

Countryside Properties (UK) Ltd

Reserved Matters Application

Land North of Shaw Lane, Carlton,
Barnsley, S71 3HH

Reserved Matters Planning Statement

Revision Record

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01 Introduction

- 1.1 Spawforths have been instructed by Countryside Properties (UK) Ltd (the Applicant) to prepare and submit a Reserved Matters Application, pursuant to Outline Planning Application reference 2022/0115, approved at appeal by the Planning Inspectorate on 04/09/2024. The description of development is set out as follows:

RESERVED MATTERS APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 214 DWELLINGS (C3 USE CLASS), WITH CONSIDERATION OF MATTERS OF APPEARANCE, LAYOUT, SCALE AND LANDSCAPING, IN CONNECTION WITH OUTLINE APPLICATION REFERENCE 2022/0115

- 1.2 The Applicant, Countryside Properties (UK) Ltd (part of Vistry Group), pride themselves on building excellence, on driving forward future homes standards, and delivering the highest level of customer satisfaction. Vistry's Partnerships approach means we can build quality new homes at pace, drive efficiency and higher return on capital employed.
- 1.3 Vistry is a 100% partnerships business and every project we work on is with a partner housing provider. 65% of the homes we build as a group are for our Registered Provider, Private Rented Sector or Local Authority Partners with the remaining 35% for our Open Market Customers (through the Bovis Homes, Countryside Homes and Linden Homes brands). As such, we work closely with Governmental bodies, housing associations and local authorities to meet housing need with a focus on smaller, more affordable homes (namely 2, 3, and 4 bed homes).
- 1.4 Our purpose as a responsible developer is to work in partnership to deliver sustainable homes, communities and social value, leaving a lasting legacy of places people love. We are a place-maker, working with partners to create thriving communities.
- 1.5 Vistry, through our Vistry Works business, is extremely active in Modern Methods of Construction (MMC) and supportive of the benefits this can provide both in terms of the speed and sustainability of construction.
- 1.6 This Planning Statement has been prepared to support the Reserved Matters Application, detailing the proposed development, site context and policy considerations, and assessing the material planning considerations relevant to the scheme. The Applicant has taken professional advice from a development team and supplementary information has been prepared in support of the Planning Application. This submission is supported by documents from the following, which are also outlined in full within the submission cover letter:

- Design Documents and Drawing Pack – ***Acanthus WSM Architects***
- Masterplan Compliance and Planning Documents – ***Spawforths***
- Ecology Reports/Surveys and Health Impact – ***Envance Ltd***
- Flood Risk and Drainage Strategy – ***RWO Associates Ltd***
- Tree Surveys and Arboricultural Reports – ***Envance Ltd***
- Noise Impact Assessment – ***Environmental Noise Solutions***
- Energy & Sustainability Statement – ***AES***

02 Site Context and Non-Policy Designations

Site Location and Context

- 2.1 The land north of Shaw Lane (hereafter referred to as “the Site”), is situated 500m east of the village of Carlton, located in the Barnsley Metropolitan Borough Council area. The Site is approximately 7.57 hectares (18.7 acres) in area.



Figure 1 – Site Location on Aerial Photo with Red Line Boundary

- 2.2 The Site currently comprises of a single agricultural field. The Site is considered to be in a sustainable location, due to its strong links to public transport and infrastructure, being situated to the north east of Barnsley, to the east of Carlton, and forming part of mixed use allocation MU3. The Site is accessed via Shaw Lane, which leads to the A628, to the east of the Site beyond the railway line, providing excellent transport connections to Shafton, Brierley, Hemsworth, with the A1 to the east, and Barnsley to the south.

- 2.3** The Site is within walking distance of bus services, with bus stops located on Fish Dam Lane, Royston Road/Church Street (Route 57/59), and B6132/Carlton Road (Route 193), connecting Carlton to the surrounding area including Barnsley Town Centre, Shafton, Cudworth, Royston, and Wakefield. The Site is within walking distance of a range of local services including schools (Carlton Primary Academy, Outwood Academy Carlton), community facilities, local shops, and employment opportunities (including Premier Foods, Ardagh Glass off Fish Dam Lane, and Carlton Road Industrial Estate, located to the south west of the Site).
- 2.4** The Site benefits from being in close proximity to a Public Right of Way network. With Bridleway No.30 located to the west of the Site, along the Barnsley Canal, and Footpath No.31 to the south of the Site. This Bridleway, along the Barnsley Canal connects to the wider network, including Bridleway No.17 and No.28, and Footpath No.24 and No.2.
- 2.5** Shaw Lane forms the southern boundary to the Site and is bounded to the east by the embankments to the railway line. Agricultural land forms the northern and western boundaries to the Site. The Barnsley Canal lies outside the Site boundaries, to the west of the Site, with Carlton Park and Carlton beyond. To the east of the railway embankment are a variety of industrial/sui generis uses, including metal recycling, and building supplies. Land to the south and north forms part of the wider allocation MU3.
- 2.6** The Site is located almost entirely within Flood Zone 1, with a small pocket within the south-east corner of the Site located within Flood Zone 2. It is therefore considered to be at low risk to flooding. The Site is not in a Conservation Area, and nor are there any listed buildings either on or adjacent to the Site. There are a number of trees along the borders of the Site; it is confirmed that there are no trees on Site which benefit from a Tree Preservation Order (TPO).

Planning History:

- 2.7** With the exception of the previous outline planning application to which the forthcoming reserved matters will relate to, there is no history of previous planning applications considered relevant for consideration.
- 2.8** Outline Planning Application Reference: 2022/0115 was refused by Barnsley MDC on 27/09/2023. The Council made this decision based on six reasons for refusal, relating to non-compliance with the Masterplan Framework, highway safety, drainage, impact on SSSI, density of housing and impact of street paraphernalia associated with the junction amendments on the conservation area setting.
- 2.9** Subsequently, the applicant appealed the Council's decision, which was lodged on 20/03/2024. On 02/08/2024 the Council confirmed in writing that on reviewing the updated evidence supplied for the appeal, they considered that the planning balance had materially altered and the reasons for refusal had now been overcome. The Council therefore no longer objected to the granting of planning permission. This was subject to planning conditions and a Section 106 agreement. Following a public inquiry, the development

proposals were allowed at Appeal by the Planning Inspectorate, with this decision being issued on 04/09/2024.

