes will be supported aimed at the revitalisation of neighbourhoods and communities. Royston is considered to contain some lower value areas. Sustainable housing growth with a mix of house types and tenures will be supported in these areas to create an overall balanced housing market.
MU5	Site MU5 Land off Lee Lane, Royston.	Site allocation MU5 has an indicative number of 828 dwellings. Planning permission has already been granted for 166no. dwellings, the indicative number represents the remainder of the site.

		<p>The development will be subject to a Masterplan Framework.</p> <p>The wider development will be expected to provide a primary school and a small-scale convenience retail facility as well as construction of a roundabout on Lee Lane and improved public transport.</p>
T3	New Development and Sustainable Travel	<p>New development should reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.</p> <p>A transport assessment and travel plan should be submitted with any planning application and minimum level of parking should be provided for each dwelling.</p>
T4	New Development and Transport Safety	<p>New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.</p>
D1	High Quality Design and Place Making	<p>New development is expected to be of high quality design that respects and enhances Barnsley's local character, landscape, heritage, and townscape, promotes safe, accessible and legible environments, contributes to distinctive and revitalised places, and incorporates high quality landscaping and public realm.</p>
LC1	Landscape Character	<p>Development will be expected to retain and enhance the character and distinctiveness of the individual landscape character area.</p> <p>Royston is within the 'North East Barnsley Settled Arable Slopes' landscape character area.</p>
HE6	Archaeology	<p>Applications for development on sites where archaeological remains may be present must be accompanied by an appropriate archaeological assessment.</p>
GS1	Green Space	<p>New residential development will be required to provide or contribute towards green space in line with the standards set out in the Green Space Strategy and the requirements of the Infrastructure and Planning Obligations Policy.</p>
GS2	Green Ways and Public Rights of Way	<p>Where new development is close to a PRoW, it may be required to provide a link to the existing route or improve the existing route.</p>
BIO1	Biodiversity and Geodiversity	<p>Development should conserve and enhance Barnsley's biodiversity and geological features by protecting and improving habitats, maximising biodiversity opportunities and encouraging the provision of biodiversity enhancements.</p>

CC1	Climate Change	Development should adapt to the future impacts of climate change through sustainable design and construction techniques.
CC2	Sustainable Drainage and Construction	Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable.
CC3	Flood Risk	The extent and impact of flooding will be reduced by not permitting new development where it would be at an unacceptable risk of flooding from any sources of flooding, or would give rise to flooding elsewhere.
CC4	Sustainable Drainage Systems	All major development will be expected to use Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that all types of SuDS are inappropriate.
RE1	Low Carbon and Renewable Energy	All developments will be expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.
I1	Infrastructure and Planning Obligations	Development must be supported by appropriate physical, social, economic and communications infrastructure, including provision for broadband. Development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily.

Table 3 – Relevant Local Plan Policies

5.28 Policy MU5 – ‘Land off Lee Lane, Royston. Indicative number of dwellings 828’, relates to the wider allocation and reads as follows:

Planning permission has been granted on this site for 166 dwellings. The indicative number of dwellings above relates to the remainder of the site.

The development will be subject to the production of a Masterplan Framework covering the entire site which ensures that development is brought forward in a comprehensive manner.

The development will be expected to:

Provide a primary school on site;

Ensure that access is via the construction of a roundabout on Lee Lane which along with the road layouts will allow the development of the entire site;

Provide a small scale convenience retail facility as part of the development that is in compliance with Local Plan policy TC5 Small Local Shops;

Investigate options for improving public transport access to the development and interventions to encourage public transport use by residents; and

Ensure that hedgerows, the trees at the west side of the site and the strip adjacent to the disused railway line at the north of the site are retained, buffered and managed.

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

Information identifying the likely location and extent of the remains, and the nature of the remains;

An assessment of the significance of the remains; and

Consideration of how the remains would be affected by the proposed development.

Supplementary Planning Documents

Royston Masterplan Framework

- 5.29 The Royston Masterplan Framework establishes the strategic planning, placemaking and design approach for the MU5 allocation. It supports Barnsley's Local Plan objectives and provides a mandatory framework for future planning applications within the 35.2ha allocation.
- 5.30 The Framework has been commissioned by Barnsley Metropolitan Borough Council to ensure sustainable, comprehensive development of approximately 994 new homes, a new primary school and small local shop. It reflects public consultation feedback, detailed site analysis and Local Plan policy requirements.
- 5.31 The overarching vision is to create a connected, walkable and landscape-led neighbourhood.
- 5.32 Lee Lane acts as the development's central spine, with neighbourhoods arranged north and south around key green spaces and active travel links
- 5.33 Delivery of MU5 will occur across 6 phases, with early phases extending from the approved Barratt Homes development to the north. The Framework requires future planning applications to submit a Masterplan Compliance Statement demonstrating compliance with the Framework and Design Code.

Biodiversity and Geodiversity SPD

- 5.34 The Biodiversity and Geodiversity SPD sets out how Local Plan policy BIO1 and G11 on green infrastructure will be applied.
- 5.35 New developments should include opportunities for biodiversity through careful and well-designed schemes.
- 5.36 A minimum 10% biodiversity new gain based on a baseline ecological assessment should be achieved.

5.37 Landscaping proposals within development schemes should seek to retain, enhance and create habitats of value to biodiversity, this can include the creation or enhancement of boundary hedgerows, planting of street trees, the provision of wildflower grasslands, SuDS and other above ground water storage features.

5.38 New dwellings should include integrated bat and bird boxes.

Design of Housing Development SPD

5.39 The Design of Housing Development SPD sets out the design principles that will apply to new housing developments. The document supplements Local Plan Policy D1 and sets out the principles that will apply to the consideration of planning applications for new housing development.

Financial Contributions for educational provision SPD

5.40 The Financial Contributions to Schools SPD advises on the requirements for financial contributions towards the provision of school places.

Parking SPD

5.41 The Parking SPD gives guidance on parking standards for new residential developments, which are as follows:

- 1 space for 1- and 2-bed dwellings; and
- 2 spaces for 3-, 4- and 5-bed dwellings.

Trees and Hedgerows SPD

5.42 The Trees and Hedgerows SPD provides guidance on how to deal with existing trees and hedgerow on development sites.

5.43 Where trees and hedgerows are situated in close proximity to the proposed development a full Tree Survey to British Standard BS5827:2012 will be required. The tree constraints plan submitted with the survey must show the position and crown spread of all trees and hedgerows on and adjoining the site and the Root Protection Area (RPA) of each tree.

5.44 The Tree Survey information should inform the layout and design of the development and should ensure that, in particular, the higher retention category trees and hedgerows are retained, both in the short and long term.

Open Space Provision on New Housing Developments SPD

5.45 The Open Space Provision on New Housing Developments SPD provides guidance on what will be expected in terms of open space provision for new residential developments.

5.46 A minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.

5.47 For developments of over 100no. dwellings, a play area should be provided on site.

- 5.48 For developments of over 200no. dwellings, open space for formal recreation e.g. sports pitches or courts should be provided on site. where this is not possible, a financial contribution to provide or enhance facilities off site will be required.

[Planning Obligations SPD](#)

- 5.49 The Planning Obligations SPD sets out the priorities for contributions. This includes guidance on contributions for sustainable travel, affordable housing, and open space provision.