- 2.10** As detailed within their decision, the Inspector found that the development proposals would have very limited conflict with the Masterplan Framework for MU3. The Site proposal was seen as a potential catalyst for other developments on the rest of the allocation to come forward, and would make a significant contribution to the Council's 5 year housing land supply. As such, the small degree of conflict with the Masterplan and Delivery Strategy is far outweighed by the benefits of this scheme, which accords with the development plan as a whole.

Non-Policy Designations:

- 2.11** Following an appraisal of the Site and its constraints, we have produced the table below to outline all the relevant non-policy designations:

Planning Designations / Planning Consideration	Site Address/ Proximity to Site
Conservation Area	The Site is not within the Conservation Area (Article 2 (3) Land). However, the Carlton Conservation Area is located to the west of the Site, with intervening development between the Site and the Conservation Area.
Listed Buildings	There are no Listed Buildings within the Site boundary or directly abutting the Site. The closest listed building, Grade II Listed Manor House, is located over 500m south-west of the Site.
Other Heritage Assets	None on or in close proximity to the Site.
Ancient Monuments	None on or in close proximity to the Site.
Tree Preservation Orders	None within the Site or adjacent to its boundaries.
AONB or Landscape Designation	None on or in close proximity to the Site.

**Planning Designations /
Planning Consideration**

Site Address/ Proximity to Site

SSIs/ SSSIs

None within close proximity to the Site. The Deane Valley Wetlands SSSI is located to the South of the Site, over Shaw Lane. The Site falls within an Impact Risk Zone

Ecological Designations

The Site lies close to (within 400m of) an identified Local Wildlife Site/Local Nature Reserve Carlton Marsh.

Flood Risk Zone

The Site is mostly within Flood Zone 1 – low risk of flooding, with a small pocket within the SE corner located in Flood Zone 2.

Air Quality Management Area

The Site does not fall within an AQMA.

Rights of Way (incl. PROW,
bridleways etc.)

No formal Public Rights of Way cross the Site. However, there is a public right of way (Bridleway No. 30) to the west of the Site, and running along the southern boundary and then to the south (Footpath No. 31). This route connects to the wider public right of way network. (Bridleway No. 17, Bridleway No. 28, Footpath No. 24 & Footpath No. 25).

03 Reserved Matters Development

- 3.1 As previously established, Outline Planning Permission (LPA Ref 2022/0115) was granted by the Planning Inspectorate on 4th September 2024, subject to planning conditions and a Section 106 Agreement. The full description of this Outline Planning Permission is:

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

- 3.2 This reserved matters submission relates to the matters which were reserved from consideration at Outline Planning. The description of development is set out as follows:

Reserved matters application for residential development of 214 dwellings (C3 use class), with consideration of matters of appearance, layout, scale and landscaping, in connection with outline application reference 2022/0115

- 3.3 This Reserved Matters Planning Statement is supported by the Design and Access Statement (DAS) prepared by Acanthus WSM Architects (March 2026). The DAS provides a comprehensive overview of the site context, evolution of the scheme, design rationale and technical considerations informing the detailed proposals for 214 dwellings at Shaw Lane, Carlton. This section summarises the key elements of the DAS and explains how the design responds to the Outline permission (APP/R4408/W/24/3341097) and the Carlton Masterplan Framework (allocation MU3).

- 3.4 In addition to the DAS, this submission is also supported by a Building for a Healthy Life Assessment, and a National Design Guide Assessment.

- 3.5 As previously noted, the Site forms part of the MU3 strategic allocation and occupies a prominent gateway location at the northern edge of Carlton. The DAS identifies a number of contextual influences that have shaped the scheme design, including:

- The sloping landform (47m AOD north to 42m AOD south).
- Existing ecological features, including hedgerows and vegetation along the eastern boundary.

- Proximity to Barnsley Canal and the Trans Pennine Trail, offering opportunities for enhanced connectivity.
- Noise sources from Shaw Lane and the railway line.
- Overhead electricity lines running north–south across the Site.

3.6 The DAS demonstrates how these environmental and structural constraints have been positively incorporated into the proposed layout, ensuring an efficient and contextually responsive scheme.

3.7 The design has been informed by the Carlton Masterplan Framework, Pre-app discussions with Barnsley MDC, feedback from the Design Review Panel and the parameters established through the Outline Planning Approval. As highlighted within the DAS, key design refinements arising from consultation includes

- Improved integration with neighbouring parcels (L11 and L12).
- Strengthened active travel links, including connections towards the canal.
- Amendments to the street hierarchy and removal of the previously proposed roundabout.
- Reconfigured parking to minimise frontage dominance and increased visitor parking provision.
- Enhanced landscaping and open space provision.
- A dedicated amenity area for the apartment block.
- Improved frontage and place-making along Shaw Lane.

3.8 The Reserved Matters proposals include:

- 214 dwellings of varying types, including detached, semi-detached, terraces and apartments.
- Balanced housing mix comprising 2, 3 and 4-bed homes and 1–2 bedroom apartments.
- 52% affordable housing, split between affordable rent and shared ownership, tenure-blind and fully integrated. An Affordable Housing Statement has been appended to this document, providing further information.
- M4(2) and M4(3) accessible homes in accordance with pre-app feedback (26% M4(2), 6% M4(3)).

- Development laid out around a clear street hierarchy with a principal spine road capable of accommodating bus services.
- A legible movement network including footways, dedicated cycle routes and future connections to neighbouring parcels.
- Three areas of public open space including equipped play, pocket parks, and SUDs basins integrated into the landscape structure.
- An active travel corridor along Shaw Lane linking to wider routes and improving permeability.

3.9 The scheme is designed to work effectively with the wider MU3 Masterplan allocation, providing infrastructure and routes that can logically connect into future phases of development.



Figure 2 – Extract from Site Masterplan (showing Parcels L11 and L12)

04 Statement of Community Involvement

Pre-Application Engagement:

- 4.1 The National Planning Policy Framework (NPPF) sets out the Government’s approach to community consultation and highlights the importance of pre-application engagement, stating that:
- 4.2 *‘Early engagement has significant potential to improve the efficiency and effectiveness of the planning system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community’.*
- 4.3 Applicants are encouraged to engage with the Local Planning Authority (LPA) and community before an application is submitted and it is suggested that the more issues that can be resolved at the pre-application stage, the greater the benefits. Statutory consultees are also encouraged to take a pro-active approach to pre application discussions to enable the consideration of all of the fundamental issues and avoid delays at a later stage.
- 4.4 A formal pre-application enquiry was received by Barnsley MDC on 05/09/2025 – LPA reference No. 2025\ENQ\00646. Following a pre-app meeting with the LPA on 19/11/2025, a final written response was received on 21/12/2025.
- 4.5 A summary of the key points raised by the Council during the formal pre-app process are listed as follows:
- The principle of development for up to 215 dwellings is already established through outline permission 2022/0115 (allowed at appeal Sept 2024).
 - However, the submitted reserved matters layout could do more to fully comply with the Carlton Masterplan Framework and Delivery Strategy, and amendments are required across density, layout, POS, urban design, integration with adjacent parcels, highways, and design quality.
 - An indicative masterplan for parcels L11 and L12 is essential to ensure comprehensive development across the allocation.
 - Significant reserved matters validation requirements, updated surveys, and multiple Section 106 obligations apply.
- 4.6 Further to the formal pre-application enquiry process, as requested by the Council, the Applicant undertook a design review panel for the scheme. This took place on 02/02/2026.

- 4.7** The panel highlighted several opportunities to further strengthen the proposal, including enhancing layout legibility, improving integration with the wider masterplan and through the delivery of robust green infrastructure. They provided a number of ways in which we could look to further elevate the scheme through refining the street hierarchy and place identity – alongside strengthening connectivity, character cues and alignment with the canal-side masterplan vision. The design review also saw the potential to enhance aspects of housing quality, orientation and material treatments. The Applicant, Spawforths and the Design team have looked to take on the advice and guidance provided by the Local Planning Authority and its statutory consultees, evolving the scheme, and making amendments where practical to address the comments raised.

Community Consultation and Key Stakeholder Engagement

- 4.8** The NPPF sets out the national policy approach to community engagement, stating that ‘Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably’.
- 4.9** Extensive community consultation and key stakeholder engagement was carried out as part of the outline planning application, which was detailed within the planning support statement.
- 4.10** This Application is a reserved matters submission, subsequent to the granting of outline planning permission. The previous approval established that the principal of residential development on the Site was acceptable and that access could be achieved through the details provided for consideration.
- 4.11** The Application Site is located on land north of Shaw Lane, situated circa 500m from the closest existing residential properties within Carlton, and circa 700m from those in Royston to the north. With the exception of 6 dwellings on Shaw Lane, the Site is surrounded entirely by open and undeveloped agricultural land to the north, west and south, with industrial uses located to the east beyond the railway line.
- 4.12** Taking into account the context of the Site and the nature of the development proposals, which is seeking approval of details relating to appearance, layout, scale and landscaping, and within the context of an adopted Masterplan Framework setting out design parameters. On this basis, it is considered that further engagement with the local community and key stakeholders is not required ahead of reserved matters.

05 Statutory Policy Context

- 5.1 Section 38 of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing. This section of the Planning Support Statement identifies the planning policies and other material considerations which are relevant to this proposed development.
- 5.2 Paragraph 11(d) of the National Planning Policy Framework (NPPF) says that if a development plan is out of date, planning permission should generally be granted unless the adverse impacts significantly and demonstrably outweigh the benefits (the "tilted balance"). Updated NPPF guidance states that if a Development Plan is over five years old, then strategic policies relating to housing supply are considered out of date unless the council can demonstrate a five-year supply of deliverable housing sites.

Statutory Development Plan:

- 5.3 The Statutory Development Plan for the consideration of this application comprises the Barnsley Local Plan, which was adopted in 2019 ("the Local Plan") and the Joint Waste Plan, adopted in March 2012 and made Neighbourhood Plans.
- 5.4 Barnsley Council resolved at Cabinet in November 2022 that the Local Plan "remains fit for purpose and is adequately delivering its objectives", which means "*no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. A further review will take place in 2027 or earlier if circumstances, including fundamental changes to the Local Plan system, require it*". Prior to adoption, the Local Plan was subject to a detailed Sustainability Appraisal which supported the Local Plan's allocations.
- 5.5 The Site is allocated in the Barnsley Local Plan as Site MU3 Land Off Shaw Lane Carlton, which allocates the Site for mixed use housing and green space. The extract of the policies map provided below shows the MU3 allocation in hatched orange, with the Site location marked by the blue star.