Section 6 | Planning Assessment

- 6.1 On the basis of the policy framework set out in Section 4 of this Statement and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposals are considered within the context of the development plan, together with other material considerations below.
- 6.2 The Proposed Development will be considered in respect of the following key issues, before undertaking a planning balance exercise to weigh its benefits against any residual adverse impacts:
- Principle of Development;
 - Design, Layout and Appearance;
 - Housing Mix and Density;
 - Highways and Parking;
 - Landscape and Visual Impact;
 - Landscaping;
 - Residential Amenity;
 - Flood Risk and Drainage;
 - Ecology and Biodiversity;
 - Archaeology;
 - Ground Conditions;
 - Trees;
 - Sustainability

Principle of Development

- 6.3 The statutory development plan for the determination of this application is the Barnsley Local Plan (2019). Barnsley's Local Plan Map identifies the Site as being both within the defined settlement boundaries of Royston, and as part of an allocated site for mixed use development, under policy MU5.
- 6.4 Allocation MU5 demonstrates that the Site is within a suitable and sustainable location for residential development, in terms of connectivity with the adjacent settlement, access to services and as a location to contribute to Barnsley's future housing needs.
- 6.5 MU5 proposes an indicative capacity of 828no. units across the allocation. The Proposed Development will deliver 247no. dwellings, in accordance with the allocation.
- 6.6 Policy H2 of the Local Plan states that of the 21,546 new homes anticipated to be delivered across the local plan period, 1,302 will be delivered in Royston for the period 2014 to 2033. This is 6% of the LPA's overall supply.
- 6.7 The Proposed Development, therefore, will contribute towards the provision of new homes in Royston and to meeting the Borough's housing requirement.
- 6.8 Policy MU5 of the Local Plan sets out several site-specific expectations as follows, how the proposed development addresses each of these criteria is set out below:
- **Provide a Primary School.** The Royston Masterplan Framework sets out the MU5 will deliver a new community hub including a primary school. The Masterplan at figure 16 of the Framework illustrates the proposed location of the primary school, to the east of the

allocation. There is no requirement for a primary school to be provided on the application Site. Any education contributions to be secured via a Section 106 agreement will be discussed during the course of the application.

- **Ensure that access is via the construction of a roundabout on Lee Lane which along with the road layouts will allow the development of the entire site;** A roundabout has already been constructed on Lee Lane, to the east for the Site. The Masterplan at figure 16 of the Royston Masterplan Framework shows a second roundabout to the west of the Site. This second roundabout sits outside of the red line boundary. Contributions from this development are expected to go toward junction improvements at Lee Lane, Shaw Lane and Wakefield Road.
 - **Provide a small-scale convenience retail facility as part of the development that is in compliance with Local Plan policy TC5 Small Local Shops;** The Masterplan at Figure 16 of the Royston Framework Masterplan proposes a retail store to the south of the new roundabout on Lee Lane, and to the east of the Site. As with the Primary School above, there is not requirement for the applicant to provide a small-scale convenience retail facility on the application Site, though the expanded population provided by the Site will support the viability of a retail unit when provided.
 - **Investigate options for improving public transport access to the development and interventions to encourage public transport use by residents; and The Royston Masterplan indicates that a new bus route should be facilitated through the application site.** The relevant infrastructure to support a new bus route will be provided along Lee Lane as part of the proposals. The internal arrangement of the Proposed Development has been designed to accommodate a potential future bus route, including provision of space for a bus stop, and the tracking (provided in the Transport Assessment submitted with this Statement) demonstrates that a bus could satisfactorily utilise the internal layout network. This approach will enable future connectivity with subsequent phases of MU5 to the east, should a service be brought forward.
 - **Ensure that hedgerows, the trees at the west side of the site and the strip adjacent to the disused railway line at the north of the site are retained, buffered and managed.** The Proposed Development retains trees and hedgerow along the western boundary where feasible i.e. excluding proposed access points. The disused railway line is located further to the north of the allocation and is not relevant to this application.
 - **Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including field evaluation if necessary)** The findings are summarised below.
- 6.9 Policy compliant affordable housing will be provided on the wider MU5 site, however, in accordance with the Royston Masterplan Framework and associated Delivery Strategy, instead of Affordable Housing provision on this phase, the developer will contribute to the junction improvements to the Lee Lane/Shaw Lane/Wakefield Road junction. An Affordable Housing Statement is provided at appendix 1 of this Statement.
- 6.10 Overall, the principle of residential development within the Site is compliant with MU5 and the associated site-specific criteria. The Proposed Development will deliver 247no. new dwellings within the Royston area, on an allocated site, and will support the delivery of the Local Plan's housing objectives by bringing forward the first phase of the allocation.

6.11 Furthermore, the delivery of dwellings on an allocated site represents sustainable development that accords with the Development Plan and contributes to positive towards meeting identified housing needs. This Proposed Development will therefore assist in supporting the Governments overarching objective to accelerate housing delivery. On this basis, and in accordance with the presumption in favour of sustainable development set out in paragraph 11(d) of the Framework, the proposals should be approved without delay.

Design, Layout and Appearance

6.12 The Design and Access Statement, prepared by nineteen47 and submitted alongside this Statement, sets out the design principles that have informed the evolution of the proposed development scheme. It provides a detailed analysis of the Site's context and demonstrates how the Proposed Development responds to this, resulting in a high quality and inclusive form of development.

6.13 Local Plan Policy D1, sets out a number of design principles that are expected to be followed in drawing up development proposals for the Site, in order to make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

6.14 In addition to Local Plan Policy D1, the Royston Masterplan Compliance Statement presents a strategic framework and Design Code to ensure that development brought forward as part of allocation MU5 is coordinated, comprehensive and high quality.

6.15 Section 6 of the Design and Access Statement submitted alongside this Statement includes a Masterplan Framework Compliance Statement which demonstrates in detail how the Proposed Development accords with the Masterplan Framework and Design Code.

6.16 The Site features a clearly defined street hierarchy, with a main 'spine road' leading from the Site access to the north. Several secondary streets serve dwellings off the main spine road, leading to shared private drives that are distributed throughout the development.

6.17 The road structure has been designed to provide good pedestrian, cyclist and vehicular permeability, particularly in providing a link through the Site to the existing public right of way route at the western Site boundary.

6.18 Dwellings have been oriented to be outward looking, to create active frontages to the street with parking interspersed with landscaping, while secure gardens to the rear provides private amenity space for residents.

6.19 Dwellings are proposed to be contemporary in appearance, featuring either red brick or reconstituted stone with grey roof tiles. All dwellings feature, large, contemporary windows and modern front doors. The materials selected are in keeping with the residential character of the local area which is characterised by mostly red brick dwellings with grey roof tiles.

6.20 The Boundary Treatment Plan confirms that rear gardens are secured with 1.8m screen fencing. Side boundaries adjacent to public spaces feature a 1.8m pier and panel wall. These measures align with Secure By Design principles to ensure a safe environment for residents.

6.21 Regarding scale, the heights of dwellings range from 1 to 3 storeys, which is reflective of the character of existing residential development within the local area. A range of house types are incorporated to create a varied and interesting built form.

- 6.22 The Proposed Development provides a well-defined area of public open space which includes a LEAP. It is requested that details of play equipment is to be agreed by condition. A community grow garden is proposed, adjacent to the LEAP.

Housing Mix and Density

- 6.23 The Site demonstrates an efficient use of land, with distinct character areas and associated densities in line with the requirements of the Masterplan Framework.
- 6.24 This provides dwellings with ample parking, suitably sized gardens and adequate separation distances, whilst retaining some open space on the Site and providing sufficient opportunities for enhanced landscaping.
- 6.25 Policy H6 of the Local Plan requires that a broad mix of housing is provided within new developments. The proposed layout offers a mix of dwelling types and sizes. This includes 62no. 2-bedroom dwellings, 111no. 3-bedroom dwellings, 64no. 4-bedroom dwellings and 10no. 5-bedroom dwellings.
- 6.26 The proposed housing mix includes the provision of 6no. bungalows, which are intended to meet the needs of a range of occupiers, including older residents or those seeking accessible accommodation.
- 6.27 Regarding Affordable Housing, this development is not required to provide affordable housing on this parcel, with contributions going towards infrastructure to assist in bringing forward the wider allocation instead. Further detail is provided in the Affordable Housing Statement at Appendix 1 of this Statement.
- 6.28 Taken together, the Proposed Development demonstrates an appropriate mix of dwelling types and sizes, thoughtful design, integration with the surrounding character, and efficient use of land. The proposals are therefore considered to comply with Policy H6 in terms of housing mix.

Landscaping

- 6.29 The Landscape Masterplan, prepared by Rosetta Landscape Design and submitted alongside this Statement, details the location and recommended species for planting throughout the Proposed Development.
- 6.30 The landscaping plan features the retention of trees and hedgerow long the western Site boundary, and in line with the site-specific criteria set out within Local Plan Policy MU5.
- 6.31 Tree planting is proposed along streets, to help define streets and key development edges. Larger tree species suggested are Oak, Lime, Beech, Alder and Birch. Smaller ornamental species like Cherry, Rowan and Maple are proposed to the front of dwellings.
- 6.32 Native and ornamental hedgerows are proposed throughout to create attractive boundaries and shrub beds are proposed to enhance visual appeal and soften built edges.
- 6.33 In summary, the proposed landscape scheme retains and reinforces the rural edge along the western boundary, with enhanced planting proposed on Site to enhance biodiversity and provide an attractive green environment for future residents, and in accordance with policy BIO1 of the Local Plan.

Residential Amenity

6.34 Paragraph 124 of the Framework states that:

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 6.35 The Site does not currently share any boundaries with residential development and therefore will not have any impact on the amenity of nearby residents by virtue of loss of privacy, loss of light, overbearing effect or visual intrusion. The Proposed Development has, however, been designed to acknowledge the adjacent site to the east, in order to provide access and sufficient amenity space from any potential future dwellings.
- 6.36 A detailed noise assessment has been undertaken by Sharps Redmore to assess the potential noise implications of the Proposed Development.
- 6.37 The assessment draws on a verified baseline noise survey, originally undertaken in January 2022, which confirms that traffic along Lee Lane is the dominant noise source affecting the Site.
- 6.38 The report confirms that the acoustic risk across the Site ranges from negligible to medium, with only a small area immediately adjacent to Lee Lane reaching medium risk.
- 6.39 It is considered that the proposed masterplan incorporates good acoustic design principles, including a set back from Lee Lane, orientation of the first row of dwellings to act as a noise barrier and positioning of gardens to the rear away from the road.
- 6.40 It is considered that internal noise levels in line with BS 8233 and WHO standards can be achieved, with enhanced acoustic glazing and trickle vents recommended for the northern part of the Site closest to Lee Lane.
- 6.41 The assessment concludes that, subject to the specified design measures, the development will not give rise to significant adverse noise effects and is compliant with paragraph 187 of the Framework by ensuring that the development does not result in unacceptable risks from noise pollution.
- 6.42 An Air Quality Assessment was undertaken by Redmore Environmental Ltd in support of this application. The assessment considers the potential air quality impacts during both the construction and operational phases of the development.
- 6.43 In terms of the construction stage, potential dust emissions were assessed. It is considered that the use of site-specific control measures would provide suitable mitigation for the development. These measures will be set out in a Construction Environmental Management Plan prior to commencement of development.
- 6.44 During the operational phase, the development may influence local air quality through changes in road traffic emissions. To assess this, dispersion modelling was carried out to predict pollutant levels at sensitive locations both within and outside of the Site, with results validated against local air quality monitoring data.
- 6.45 The modelling concluded that, for the pollutants assessed, annual concentrations will remain well below the relevant Air Quality Objectives and the predicted changes in pollutant concentrations at all receptors as a result of the Proposed Development were negligible.

- 6.46 The assessment concludes that air quality impacts during the construction and operational phases will not be significant with appropriate mitigation and will not lead to exceedances of any relevant air quality criteria. Overall, air quality considerations do not present a constraint to the Proposed Development in line with Policy 124 of the Framework.

Highways and Parking

- 6.47 A Transport Assessment ["TA"] has been prepared by AMA which assesses the traffic impact, sustainable travel and road safety implications of the proposals.
- 6.48 In terms of anticipated vehicle trips generated by the proposals, the development is predicted to generate approximately 133 two-way trips in the AM peak and 129 two-way trips in the PM peak. An analysis of surrounding junctions confirm that the Site access junction operates well within capacity in all future scenarios. The existing A61/Lee Lane/Shaw Lane junction operates over capacity in future scenarios, but a signalised mitigation scheme, identified as part of the wider masterplan and deliverable through s106 obligations, will restore all arms back within operational limits.
- 6.49 Modelling of "The Wells" (High Street/Midland Road/Church Street/Station Road) junction confirms that the junction is already operating over capacity. Mitigation for this junction lies with the Phase 2 MU5 developers as set out in the Royston Masterplan Framework Delivery Strategy, and contributions for improvements have already been secured through adjacent application (ref. 2020/O330) for upgraded signalling equipment.
- 6.50 Vehicular access is proposed via a new priority T-junction from Lee Lane, providing visibility splays of 2.4m x 120m in both directions.
- 6.51 A 6.75 spine road runs through the centre of the Proposed Development, in accordance with relevant SYRDG and MfS guidance. Swept path analysis of the access and internal road layout demonstrates that a refuse vehicle will be able to safely manoeuvre the Site.
- 6.52 In terms of parking, the Proposed Development accords with the LPA's parking standards, which require 1 space for 1- and 2-bed dwellings and 2 spaces for dwellings with 3+ bedrooms. An additional 35 visitor spaces are distributed across the Site.
- 6.53 The TA concludes that the development will not result in an unacceptable or severe impact on highway safety or network capacity.
- 6.54 An interim Travel Plan ["TP"] has also been prepared by AMA, which sets out measures to promote sustainable travel choices and minimise reliance on the private car.
- 6.55 The TP confirms the Site benefits from good access to local services by walking, cycling and public transport with a range of serviced within 2km walking distance including shops and services on Royston High Street. The wider allocation is expected to deliver a new local shop and primary school.
- 6.56 There is good cycle connectivity, including links to the Trans Pennine Trail, NCN 67 and the A61 active travel corridor. Two local bus stops within 1.1km walking distance of the Site provide regular services to Barnsley and Wakefield. A bus service is expected to serve the wider allocation in the future, with the Proposed Development designed to accommodate this.
- 6.57 Measure proposed within the TP include enhanced walking and cycling routes, through widened footways and safe crossing facilities, secure cycle storage for all dwellings, a

Sustainable Travel Information Pack issued at occupation, and annual sustainable travel newsletters.

- 6.58 A Travel Plan Coordinator (TPC) will be appointed three months prior to occupation to deliver and oversee all measures, supported by a dedicated budget from the developer.
- 6.59 Given the above matters, it is considered that the Proposed Development accord with policies T3 and T4 of the Local Plan, and guidance in the Framework.

Landscaping and Visual Impact

- 6.60 A Landscape and Visual Impact Assessment ["LVIA"] has been prepared by Golby and Luck to assess the likely landscape and visual impact of the Proposed Development.
- 6.61 In terms of landscape impact, the development will result in a short-term adverse change that is typical where farmland becomes developed. The landscape's sensitivity, however, is considered to be 'medium-low' given that the Proposed Development is an allocated site where residential expansion is expected.
- 6.62 In terms of visual impact, short term impacts are greatest at the Site boundary, particularly along Lee Lane and the PRoW, where effects are major-moderate adverse. These effects will diminish over time as new planting matures and the wider MU5 allocation comes forward to define a new settlement edge to Royston. Medium and long-distance effects range from moderate-minor to negligible, with the Site forming a small part of an already developed panorama.
- 6.63 Overall, the LVIA concludes that the development will not give rise to any long-term landscape or visual effects. The proposals result in the redevelopment of an area of farmland and an extension of the settlement edge of Royston. The Proposed Development can be well integrated into its setting through the proposed landscape strategy, retained vegetation, and as the remainder of the allocation comes forward which will integrate the development into the surrounding residential context.
- 6.64 The LVIA is written within the context of relevant national and local planning policies and indicates that the proposals do not conflict with the objectives of Local Plan policy LC1.

Flood Risk and Drainage

- 6.65 Local Plan Policy CC3 requires proposals to demonstrate how flood risk will be reduced or managed, with Policy CC4 going on to state that all major development will be expected to use Sustainable Drainage Systems where feasible.
- 6.66 A Flood Risk Assessment (FRA) undertaken in support of the proposal confirms that the Site is located entirely within Flood Zone 1.
- 6.67 All flood sources present low risk, with the exception of a surface water risk localised in the low-lying north east corner of the Site. The drainage strategy set out in the FRA states that the surface water flood risk will be mitigated by reprofiling identified areas of the and the introduction of the surface water drainage system.
- 6.68 In line with the SUDs hierarchy, the FRA confirms that surface water discharge shall be to the existing open watercourse located to the north of the Site. Attenuation will be provided on Site

via an underground tank and attenuation basin. Due to Site topography, pumping is required for the surface water discharge.