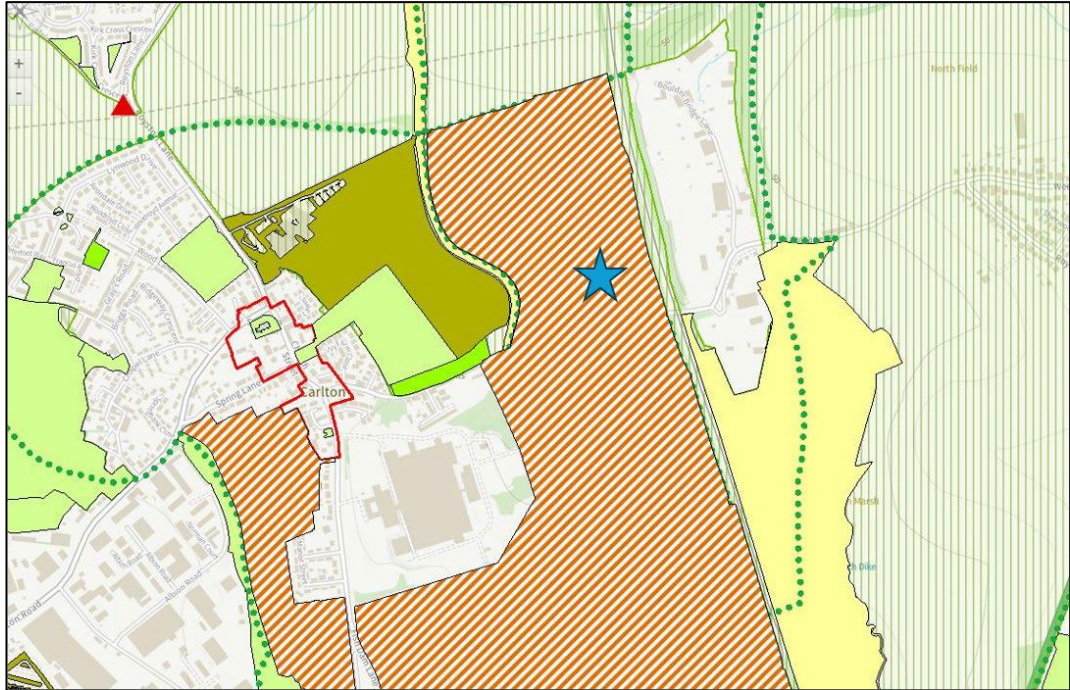


Figure 3 – Extract from Local Plan Policies Map (Site marked by blue star)

- 5.6** When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will seek to work proactively with applicants to find solutions which result in the approval of development proposals where possible, securing development that improves the economic, social and environmental conditions in the area.
- 5.7** The Vision and Objectives continue on page 5 stating that *“there is a clear intention to enhance Barnsley as a location to do business and place that will improve the quality of life for residents”*. This is reiterated throughout the Vision and Objectives stating the *“objectives seek to improve economic prosperity and quality of life for all its residents and those who work here”* by widening *“the choice of high quality homes”* which will be achieved by *“enabling the delivery of at least 21,546 homes that provide housing for all, including affordable housing, and maintaining at least a rolling 5 year deliverable supply of new housing”*. The Vision and Objectives then continue highlighting growth and regeneration for Urban Barnsley.
- 5.8** The extract below, taken from the Local Plan, outlines the policy text for Site MU3.

Site MU3 Land off Shaw Lane Carlton

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

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

The development will be expected to:

Retain areas of woodland, not affected by the road. Should any part of the existing Wharnccliffe Woodmoor green space be developed, an area of compensatory biodiversity-value green space of equivalent size should be created on the land within site MU3 to the east of the existing Wharnccliffe Woodmoor green space. Compensatory areas will need to be linked to Wharnccliffe Woodmoor by wildlife corridors;

Provide access from Far Field Lane roundabout;

Provide off site highway works;

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

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

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

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

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

Figure 4 – Extract from Policy MU3 within Local Plan

5.9 The list of Local Plan policies considered to be relevant to the assessment of the proposed residential development are shown in the table below:

Policy	Title / Summary	Policy	Title / Summary
SDI	Presumption in favour of Sustainable Development	LG2	The Location of Growth

GD1	General Development	GSI	Green Space
G12	Canals	HI	The Number of New Homes to be Built
H2	The Distribution of New Homes	H6	Housing Mix and Efficient Use of Land
H7	Affordable Housing	HE1	The Historic Environment
HE2	Heritage Statements & General Application Procedures	T3	New Development and Sustainable Travel
T4	New development and Transport Safety	TC5	Small Local Shops
D1	High Quality Design and Place Making	Poll-I	Pollution Control and Protection
BIO-I	Biodiversity and Geodiversity	CCI	Climate Change
CC2	Sustainable Design and Construction	CC4	Sustainable Drainage System (SuDS)
RE1	Low Carbon and Renewable Energy	I-I	Infrastructure and Planning Obligations

Relevant Supplementary Planning Documents

5.10 Barnsley MDC have several Supplementary Planning Documents (SPDs) identified as being relevant to the proposed development.

- Financial contributions for education provision (May 2019);
- Trees and hedgerows (May 2019);
- Design of housing development (May 2019);
- Open space provision on new housing developments (May 2019);

- Affordable housing (May 2019);
- Biodiversity and Geodiversity (May 2019);
- Sustainable Travel (November 2019)
- Parking (November 2019)
- Planning Obligations (November 2019)

5.11 The final design of the scheme to be submitted for reserved matters will be subject to the design guidance and stipulations outlined within the above SPDs, where considered to be applicable. The submission will justify where requirements need to be met, and how measures have been taken to comply.

Carlton Masterplan Framework and Design Code

5.12 Of significant relevance to this reserved matters application, the Carlton masterplan framework was adopted by Full Council on 25 November 2021. The Local Plan allocated land for the development of two mixed-use sites and required the creation of a Masterplan Framework, MU2 (land between Fish Dam Lane) and Carlton Road and MU3 (land off Shaw Lane, Carlton)

5.13 The masterplan will provide high-quality housing within a pedestrian and cyclist-friendly environment linking to the surrounding outdoor spaces such as Carlton Marsh Nature Reserve, the Trans Pennine Trail and the National Cycle Network. The masterplan includes the following:

- 1500 new homes, a small local shop, and a community garden
- Proposals for a 210-pupil expansion to Carlton Primary Academy
- Wharncliffe Woodmoor being a key community green space central to the masterplan, with green corridors through the Site connecting to Carlton Marsh
- Work between the design team and Yorkshire Wildlife Trust to identify opportunities to further enhance the biodiversity value of Wharncliffe Woodmoor
- 10% net gain to biodiversity
- Renewable energy opportunities.

- 5.14** The Masterplan Framework for Carlton is based around seven placemaking principles. To ensure quality and sustainability, these principles will be embedded throughout the process of planning and delivering Carlton's new communities.
- 5.15** The Carlton Masterplan Framework, Design Code and Delivery Strategy, incorporates and allows for flexibility. Paragraph 6.12 of the Local Plan explains what Masterplan Frameworks shall incorporate, including land use frameworks, sustainable movement frameworks, green and blue infrastructure frameworks, place making frameworks, and conceptual masterplan. We understand the use of the terms “*framework*” and “*conceptual*” implies an element of flexibility and not rigidity and that a masterplan framework is not designed to be a prescriptive blueprint for how development will come forward, but to provide a steer that can inform subsequent planning applications.