- 6.69 Foul water flows will utilise the existing 225 diameter sewer located to the east of Lee Lane.
- 6.70 The FRA confirms that the Site is at low overall flood risk and the Proposed Development can be delivered with the proposed drainage strategy solutions for managing foul and surface water, ensuing no increased flood risk to the Site or surrounding areas.
- 6.71 Given the above, the proposals comply with Policies CC3 and CC4 of the Local Plan, and the guidance in the Framework.

Ecology and Biodiversity

- 6.72 A Preliminary Ecological Appraisal ["PEA"] has been prepared by BWB Consulting in support of this application, which establishes the baseline ecological conditions of the Site and assesses the ecological effects of the Proposed Development.
- 6.73 The PEA confirms that the Site comprises approximately 8.68ha of modified grassland formerly in arable use with scattered mature trees and boundary hedgerows.
- 6.74 There are no statutory designated sites within 6km of the Site. The nearest ecological receptor is Notton Woods Local Nature Reserve located 0.3km to the north west. Direct impacts on this Local Nature Reserve are unlikely, though best-practice construction controls regarding noise, dust and light will be necessary to avoid indirect effects.
- 6.75 The Site supports a limited range of habitats, largely of low ecological sensitivity, but contains key features such as hedgerows, mature trees, and commuting routes valuable to wildlife.
- 6.76 In terms of species on Site, no badger setts were identified, although field signs confirm occasional use and therefore mitigation measures will be required during construction. Seventeen trees contain potential bat roost features. Further bat activity surveys will be required where trees may be impacted.
- 6.77 A BNG baseline survey has also been undertaken by BWB Consulting, to understand the habitats present on Site.
- 6.78 The BNG report confirms the baseline conditions recorded 19.12 habitat units and 19.37 hedgerow units on-site. The Site is predominantly modified grassland of 'poor' condition, rural trees and native hedgerows.
- 6.79 The Proposed Development will produce a post-development value of 6.98 habitat and 18.34 hedgerow units, equating to a -63.5% net loss in habitat units and a -5.32% net loss in hedgerow units.
- 6.80 A further 14.05 habitat units and 2.97 hedgerow units are required to achieve a 10% net gain on Site. The additional net gain requirement is proposed to be met by purchasing offsetting credits through a habitat bank, subject to agreement with the LPA.
- 6.81 Overall, it is considered that the development of the Site, including the provision of public open space, surface water attenuation features, hedgerow, tree planting, and landscaping, that new opportunities will be created for a range of wildlife in line with Local Plan policy BIO1. While the Proposed Development results in baseline biodiversity losses, a 10% net gain is achievable

through a combination of on-site habitat creation, enhancement and where necessary, off-site compensation.

Archaeology

- 6.82 An Archaeological Geophysical Survey has been undertaken by BWB Consulting to assess the presence and character of potential archaeological features within the Site.
- 6.83 The survey indicates that the majority of recorded anomalies are attributable to modern material, agricultural activity, and natural geological or soil variations.
- 6.84 The findings identify two parallel linear anomalies in the northern part of the Site, interpreted as potential infilled ditches associated with a former trackway.
- 6.85 Overall, the results provide a representative impression of likely archaeological activity, indicating a site dominated by agricultural and modern disturbance, with only limited features of possible archaeological significance.
- 6.86 The report recommends that trial trenching be secured as a planning condition to clarify the nature of the identified anomalies and determine whether archaeological mitigation is required.

Ground Conditions

- 6.87 A Phase II Geo-Environmental Site Investigation, undertaken by E3p, is submitted alongside this Statement.
- 6.88 The Site Investigation was undertaken before the Site layout had been finalised. For the purposes of the appraisal, therefore, it was assumed that the Proposed Development will comprise low rise residential dwellings with associated garden and landscaped areas, estate roads, pavements and infrastructure.
- 6.89 The Site is deemed low risk in terms of potential presence of shallow mine workings that have the potential to cause ground instability.
- 6.90 Overall, the investigation concludes that the Site is suitable for residential development, subject to standard design considerations, including appropriate foundation design for clay soils. No significant geo-environmental constraints are identified that would preclude the Proposed Development.

Trees

- 6.91 An Arboricultural Survey and Impact Assessment has been prepared by AWA in support of this application.
- 6.92 The report has been prepared in line with BS 5387:2012 guidance to evaluate the condition of the existing trees on Site. The tree survey was undertaken in December 2025.
- 6.93 The assessment recorded 170 tree features, comprising individual trees, groups and hedgerows across the Site.
- 6.94 No trees within the red line boundary have Tree Preservation Orders, and no ancient or veteran trees were identified.

- 6.95 The survey categories the tree features present on Site as follows:
- 6 trees deemed unsuitable for retention;
 - 14 trees of high values;
 - 27 trees of moderate value, and;
 - 123 trees of low value.
- 6.96 The accompanying Tree Constraints Plan, details root protection areas, and has informed the Proposed Development.
- 6.97 To facilitate the Proposed Development, the removal of 63 trees and part of one hedge is required. This includes:
- 8no. category A trees;
 - 22no. category B trees;
 - 31no. category C trees, and;
 - 6no. category U trees.
- 6.98 The submitted Tree Impacts Plan demonstrates how much of the trees and hedgerow along the western boundary are retained, as per the criteria set out in Policy MU5.
- 6.99 Overall, while unavoidable tree losses are required to enable residential development on this allocated Site, the implementation of recommended mitigation and the proposed new tree planting will ensure the proposal delivers a sustainable and appropriately balanced arboricultural outcome, in accordance with Policy BIO1.

Sustainability

- 6.100 Local Plan policy RE1 requires all development to incorporate appropriate design measures to reduce carbon dioxide emissions and achieve carbon compliance targets as defined in the Building Regulations.
- 6.101 FES Group have prepared an Energy Statement, which assesses the development against national energy and carbon reduction policies.
- 6.102 The report demonstrates that the Proposed Development meets and exceeds relevant standards through a comprehensive, fabric first sustainable design strategy.
- 6.103 The Proposed Development integrates a wider range of sustainability measures, including a high-performance building fabric, responsible material sourcing, reduced construction-stage impacts and water efficiency.
- 6.104 The Applicant's fabric first approach seeks to deliver long term reductions in energy demand through enhanced insulation and air tightness to achieve a 7.6% reduction in fabric heat loss, high efficiency gas combi boilers, 100% low-energy lighting and photovoltaic panels installed on every plot.

6.105 Overall, the development satisfies Policy RE1 by delivering a sustainably designed, energy efficient and low-carbon scheme, with the measures outlines above demonstrating compliance with national standards.

Section 7 | Conclusions

- 7.1 The Proposed Development seeks full planning consent for 247no. dwellings and associated infrastructure at land south of Lee Lane, Royston, Barnsley.
- 7.2 With regard to the principle of development, this Statement has demonstrated that the proposals fully respond to the criteria set out in Policy MU5 and provide for the delivery of housing on an allocated site. In doing so, the scheme makes a positive contribution to achieving the Local Plan's housing objectives.
- 7.3 In terms of the scheme put forward, a clear understanding of the Site's constraints and opportunities has informed the proposed layout design and house types for the scheme. The supporting documents which accompany this submission clearly demonstrate the proposals present no insurmountable constraints.
- 7.4 This Statement is accompanied by a 'Masterplan Compliance Statement' within the accompanying Design and Access Statement. This demonstrates how the Proposal Development accords with the Royston Masterplan Framework in terms of density, active travel strategy, vehicle access strategy, character, placemaking and green and blue infrastructure.
- 7.5 The Proposed Development will contribute to sustainable development as defined by the Framework and will contribute to economic, social and environmental objectives. The benefits that will result from the development include:
- Delivery of high-quality housing by a reputable house builder, in a sustainable location that offers access to services and facilities in the existing settlement of Royston and good connectivity to the wider borough by means other than private car.
 - Provision of a range of house types that will meet the needs of a range of occupiers, including 6no. bungalows.
 - The application represents the first phase of allocation MU5. Developer contributions secured through S106 to contribute to the local community and infrastructure and will support the delivery of future phases of the allocation.
 - Enhanced landscaping and provision of sustainable drainage infrastructure.
- 7.6 Based on the above the application is considered to be acceptable and it is therefore respectfully requested that planning permission be granted.

Appendix 1 | Affordable Housing Statement

Application Site:	Land to the south of Lee Lane, Royston, Barnsley.
Applicant:	Homes by honey and Erica Thompson
Development Proposals:	Erection of 247no. dwellings and associated infrastructure

Affordable Housing Requirement

- A.1 This Affordable Housing Statement supports the Full Planning Application for the erection of 247no. dwellings and associated infrastructure at land south of Lee Lane, Royston.
- A.2 Policy H7 of the Barnsley Local Plan states that housing developments of 15 or more dwellings will be expected to provide affordable housing. 10% affordable housing provision will be expected in Royston.
- A.3 However, in accordance with the Royston Masterplan Framework and associated Delivery Strategy, the first phase of the wider MU5 allocation will not deliver on-site affordable housing. Instead, this phase is required to provide a financial contribution towards the improvements of the Wakefield Road / Shaw Lane / Lee Lane junction to ensure infrastructure is upgraded to accommodate the wider development.
- A.4 Affordable housing will be delivered as part of subsequent phases of MU5, in line with the Masterplans phased approach.
- A.5 This approach has been acknowledged and agreed with the LPA, as confirmed in their pre-application response dated 10th February 2026. The LPA acknowledged that the delivery of junction improvements in the first phase represents a necessary infrastructure priority and that affordable housing obligations will be fulfilled in later phases of development.

Appendix 2 | Health Impact Assessment

Barnsley Council's Health Impact Assessment (HIA) for spatial planning 2023

Proposal Name: Erection of 247no. dwellings and associated infrastructure at Land South of Lee Lane, Royston, Barnsley

Ref:



**Barnsley – the place
of possibilities.**



BARNSELEY
Metropolitan Borough Council

What is the Health Impact Assessment for Planning Tool?

HIA is a practical approach used to judge the effects that a proposed development may have on the health and wellbeing of diverse groups of people living or working in Barnsley. The findings of HIAs are used to make recommendations to decision makers as to how any positive health impacts of a particular scheme may be increased, and any negative impacts reduced. This HIA for Planning Tool has been designed to simplify and streamline the process of conducting HIAs of a development scheme or proposal.

Why use the Health Impact Assessment Tool?

The [National Planning Policy Framework \(the Framework\)](#) was introduced in 2012 to consolidate the government's planning policies for England, and our Local Plan was prepared to be consistent with the policies contained within it. A revised NPPF was published in July 2021¹, however for the purposes of Barnsley's Local Plan examination the policies in the 2012 NPPF were applied.

The National Planning Policy Framework (NPPF) recognises that 'planning policies and decisions should aim to achieve healthy, inclusive, and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise meet each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example, attractive, well-designed, clear, and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

HIA promotes sustainable developments that support the creation of strong, vibrant, and healthy communities, by:

- Demonstrating that health impacts have been considered when preparing, evaluating, and determining development proposals.

¹ NPPF (2021) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

- Ensuring developments contribute to the creation of a strong, healthy, and just society.
- Helping applicants to demonstrate that they have worked closely with those directly affected by their proposals to evolve designs that take account of the views of the community.
- Identifying and highlighting any beneficial impacts on health and wellbeing of a particular development scheme.
- Identifying and taking action to minimise any negative impacts on health and wellbeing of a particular development scheme.

How to use the Health Impact Assessment tool

The HIA tool is grouped under variety of themes which should be worked through sequentially, depending on the relevance for the scheme. **Please complete the sections relevant to the scheme.**

Impact Description –give details of what impacts the development proposal may have and which groups of people will be most likely to be affected.

Impact Type – Think about whether the impact will be positive or negative.

Tick the **+** column for positive impacts, **-** for negative impacts or **N/A** for neutral or unknown impacts. If the proposal will impact on diverse groups or populations differently, please list these separately. **The HIA process should acknowledge and record all impacts, not just the positive elements of the scheme.**

Impact Certainty - Think about how certain you are about your assessment for each impact. As far as possible your decisions should be supported using available evidence. Tick the **?** column if you are uncertain an impact will occur and **!** if you are certain / have evidence an impact will occur.

Recommendation - Write recommendations in this column detailing how positive impacts could be maximised and negative impacts minimised. This may include further research that is needed to improve the certainty of your assessment.

Section 1 – Applicant details:

Application number: TBC

Postcode and full address of the proposed development: Land South of Lee Lane, Royston, Barnsley

Person responsible for completing this Health Impact Assessment:

Name: Beth Justice (planning agent)

Contact email: beth.justice@nineteen47.co.uk

Date submitted to Planning Development:

Section 2

PROPOSAL SUMMARY

2.1 Please provide a summary of the proposal

Erection of 247no. dwellings and associated infrastructure on Land South of Lee Lane, Royston, Barnsley

The Site forms part of Mixed-Use Allocation (ref. MU5) in the Barnsley Local Plan (2019)

2.2 Provide details of the type of information that has been used to inform this Health Impact Assessment. For example:

- Engagement with local community members/groups.
- Advice from relevant experts such as environmental health professionals, public health professionals or transport and highways engineers.
- Reports and documents such as Air Quality Assessments and Travel Plans

This HIA has been informed by the following reports prepared and submitted with the Planning Application:

- Design and Access Statement
- Acoustic Assessment
- Air Quality Assessment
- Arboricultural Impact Assessment and Method Statement
- BNG Baseline
- Energy & Sustainability Statement
- Flood Risk Assessment and Drainage Strategy
- Landscape Masterplan
- Landscape Visual Impact Assessment
- Phase 1 Site Investigation
- Preliminary Ecological Appraisal

- Site Investigation
- Transport Assessment
- Travel Plan

In terms of pre-submission engagement, a pre-application enquiry was undertaken with the LPA and Ward Members within the Royston ward were directly notified of the proposals via email. The email outlined details of the proposed scheme and included a copy of the proposed layout. This provided the opportunity for ward members to review the plan, provide feedback and raise any further questions ahead of formal submission of the application.

Table A: Which groups of the population will be affected by this proposal?	
Population Groups	Please tick
Asylum seekers/refugees	<input type="checkbox"/>
Ethnic minorities (incl. Gypsy, Roma, and Traveller ethnic groups)	<input type="checkbox"/>
Women & girls	<input type="checkbox"/>
Men & boys	<input type="checkbox"/>
People living in areas of high social and economic deprivation	<input type="checkbox"/>
People with a disability- physical, mental, and learning	<input type="checkbox"/>
Families with young children	<input type="checkbox"/>
Transgender people	<input type="checkbox"/>
Geographic groups – rural/urban/neighbouring areas	<input checked="" type="checkbox"/>
Homeless people	<input type="checkbox"/>
Lesbian, gay and/or bisexual people	<input type="checkbox"/>
Age: Children/young people: 0 – 19 years	<input type="checkbox"/>
Adults: 18 – 60 years;	<input type="checkbox"/>
Older people: 60+ years	<input type="checkbox"/>
People living with Dementia	<input type="checkbox"/>
Religious or belief groups	<input type="checkbox"/>
Visitors or those working in the district	<input type="checkbox"/>
ALL Groups	<input type="checkbox"/>
Others (please state below)	<input type="checkbox"/>

Table B: Which areas of the borough will be most affected by this proposal?	
District Boundaries	Please tick
Brough wide	<input type="checkbox"/>
Central	<input type="checkbox"/>
Cudworth	<input type="checkbox"/>
Darfield	<input type="checkbox"/>
Darton East	<input type="checkbox"/>
Darton West	<input type="checkbox"/>
Dearne North	<input type="checkbox"/>
Dearne South	<input type="checkbox"/>
Dodworth	<input type="checkbox"/>
Hoyland Milton	<input type="checkbox"/>
Kingstone	<input type="checkbox"/>
Monk Bretton	<input type="checkbox"/>
North East	<input type="checkbox"/>
Old Town	<input type="checkbox"/>
Penistone East	<input type="checkbox"/>
Penistone West	<input type="checkbox"/>
Rockingham	<input type="checkbox"/>
Royston	<input checked="" type="checkbox"/>
Stairfoot	<input type="checkbox"/>
St Helens	<input type="checkbox"/>
Wombwell	<input type="checkbox"/>
Worsborough	<input type="checkbox"/>

Section 3

Does the scheme have any residential component? Yes- complete this section. No- move to the next section.