National Planning Policy:

- 5.16** The National Policy and Government guidance is provided in the National Planning Policy Framework (2024) and Planning Practice Guidance.
- 5.17** The publication of the National Planning Policy Framework (NPPF) in December 2024 sets out the approach to planning at a national level. The Framework is a key material consideration as the statement of national policy and should therefore be taken into account and given significant weight when assessing this planning application.
- 5.18** The policies contained in the NPPF are set within the overarching context of the need to achieve sustainable development and the Framework carries an implicit presumption that sustainable development should be approved without delay. Sustainable development is defined as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’ (Paragraph 7). Paragraph 8 of the Framework sets out three dimensions of sustainable development: economic, social and environmental and sets out that to achieve sustainable development, the three overarching objectives, need to be pursued in mutually supportive ways to achieve net gains across each of the different objectives.
- 5.19** In determining applications, Paragraph 47 requires that “*applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise*”. Paragraph 11 confirms that in assessing and determining development proposals, “*Plans and decisions should apply a presumption in favour of sustainable development*”.
- 5.20** Paragraph 60 explains that the Government objective is to significantly boost the supply of home through meeting the needs of groups with specific housing requirements. Paragraph 69 particularly notes that “*Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly*”. Paragraph 92 states that “*Planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction... are safe and accessible... and enable and support healthy lifestyles.*”

- 5.21** The National Planning Practice Guidance (PPG) provides guidance to support the policies within The Framework, and in that sense does not provide additional policy but rather more detailed consideration of how policies within The Framework should be approached and met. The guidance covers all relevant planning policy areas under separate topics and is updated online as and when required.

06 Reasoned Justification of Proposed Development

6.1 This section of the report will evaluate the proposed development against the following key considerations:

- Principle of Development
 - Compliance with Masterplan
- Assessment of Reserved Matters
 - Layout, Design and External Appearance of Proposed Development
 - Scale and Massing of Buildings
 - Landscaping Proposals
- Other Technical Matters and Considerations for Reserved Matters Stage
 - *Further Design Matters and Justification*
 - *Health Impact*
 - *Flood Risk and Drainage*
 - *Ecology and Biodiversity*
 - *Arboriculture*
 - *Landscape Impact*
 - *Noise Impact*
 - *Energy & Sustainability*
- Conclusion

Principle of Development

- 6.2** The proposed development is seeking reserved matters for up to 214 dwellings. Whilst Section 38(6) of the Planning and Compulsory Purchase Act, 2004 requires the determination of this application to be made in accordance with the development plan, unless material considerations indicate otherwise, the determination of a reserved matters application is considered only within the context of the outline planning permission and any conditions attached to it. Notwithstanding this, the Statutory Development Plan and the NPPF have been taken into consideration for assessing the suitability of the scheme.
- 6.3** The NPPF is a material consideration when determining planning applications. The key approach to housing at a national level is set out in the Framework, which outlines that it is the Government's objective to significantly boost the supply of homes and build a strong and competitive economy.
- 6.4** It has been established in the previous section that the Statutory Development Plan for this area is the Barnsley Local Plan (2017). The Development Plan is the starting point for decision making. Paragraph 11(d) of the NPPF is clear that Local Planning Authorities should approve developments that accord with an up-to-date development plan without delay or where 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 strong 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.
- 6.5** The NPPF requires local plans to proactively drive and support sustainable economic development to deliver homes and thriving local places. Paragraph 60 of the NPPF states that *"to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community."*
- 6.6** The principle of residential development in this location has been determined by both the Outline Planning Permission (APP/ R4408/W/24/3341097) and the residential and mixed-use allocation of the Site (MU3) within the Barnsley Local Plan.

Compliance with Masterplan:

- 6.7** This Reserved Matters Submission is supported by a Masterplan Framework Compliance Statement. This document should be read in conjunction with this Planning Statement.
- 6.8** This Reserved Matters submission for Parcel L11 forms part of the wider MU3 allocation within the Barnsley Local Plan and has been prepared in direct response to the Carlton Masterplan Framework and associated Design Code adopted in November 2021. The

Compliance Statement confirms that the proposals have been developed collaboratively with Barnsley Council through pre-application engagement, written feedback and a design panel review.

- 6.9 The delivery of parcel L11 has the potential to act as a strategic catalyst for the wider MU3 Masterplan. Although coming forward in advance of neighbouring parcels, L11 will help unlock the development potential of parcel L12 and set an important precedent for future phases, including land to the south of Shaw Lane.
- 6.10 The design approach for Shaw Lane places long-term resilience, low maintenance and resident wellbeing at its core. The proposals prioritise robust, durable and cost-effective design choices that ensure high-quality, healthy homes accessible both now and over the long term.
- 6.11 It is noted that Condition 20 on the Outline Planning Approval (2022/0115) required details of the development phasing to be submitted to the LPA for approval. The proposed development is not being phased for staggered delivery, and will instead be built out continuously until completion. As such, a phasing plan is not required.
- 6.12 Overall, the assessment demonstrates a high level of alignment with the Masterplan Framework and Design Code, with 60 of 68 assessed items rated Green, and the remaining 8 are Amber, and no areas of non-compliance. The proposals therefore substantively deliver the spatial, environmental and design expectations established for MU3. Such that the areas of non-compliance should not be used in a way that would prevent an otherwise policy compliant scheme from coming forwards.

Assessment of Reserved Matters:

- 6.13 As previously highlighted, this Reserved Matters submission is seeking consideration of matters relating to Layout, Scale, Appearance and Landscaping. Access was a matter for consideration in the approved Outline Planning Application, reference 2022/0115.
- 6.14 This submission comprises the relevant information to deal with the reserved matters for residential development of 214 dwellings (C3 use class), with associated works including car parking/garages, landscaping, public open space including both equipped and non-equipped areas of play, SUDS and drainage with details of a new vehicular access onto Shaw Lane.