3.1 Housing - links to health

Housing can have a significant impact on residents' health and wellbeing, particularly in relation to the location, affordability, condition, design, and construction of homes. Inadequate or poorly designed housing that fails to meet the needs of residents can cause, or contribute to, preventable injuries and health conditions such as respiratory diseases, cardiovascular diseases, and mental health conditions.

Potential positive impacts on health:

- Housing in an appropriate location (e.g. close to services and amenities appropriate to the needs of people living there and away from sources of noise and air pollution)
- Quality affordable housing can result in people have a greater proportion of their income available to spend on their other health needs (e.g. heating, healthy food, leisure activities)
- Homes that are designed to be accessible and adaptable to support care in the community and independent living, enabling people to remain in their homes with changing requirements caused by age, disability or illness (e.g. mobility problems or dementia) [Design of Housing SPD](#)
- Homes that have suitable internal space and are compliant with [Nationally Described Space Standard](#)
- Range of housing tenures with good basic services and links to local amenities (e.g. shops, schools, health services) can create diverse, sustainable communities and promote social interaction.
- Quality materials for noise insulation and energy efficiency can help to reduce noise pollution, energy waste and fuel poverty.
- Homes that are safe to design out crime which will improve perceptions and incidents of anti-social behaviour and crime.

Potential negative impacts on health:

- Housing in an inappropriate location (e.g. in an isolated location with poor access to local services and amenities)
- Lack of affordable housing impacts more on people on low incomes who proportionally spend more on housing costs and less on other health needs (e.g. heating, healthy food, leisure activities).
- Homes with poor insulation and inadequate heating and ventilation results will be more difficult to keep warm in cold weather or cool in hot weather. This can exacerbate existing health conditions and contribute to fuel poverty, issues with damp and mould and an increased impact on the environment.
- Homes not liable to flooding to prevent short- and longer-term mental health problems.
- Homes that are not adequately soundproofed, can result in noise pollution which can interrupt sleep and contribute to mental health problems.
- Overcrowded housing can contribute to poor mental health and an increased risk of accidents.

What impact will the proposal have on?							
Housing	Impact		Certainty			Description of impact	Recommendation (to minimise or maximise impact)
	+	-	N/A	?	!		
Housing is in a sustainable location (e.g. close to services and amenities appropriate to the needs of people living there and away from sources of noise and air pollution.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Allocation MU5 demonstrates that the Site is within a suitable and sustainable location for residential development, in terms of connectivity with the adjacent settlement, access to services and as a location to contribute to Barnsley's future housing needs. Furthermore, the Royston Masterplan Framework sets out how new local services, including a local shop, primary school and informal recreational park will be delivered as part of the wider MU5 allocation.	Click or tap here to enter text.
Provision of a range of varied home tenures, number of bedrooms and house types.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Proposed Development offers a mix of dwelling types and sizes. This includes 62no. 2-bedroom dwellings, 111no. 3-bedroom dwellings, 64no. 4-bedroom dwellings and 10no. 5-bedroom dwellings. The proposed housing mix includes the provision of 6no. bungalows, which are intended to meet the needs of a range of occupiers, including older residents or those seeking accessible accommodation.	Click or tap here to enter text.

What impact will the proposal have on?							
Housing	Impact		Certainty			Description of impact	Recommendation (to minimise or maximise impact)
	+	-	N/A	?	!		
Provision of sustainable homes (as determined through Building Regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A Sustainability Statement has been submitted as part of the planning application which demonstrates the Applicant's fabric first approach which seeks to deliver long term reductions in energy demand through enhanced insulation and air tightness to achieve a 7.6% reduction in fabric heat loss, high efficiency gas combi boilers, 100% low-energy lighting and photovoltaic panels installed on every plot.	Click or tap here to enter text.
Provision of homes that are highly energy efficient and well insulated (aligned with Future Homes standards) and preserve water resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As above, the submitted Sustainability Statement assesses the development against national energy and carbon reduction policies and demonstrates that the Proposed Development meets and exceeds relevant standards through a comprehensive, fabric first sustainable design strategy.	Click or tap here to enter text.
Provision of affordable homes for purchase and/or rent (in line with planning policy and Affordable Housing SPD)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Policy compliant affordable housing will be provided on the wider MU5 site, however, in accordance with the Royston Masterplan Framework and associated Delivery Strategy, instead of Affordable Housing provision on this phase, the developer will contribute to the junction	Click or tap here to enter text.

What impact will the proposal have on?							
Housing	Impact		Certainty			Description of impact	Recommendation (to minimise or maximise impact)
	+	-	N/A	?	!		
						improvements to the Lee Lane/Shaw Lane/Wakefield Road junction. An Affordable Housing Statement is provided at appendix 1 of the Planning Statement.	
Provision of homes that maximize utility, independence and quality of life (e.g. Building for a Healthy Life)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Design and Access Statement submitted with this planning application sets out how the Proposed Development accords with the Royston Masterplan Framework. This includes creating a strong and distinctive sense of place, prioritising sustainable movement and active travel, provision of green infrastructure and promoting health, wellbeing and long-term sustainability.	Click or tap here to enter text.
Provision of measures to promote an age friendly development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Proposed Development includes a varied housing mix intended to meet the needs of a range of occupiers, including older residents or those seeking accessible accommodation.	Click or tap here to enter text.
Provision of homes that are wheelchair accessible and/or accessible and adaptable. https://www.barnsley.gov.uk/media/26861/appendix-2-design-of-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provision of accessible dwellings will be discussed and agreed through the application.	Click or tap here to enter text.

What impact will the proposal have on?							
Housing	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
housing-development-spd-adoption-version-1.pdf							
Ensuring that the development aligns with priorities of the Barnsley Affordable Warmth Charter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As outlined above, the Applicant's fabric first approach ensures the delivery of energy efficient homes. Further detail is provided within the Sustainability Statement submitted with this application.	Click or tap here to enter text.
Promotion of good design in terms of layout and orientation e.g. internal space, access to sunlight (compliant with Nationally Described Space Standard)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All plots comply with NDSS standards, have suitably sized gardens and adequate separation distances.	Click or tap here to enter text.

3.2 Economy & Employment - links to health

The Barnsley Local Plan seeks to develop an inclusive sustainable economy, contributing to improved quality of life and thriving communities to reduce health inequalities.

Potential positive impacts on health

- Increased access to local employment and training opportunities, including permanent (end use) and temporary (construction) employment, improving aspiration, confidence, and health & wellbeing
- Increased access to workplaces through variety of transport modes including walking, cycling and public transport.
- Local procurement arrangements/agreements
- Provision of a diversity of business and job opportunities
- Accessible employment opportunities appropriate to the skillsets in the local community.

Potential negative impacts

- Employment opportunities in inaccessible locations with poor transport links can limit access to opportunities and discourage investment into the area.
- Potential workforce of commuters outside of Barnsley borough can limit local employment opportunities.
- Over reliance on a single employer or type of sector can limit employment opportunities for the local workforce and have a negative impact on health and wellbeing.
- Employment opportunities that do not match the skills of the local resident workforce may lead to limited economic or health benefits for local people.

What impact will the proposal have on?							
Economy & Employment	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Access to employment and training opportunities appropriate to the skill sets present in local community- including temporary construction, permanent 'end-use' jobs, apprenticeships	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The construction phase will provide local employment opportunities for those in the construction sector, including apprentices.	Click or tap here to enter text.

What impact will the proposal have on?							
Economy & Employment	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Provision of a safe and pleasant working environment , designed to maximise participation in physical activity such as prominent stairwell positioning, prominent and secure cycle parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.
Provision of a diversity of job opportunities and promotion of local supply chain opportunities during construction and for future occupiers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.
Access to public services in the local community	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.
Provision of child-care facilities and other support services.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.
Supporting business start-up, development, and survival.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.

3.3 Access public services (including health, education & social care provision)

The NPPF states that ...”to ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.”

Potential positive impacts on health

- Increasing accessibility to schools, healthcare, parks, public transport, libraries, and other social services
- Assessments of existing capacity of social infrastructure, including healthcare, community facilities and educational institutions
- Shared-use community buildings and co-location of community services.