Layout:

- 6.15 “*Layout*” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- 6.16 The proposed layout has evolved through detailed analysis of site conditions, pre-application discussions and Design Panel feedback. As summarised in the DAS, the

structure of the development is shaped around a clear street hierarchy, strong relationships to public open space and the creation of legible, walkable neighbourhoods. Key layout principles include:

- A primary spine road running north–south, forming the principal movement corridor and accommodating future bus services. This route establishes the framework for the wider MU3 allocation and maintains a direct connection to the approved Shaw Lane access. The street incorporates continuous pedestrian footways, a dedicated cycle route and a tree-lined verge.
- Secondary streets, mews courts and private drives reinforce the hierarchy by limiting traffic flow in quieter areas, promoting lower speeds and ensuring appropriate residential character.
- Strong frontage treatments, particularly along Shaw Lane, where dwellings have been positioned to overlook the street, enhancing natural surveillance and reinforcing a positive edge to the settlement.
- Optimised relationships with open space, with dwellings arranged to face onto green areas and the SUDs basins, creating attractive outlooks and embedding landscape within the urban structure.
- Strategic future-proofing, with pedestrian/cycle links and road alignments designed to facilitate connections into neighbouring parcels (L11 and L12), the canal corridor and the Trans Pennine Trail.
- Three density areas are shown within the layout to create distinct identity and character within the development.

6.17 Overall, the layout is efficient, permeable and fully aligned with the Carlton Masterplan Framework. The layout follows a clear street hierarchy with a primary street, secondary streets and mews courts consistent with SPD guidance. Dwellings are positioned to maintain appropriate spacing and natural surveillance. Parking is broken into smaller groups to avoid frontage domination in line with the SPD. The scheme includes strong active travel links and permeable movement routes that reflect Local Plan transport policies. Layout accommodates future connections into the wider MU3 allocation, supporting the Local Plan’s spatial strategy

Scale:

6.18 “*Scale*” means the height, width and length of each building proposed within the development in relation to its surroundings. The scale of the development is set out within the proposed house type drawings and the street scene context drawings provided.

- 6.19** The DAS sets out a rational scale strategy that responds to both the site context and the Masterplan Framework's density expectations.
- The scheme is predominantly two storeys, providing an appropriate suburban scale consistent with surrounding residential areas.
 - 2.5-storey dwellings and the two-storey apartment building are located in strategically appropriate locations, such as along key routes and higher-density character areas, to reinforce legibility and support a varied townscape.
 - Lower-density areas, typically at the site periphery and where plots interface with public open space, utilise larger detached homes on private drives, helping soften edges and create a sensitive transition to open landscape.
 - Building heights and massing have been arranged to avoid overshadowing and to provide good separation distances throughout, ensuring residential amenity is safeguarded.
- 6.20** The resulting scale approach achieves an appropriate balance between efficient land use and sensitivity to local character. The development is predominantly two storeys, reflecting surrounding residential character. Taller 2.5-storey dwellings are used selectively along key routes, consistent with SPD expectations for varied townscape. Scale transitions downwards towards site edges and open spaces, responding to Local Plan character requirements. Separation distances meet SPD standards, ensuring appropriate massing and safeguarding residential amenity

Appearance:

- 6.21** “*Appearance*” means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. The appearance of the development proposals are also set out within the house type drawings provided.
- 6.22** The architectural appearance reflects a coherent approach derived from a locally influenced materials palette and simple, robust detailing. Key elements include:
- A balanced palette of red brick, buff brick and white render, applied in a controlled manner to introduce variety and avoid monotony, while still ensuring a cohesive identity for the development.
 - Brick detailing—including heads and cills—to provide depth, interest and durability across all house types.
 - Varied roof forms and subtle changes in height to break up street scenes and reinforce character areas.

- Corner-turning dwellings designed with dual frontages to enhance visual interest, improve surveillance and strengthen townscape quality at key junctions.
- An apartment block designed with projecting bays and articulated elevations, reducing perceived mass and ensuring it reads as a domestic, residential component rather than a monolithic block.

6.23 The appearance strategy ensures the scheme is attractive, varied and reflective of local architectural character. Materials (red brick, buff brick and render) provide a locally influenced and cohesive palette aligning with SPD expectations. Architectural detailing includes brick heads and cills to reinforce quality. Varied roofscapes and the use of corner-turning plots improve visual interest and surveillance, consistent with both Local Plan design aims and SPD guidance. Boundary treatments are used to define streets and enhance character.

Landscaping:

6.24 “*Landscaping*”, in relation to a site or any part of a site for which Outline Planning Permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.

6.25 The DAS outlines a comprehensive landscaping and green infrastructure strategy that plays a fundamental role in shaping the development. Key landscaping components include:

- Retention and enhancement of existing hedgerows along the northern, eastern and southern site boundaries, supplemented by new planting to reinforce ecological corridors and provide visual screening.
- A tree-lined primary street, creating a strong landscape structure and enhancing the character of the movement spine.
- Pocket parks and central open spaces, including a large multifunctional POS area in the north-west with timber play equipment, smaller amenity areas along the secondary street and informal spaces shaped around SUDs basins.
- An active travel corridor along Shaw Lane, enhanced through hedgerow restoration, native planting and widening to accommodate safe pedestrian and cycle movement.
- Integrated SUDs features designed to operate both as drainage infrastructure and as attractive landscape assets that contribute to amenity, biodiversity and legibility.

6.26 The landscaping strategy provides a coherent green network, enhances biodiversity and supports high-quality placemaking throughout the Site. Existing hedgerows are retained

and strengthened in accordance with SPD ecological guidance and Local Plan green infrastructure objectives. The primary street includes tree planting that establishes strong landscape structure. Public open spaces include a large central area with play provision, pocket parks, and SUDs integrated as visual and ecological features. SUDs design accords with Local Plan climate resilience policies. Landscape elements support biodiversity, active travel and placemaking.

Other Technical Matters and Considerations for Reserved Matters Stage:

- 6.27** The following material and technical considerations listed in the headings below are considered to be relevant to the proposed development, based on the context of the area and constraints on the Site. These factors have been supported by the relevant technical reports provided by specialist consultants, these reports should be read in conjunction with this Planning Support statement.