Potential negative impacts

- Development that is not connected to public and social services.
- Increasing the demand on public services without any monetary or in-kind contributions
- Public services and community buildings not coordinated or co-located.

What impact will the proposal have on?							
Access to public services	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Retaining or provision of existing social infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.
Impact on existing NHS services and planned healthcare capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.

What impact will the proposal have on?							
Access to public services	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Delivery of new provision, or replacement of a healthcare facility, meeting NHS requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.
Capacity, location, and accessibility of other social infrastructure, such as primary, secondary, and post-19 education needs and community facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Proposed Development will make a contribution to Education via the S106 agreement.	Click or tap here to enter text.
Provision of opportunities for shared community use and co-location of services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.

3.4 Access to open space & nature - links to health

Green and Blue Infrastructure (GBI) “is a network of multifunctional green space, urban and rural, capable of delivering a wide range of environmental and quality of life benefits for local communities.” It includes parks, open spaces, playing fields, woodlands, street trees, allotments and gardens, as well as rivers, canals, and other water bodies.

Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. This provides opportunities for sport, recreation, and play – encouraging physical activity, relaxation, social connection benefiting mental well-being. More investment in making attractive areas to live and work in could increase the value of these communities.

Barnsley Local Plan aims to protect, enhance green spaces, and green infrastructure that contribute towards improving quality of life. Refer to the [Open Space Provision SPD](#)

Potential positive impacts

- Decent quality, safe and accessible green spaces within developments with the right type of green spaces, particularly for under-represented population groups e.g. people with disabilities, living in areas of deprivation.
- High-quality opportunities for recreation, sport, physical activity and play for all population groups e.g. outdoor gyms or circular walks
- Increased opportunities for active travel
- Attractive and landscaped developments – views of green and blue space have a positive impact on health and wellbeing of communities
- Communal spaces and appropriate seating to support social cohesion

Potential negative impacts

- New developments that do not reduce existing access to green and open spaces for existing communities
- Mental health and wellbeing impact from lack of access to nature and green and blue spaces
- Fewer local opportunities for physical activity, increased crime and anti-social behaviour impacting on poor health outcomes.
- Limited access to open space and nature can impact on mental health, loneliness, and social isolation.

What impact will the proposal have on?							
Access to open space & nature	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Provision and safeguarding of new open or natural space, or improving access to existing spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Proposed Development includes an area of public open space with LEAP and community grow garden. Pedestrian footpaths on the site link to existing Public Rights of Way, which provides a link to open countryside to the west of the Site.	Click or tap here to enter text.
Provision and opportunities for active play and exercise through a range of play spaces for children and young people (e.g. Active Design guidance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As above.	Click or tap here to enter text.
Links between open and natural spaces and the public realm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As above.	Click or tap here to enter text.
Open and natural spaces that are welcoming, safe, and accessible for all	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As above.	Click or tap here to enter text.
Management & maintenance of new open space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Open Space on site will be managed and maintained by a management company. Details to be confirmed.	Click or tap here to enter text.

What impact will the proposal have on?							
Access to open space & nature	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Sufficient outdoor space (play, dry clothing and food growing)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All dwellings are provided with sufficient private outdoor amenity space and the Proposed Development also includes POS with a LEAP and connections to PRow.	Click or tap here to enter text.

3.5 Air quality and noise - links to health

The construction industry is a major source of pollution, responsible for around 4% of particulate emissions, more water pollution incidents than any other industry, and thousands of noise complaints every year. Construction activities can pollute the soil, and contribute to air, water, and noise pollution. Refer to the [Development of Land Affected by Land Contamination SPD](#)

Potential positive impacts on health

- Measures to minimise the impacts of construction traffic on health (e.g. controls on dust, noise, and congestion).
- Sufficient buffer distances between sources of air pollution and noise and sensitive land uses, such as housing
- Clean-up of existing polluted sites will reduce health impacts
- Noise attenuation measures (e.g. good acoustic design) to reduce the impacts of noise created elsewhere, such as roads, industry, and late-night land use.
- Planting to improve air quality and health benefits.

Potential negative impacts on health

- Construction activity contributes to air pollution include land clearing, operation of diesel engines, demolition, burning, and working with toxic materials.
- Noise pollution from vehicles, heavy equipment, and machinery. Excessive noise can lead to hearing loss, high blood pressure, sleep disturbance and extreme stress.
- Water pollution from building sites include diesel and oil; paint, solvents, cleaners, and other harmful chemicals; and construction debris.
- Surface water run-off carries other pollutants from the site, such as diesel and oil, toxic chemicals, and building materials. Pollutants on construction sites can also soak into the groundwater, a source of human drinking water.
- New road infrastructure or businesses creating additional negative impact on air quality and noise for local community.

What impact will the proposal have on?							
Air quality and noise	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Minimising construction impacts such as dust, congestion, construction noise	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	A CEMP will be submitted to the LPA prior to the commencement of development to demonstrate how construction impacts will be mitigated.	Click or tap here to enter text.

What impact will the proposal have on?							
Air quality and noise	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Minimising Air pollution caused by increased traffic, energy & industrial developments) during construction and whilst houses are occupied.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An Air Quality Assessment is submitted alongside this HIA. The assessment concludes that air quality impacts during the construction and operational phases will not be significant with appropriate mitigation and will not lead to exceedances of any relevant air quality criteria.	Click or tap here to enter text.
Minimising Noise pollution caused by traffic and commercial uses, during construction and whilst houses are occupied.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A Noise Impact Assessment is submitted alongside this HIA. The report confirms that the acoustic risk across the Site ranges from negligible to medium, with only a small area immediately adjacent to Lee Lane reaching medium risk. It is considered that internal noise levels in line with BS 8233 and WHO standards can be achieved, with enhanced acoustic glazing and trickle vents recommended for the northern part of the Site closest to Lee Lane. The assessment concludes that, subject to the specified design measures, the development will not give rise to significant adverse noise effects.	Click or tap here to enter text.

3.6 Accessibility & Active Travel - links to health

Reducing car dependency and the provision of accessible, safe, sustainable transport options such as walking, cycling and public transport can have significant effects on resident's health & wellbeing. Benefits include increased physical activity levels, improved social interaction, and reduced preventable road traffic accidents, noise, and air pollution. Refer to the [Sustainable Travel SPD](#)

Positive health impacts:

- Low Traffic Neighbourhoods or the [20 minutes neighbourhood](#) concept, creates places for people's daily needs within a short walk or cycle
- Travel plans on major sites to deliver sustainable transport objectives through enabling public transport, cycling, and walking, where appropriate.
- Traffic calming measures can reduce road traffic injuries and create a safer environment that promotes greater participation in walking and cycling.
- Developments with good links to the local public transport network
- Variety of services (e.g. community centre, library, doctors, and pharmacy) in a specific location and reducing the need to travel.

Potential negative impacts on health

- Developments that are car-free can have a negative health impact on those people who are unavoidably car dependant. For example, due to illness or mobility problems.
- Isolated developments without adequate public or sustainable transport links can increase car dependence and contribute to more congestion, road traffic accidents, noise, and air pollution.
- Priority to cars and other motor vehicles can create an environment that discourages opportunities for physical activity and social interaction.

What impact will the proposal have on?							
Accessibility and active travel	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Prioritising and enabling walking such as Low Traffic Neighbourhoods, School Streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The road structure has been designed to provide good pedestrian, cyclist and vehicular permeability, particularly in providing a link through the Site to the existing public right of way route at the western Site boundary	Click or tap here to enter text.

What impact will the proposal have on?							
Accessibility and active travel	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Prioritising and enabling cycling including safe, accessible routes, secure cycle parking & showers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As above.	Click or tap here to enter text.
Connecting public realm and internal routes to local and strategic cycle and walking networks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As above	Click or tap here to enter text.
Traffic management and calming measures to help reduce and minimise road injuries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed development has traffic calming measures in the form of raised tables, and a street hierarchy comprising a main spine road, secondary streets and private drives.	Click or tap here to enter text.
Connectedness to public transport, local services, and facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Two local bus stops within 1.1km walking distance of the Site provide regular services to Barnsley and Wakefield. A bus service is expected to serve the wider allocation in the future, with the Proposed Development designed to accommodate this. A contribution will also be made toward Sustainable Travel.	Click or tap here to enter text.
Reducing car use by minimising car parking provision, supported by the controlled parking zones, car clubs and travel plans measures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	An interim Travel Plan ["TP"] has been submitted with the application which sets out measures to promote sustainable travel choices and minimise reliance on the private car.	Click or tap here to enter text.