Further Design Matters and Justification:

- 6.28** A Building for a Healthy Life (BHL) Assessment has been completed to support this submission. The BHL is the national design framework endorsed by Homes England and the NHS, structured around 12 considerations grouped into Integrated Neighbourhoods, Distinctive Places, and Streets for All. The assessment confirms that the scheme performs positively across all 12 measures, demonstrating a well-designed, healthy and sustainable neighbourhood
- 6.29** The development forms an integral part of the MU3 Masterplan and is designed to connect naturally into its surroundings. A comprehensive active-travel network, including a dedicated route along Shaw Lane and a north–south pedestrian and cycle spine, ensures safe, sustainable movement and reinforces accessibility to future development parcels, Carlton Village Centre and the wider green infrastructure network.
- 6.30** A balanced mix of homes is provided, including family housing, apartments, and accessible dwellings, with 52% affordable housing integrated throughout the layout to promote a cohesive community. The scheme makes effective use of existing site features, retaining and enhancing hedgerows, strengthening ecological corridors and incorporating landscape buffers. These natural assets are complemented by a distinctive but locally resonant architectural character.
- 6.31** Streets have been carefully designed as attractive, safe and social spaces, with traffic calming, street trees, active frontages and strong natural surveillance. Parking is sensitively integrated to avoid street dominance, and secure cycle provision is embedded across the site. A well-connected network of open spaces, including a central green, pocket parks and SUDs-led blue-green infrastructure, supports play, recreation, biodiversity and climate resilience.

- 6.32** Overall, the BHL Assessment confirms that the Shaw Lane scheme delivers a high-quality, healthy and well-connected neighbourhood. It accords with the core principles of placemaking, promotes sustainable movement, enhances the local environment and supports the long-term wellbeing of future residents.
- 6.33** The National Design Guide Assessment demonstrates that the proposed Shaw Lane development has been carefully shaped by its context within the Carlton Masterplan Framework, responding positively to local character, landscape features and future connectivity. The scheme establishes a strong identity through well-considered layout, active frontages, high-quality streetscapes and a coherent architectural approach that reflects the surrounding settlement pattern. Key routes, views and gateways are reinforced through strategic massing, corner-turning plots and boundary treatments, helping to create legibility and a clear sense of place.
- 6.34** A people-centred movement network forms a core part of the proposal, providing safe, attractive and accessible pedestrian and cycle routes, including an active travel corridor and connections to future development parcels and the Barnsley Canal. The scheme integrates extensive green infrastructure, including retained and enhanced hedgerows, street trees, pocket parks, play areas and SuDS features, contributing to biodiversity, visual amenity and climate resilience. Public spaces are positioned to support social interaction, recreation and healthy lifestyles, while delivering at least 10% on-site Biodiversity Net Gain.
- 6.35** The development offers a balanced mix of 214 homes, including affordable housing, wheelchair-accessible units and dwellings designed to Nationally Described Space Standards. Homes are energy-efficient, utilising timber-frame construction, PV panels and low-carbon heating, with EV charging provided throughout. Long-term stewardship is supported through robust materials and simple, durable design, ensuring the scheme remains functional, attractive and adaptable over time.

Health Impact:

- 6.36** A Health Impact Assessment (HIA) was completed by Envance to support this Reserved Matters submission. The assessment evaluates how the scheme may influence the physical, mental and social wellbeing of new and existing residents and considers mitigation and enhancement measures in line with Barnsley Council's HIA Guidance.
- 6.37** The development sits within the MU3 allocation and will deliver 214 new homes alongside 1.14 ha of public open space, play provision and Sustainable Urban Drainage Systems. The layout incorporates accessible green spaces and active travel routes that connect to strategic wildlife corridors and the wider Carlton Masterplan area. These features support healthier lifestyles by enabling walking, cycling, outdoor recreation and contact with nature.
- 6.38** The demographic and health baseline for Monk Bretton Ward highlights an ageing population, relatively high deprivation levels and slightly poorer self-reported health compared with wider regional and national averages. The HIA finds that the development will help address local health determinants by improving access to high-quality housing, safe environments, green infrastructure and sustainable transport options.

- 6.39** Healthcare capacity in the local area is considered sufficient to accommodate projected demand, with four GP surgeries within 2 km, all accepting new patients, and no evidence of pressure requiring developer contributions. Enhanced pedestrian, cycle and bus connections further strengthen access to community services, employment opportunities and healthcare.
- 6.40** The scheme has been designed to promote safety and community cohesion through measures such as natural surveillance, strong street lighting, dual-aspect dwellings, active frontages and avoidance of poorly overlooked spaces. Construction and operational impacts relating to noise, dust and traffic will be managed through appropriate environmental and construction management plans (required by pre-commencement condition 26 on the outline planning permission).
- 6.41** Overall, the HIA concludes that the development is expected to deliver significant positive health outcomes, including improved access to green space, enhanced opportunities for physical activity, safer environments, and high-quality, energy-efficient housing. No significant adverse health impacts are identified, and with the recommended mitigation and long-term maintenance arrangements in place, the scheme will contribute to a healthy, inclusive and resilient community consistent with the Barnsley Local Plan and Carlton Masterplan

Flood Risk and Drainage:

- 6.42** A Flood Risk and Drainage Statement Addendum has been provided by RWO drainage consultants. These documents assess the existing site drainage infrastructure and strategic flood risk for the area, in order to develop an effective and sustainable drainage solution to the proposed development.
- 6.43** Since the submission and approval of the Outline planning permission, the Environment Agency have updated their Flood Risk Maps. This has changed the surface water risk of the site, as a result an addendum has been requested to set out how the reserved matters can still comply with the approved drainage strategy from the outline.
- 6.44** The Environment Agency flood map indicates that the Site is located within Flood Zone 1, with a small pocket within Flood Zone 2, and is therefore at low risk of flooding. The technical guidance to The Framework on flood risk establishes that the application proposals constitute less vulnerable uses and confirms that they are therefore appropriate within Flood Zone 1. The proposed development is classed as 'Less Vulnerable' according to Table 2 of the PPG (Flood Risk & Coastal Change). There are no historical records of any flooding within the application Site. Notwithstanding this, due to the Site area exceeding 1.00 hectare, this triggers the requirement for a flood risk assessment to be provided.
- 6.45** The assessment concludes that the site is at low risk of flooding from all identified sources, including fluvial, pluvial, groundwater, sewer and reservoir flooding. Ground levels and drainage design have been developed to ensure the site remains safe for its lifetime, with

finished floor levels set at a minimum of 44.7 m AOD, providing at least 300 mm freeboard above the modelled climate-change-adjusted flood levels.