What impact will the proposal have on?							
Accessibility and active travel	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Accessibility for people with mobility problems or a disability to access buildings and places	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Technical highway details are not confirmed at this stage, but the proposed development will have dropped kerbs, level pavements and clearly defined pedestrian routes to support inclusive and safe movement around the Site.	Click or tap here to enter text.

3.7 Access to healthy food - links to health

Is this a residential scheme or a scheme with residential spaces? Yes – complete this section. No – move to the next section.

Poor diet and nutrition are significant risk factors for premature death and disability across Yorkshire and Humber. Eating a healthy, balanced diet is an important part of maintaining good health and reducing the risk of chronic diseases such as cardiovascular disease, type 2 diabetes, and specific cancers, such as bowel, breast, and pancreatic cancer. There are complex reasons for poor diet and nutrition - one environmental factor is access to local shops selling healthy food at reasonable prices. Evidence shows that people on low incomes (e.g. older people, young families, unemployed people) are the least able to access healthy food options.

Potential positive impacts on health

- Reduce over-proliferation of hot food takeaways in areas, particularly near to schools and children’s/family venues
- Small scale community projects that enable local people to locally access affordable, fresh healthy food and the skills to make healthy meals (e.g. food coops, community allotments, community cafes)
- Convenient access to supermarkets and other places to access healthy food.
- Design for access to local food supermarkets (e.g. Food Environment Assessment Tool)
- Gardens and allotment sites to enable people to grow their own fresh food.

Potential negative impacts on health

- Centralisation of shopping areas and the dominance of large supermarkets can act to reduce local food choice.
- Redevelopment of allotments, gardens and other similar facilities can result in fewer options to grow locally.
- Demolition of existing community shops can create food deserts

What impact will the proposal have on?							
Access to healthy food	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Facilitating local access to a supply of affordable, healthy food such as allotments, community farms/cafes and farmers markets.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.

What impact will the proposal have on?							
Access to healthy food	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Range of retail uses , including food stores and smaller affordable shops for social enterprises	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.
Reducing over- concentration of fast food / unhealthy food outlets in a single area, in particular along school routes.(Refer to Hot Food Takeaways SPD and Planning Advice Note)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.
Safeguarding loss of allotments, good agricultural land, gardens, or other growing land.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.

3.8 Community safety and inclusive design - links to health

The planning system can play a vital role in facilitating social interaction and creating healthy, inclusive communities. The National Planning Policy Framework 2022 states: “Planning policies and decisions should aim to achieve healthy, inclusive and safe places which “...are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...”

Suicide prevention measures in building design and planning.

Designing structures to limit access to the means of suicide and safety should be a key consideration for railways, public spaces, tall buildings, and bridges. Suicide prevention measures should be integrated into early development stages, rather than as an ‘add on’ to the process at the end.

Potential positive impacts on health

- Involving local communities in the planning and design of developments help to identify actual and perceived safety issues, as well as creating a sense of empowerment and ownership/stewardship.
- Developments that include mixed use of buildings and public spaces can encourage positive use across community groups.
- Age Friendly/Dementia Friendly design standards can address the needs of older people and people living with Dementia
- Provision of effective lighting can limit the opportunities for antisocial behaviour.
- Creating pedestrianised areas can encourage people to interact socially.
- Creating safe and secure formal and informal play and recreation areas can help divert people from crime and antisocial behaviour
- Suicide prevention measures should be integrated into the development at the design stage.

Potential negative impacts on health

- Lack of engagement with local communities in the planning and design of developments can result in missing potentially important safety issues and discourage community ownership e.g. spaces not overlooked to design out crime.
- Ineffective lighting in an area can encourage crime and antisocial behaviour.
- Proposals limiting access to, or use of, sports or playing areas

What impact will the proposal have on?							
Community Safety and Inclusive Design	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Crime prevention - incorporating elements to help design out crime and help people feel secure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Proposed Development has been designed with considerations of designing out crime principles, including creation of active frontages, secure rear gardens and natural surveillance over public open space.	Click or tap here to enter text.
Promoting maximum use of buildings and public spaces by a variety of diverse groups.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.
Promoting a sense of ownership , respect, territorial responsibility, and community, including meaningful community & voluntary sector participation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.
Maximising use of security, management, and maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.
Connecting with existing communities , i.e., layout and movement to avoid physical barriers, severance with land uses & spaces to encourage social interaction/prevent suicide	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.
Principles of inclusive and age-friendly design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.	Click or tap here to enter text.

3.9 Climate Change & energy usage - links to health

Climate change is the most urgent emerging issue to significantly impact human health. Harmful events such as adverse weather events, extreme cold and hot weather, flooding, and droughts have health risks including stroke, cardiovascular and respiratory problems, and mental health issues. Refer to the [Adverse Weather & Health Plan](#)

Potential positive impacts on health

- [Sustainable drainage systems](#) can safely deal with surface run off and minimise the risk of flooding and the impact for human health
- Energy efficient, well insulated buildings can regulate indoor temperatures, reduce carbon emissions, and improve health
- Developments that use renewable energy sources (e.g. solar, wind, biofuels) for all, or part, of their energy needs reduces carbon emissions
- Developments providing green and / or blue infrastructure improves physical and mental wellbeing
- Street trees that provide shade, have enough space to grow above and below ground, and are protected by long-term management arrangements.
- Appropriate seating and shade/shelter in community areas enhances community cohesion.

Potential negative impacts on health

- Buildings constructed with poor quality materials can be less energy efficient, resulting in colder homes impacting physical and mental health outcomes.
- Buildings that are not able to mitigate against the impact of climate change or are not adaptable to future challenges can have an impact on health and wellbeing (overheating, impact on mental health of flooding).

What impact will the proposal have on?							
Climate Change and Energy Usage	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Promoting renewable energy use such as wind and solar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All dwellings will have PV panels.	Click or tap here to enter text.
Ensuring that buildings and public spaces are future proofed and designed to respond to varying temperatures, ventilation, shading and landscaping.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As set out above, a Sustainability Statement has been submitted as part of the planning application which demonstrates the Applicant's fabric first approach which seeks to deliver long term reductions in energy demand through enhanced insulation and air tightness to achieve a 7.6% reduction in fabric heat loss, high efficiency gas combi boilers, 100% low-energy lighting and photovoltaic panels installed on every plot.	Click or tap here to enter text.
Maintaining or enhancing biodiversity (refer to Biodiversity SPD)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Biodiversity enhancements are provided through the proposed landscaping scheme. The landscaping plan features the retention of trees and hedgerow long the western Site boundary. A 10% net gain in biodiversity cannot be achieved on-site, however the additional net gain requirement is proposed to be met by purchasing offsetting credits through a habitat bank, subject to agreement with the LPA.	Click or tap here to enter text.

What impact will the proposal have on?							
Climate Change and Energy Usage	Impact		N/A	Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-		?	!		
Reducing carbon emissions and pollution such as insulation, sustainable construction methods, EV charging points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A CEMP will be submitted to the LPA prior to the commencement of development. An Air Quality Assessment and Noise Impact Assessment are submitted with this application and demonstrate how air and noise pollution will be mitigated during the construction and operational phases.	Click or tap here to enter text.
Encouraging recycling, including building materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See below.	Click or tap here to enter text.
Sustainable design and construction methods (refer to Sustainable Construction SPD)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As demonstrated in the submitted Sustainability Statement, the Proposed Development integrates a wider range of sustainability measures, including a high-performance building fabric, responsible material sourcing, reduced construction-stage impacts and water efficiency.	Click or tap here to enter text.
Minimising risk of flooding to incorporate sustainable urban drainage techniques	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A Flood Risk Assessment and Drainage Strategy are submitted with the application and outline how the Proposed Development accords with policies CC3 and CC4 of the Local Plan in terms of minimising flood risk and incorporating SUDs.	Click or tap here to enter text.



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