- 6.46** Surface water drainage has been designed in accordance with the national SuDS hierarchy. Infiltration is not feasible due to ground conditions, and therefore surface water will discharge to the existing ditch along the southern boundary, replicating the natural greenfield drainage pattern. Runoff from the site will be restricted to the calculated greenfield runoff rate of 92.8 l/s, which includes allowance for future upstream development identified within the masterplan. The strategy incorporates three attenuation basins, sized to contain the 1 in 100-year storm event plus a 40% climate change uplift, ensuring no flooding occurs on-site during extreme events.
- 6.47** A separate foul drainage system is proposed, with flows discharging to the existing 525 mm Yorkshire Water combined sewer crossing the site. Capacity has been safeguarded to enable future foul connections from neighbouring parcels in accordance with the wider masterplan.
- 6.48** The drainage strategy also includes appropriate water-quality treatment measures, with the proposed SuDS features meeting the pollution mitigation requirements set out in CIRIA C753. The FRADS confirms that the proposed development will not increase flood risk on or off the site and provides a robust and policy-compliant approach to managing flood risk and drainage.
- 6.49** Overall, it is considered that the Site and proposed development will be at low risk of flooding and an acceptable drainage strategy can be achieved on site, with minimal mitigation measures required. This is assessed to be in direct compliance with both national and local planning policy requirements. The proposed development will therefore satisfy the requirements of Local Policies CC1 and CC4, and the guidance contained within the NPPF.
- 6.50** Drainage matters have been considered through the layout, such as through avoiding developable areas within Flood Zone 2. However, drainage detail is not a reserved matters requirements and is therefore not a consideration for this submission.
- 6.51** The detailed drainage design is still to be approved through the discharge of Condition 24 on the Outline planning permission. A separate application will be submitted with this detail, the detailed design is not therefore a consideration from this Reserved Matters application. The principles of drainage have been incorporated into the design and layout of the proposed development.

Ecology and Biodiversity:

- 6.52** A Preliminary Ecological Appraisal (PEA), addendum to original ecological reports and surveys carried out for Outline Planning, has been provided by Envance. The purpose of these assessments is to identify all potentially significant ecological effects associated with the proposed development, set out the mitigation and compensation measures required and identify appropriate enhancement measures.

- 6.53** The Site comprises approximately 7.7 ha of arable cropland with narrow neutral grassland margins, a small pond, individual rural trees, a line of trees, and five lengths of hawthorn hedgerow. Of these, the hedgerows constitute Priority Habitat and are considered the most important ecological feature within the site. All other habitats are common and of less than local value. The site is bordered by Shaw Lane to the south, a railway corridor to the east, and is in proximity to the Barnsley Canal to the west, providing limited ecological connectivity beyond the site boundaries.
- 6.54** Three locally and nationally important ecological sites lie within close proximity – Dearne Valley Wetlands SSSI (40m south-east), Carlton Marsh LNR (40m south-east) and Barnsley Canal LWS (40m west). Ecological connectivity to these sites is considered **poor**, owing to transport corridors and existing landform, though potential hydrological linkages exist. These designated sites are treated as Important Ecological Features requiring protection from pollution, disturbance and hydrological impacts
- 6.55** It is acknowledged that under the Environment Act 2021, a 10% Biodiversity Net Gain (BNG) is mandatory and now required for all major developments. The Statutory Metric was used to calculate the existing baseline score for the Site as 16.72 habitat units and 2.64 hedgerow units. The BNG assessment outlines that these habitats are of low to medium distinctiveness.
- 6.56** Conditions 31-35 on the decision notice for 2022/0115 secure a suite of further documents relating to Ecology and BNG. These include:
- Condition 31 – Construction Environmental Management Plan Biodiversity (CEMP-B) submitted to LPA pre-commencement for approval.
 - Condition 32 – Lighting details submitted to LPA pre-occupation for approval (to ensure not adversely impact wildlife using key corridors, foraging and commuting features and roosting sites)
 - Condition 33 – Scheme of Biodiversity Enhancement to secure 10% BNG submitted to LPA pre-above ground works for approval
 - Condition 34 – Habitat Management and Monitoring Plan (HMMP) submitted to LPA pre-occupation for approval
 - Condition 35 – Scheme of Biodiversity Enhancement submitted to LPA pre-above ground works for approval
- 6.57** The above listed documents which are secured by condition will ensure that the mandatory 10% BNG will be delivered as required, and that any other potentially harmful environmental impacts in this regard will be managed and mitigated. Many of these are covered within the key recommendations from the PEA. It is acknowledged that there has been no significant change to Ecology since the submission of the outline planning application and original PEA. It is considered this has not had a direct impact on the design or layout of the proposed development.

- 6.58** The technical information provided demonstrates that the scheme will not contravene any wildlife legislation, providing an overall acceptable impact with potential for enhancement measures to be implemented. The proposal will therefore be in accordance Local Policy BIO-1 and the guidance of the NPPF.

Arboriculture:

- 6.59** A Preliminary Arboricultural Assessment has been undertaken by chartered arboriculturist Envance. The Tree Survey provides a categorisation of the trees on Site, outlining their quality (Category A, B, C or U), based on structural and physiological condition, as well as calculating the root protection area. The purpose of the report is to provide an assessment of the impact arising from the proposed development of the Site, based on the arboricultural value of the existing trees as informed by the survey. This serves as an addendum to the previous surveys and reporting undertaken for the scheme in outline.
- 6.60** The Site is a largely open agricultural field with a pond, bordered by farmland, a railway, and Shaw Lane. A total of 12 individual trees, 17 groups, and 5 hedges were recorded. These trees range from young to mature, mostly common native species such as hawthorn, willow, ash, field maple, and oak. There are no trees within Category A or U, with all trees, groups and hedges in either Category B or C. There are no trees afforded protection through a Tree Preservation Order (TPO) or by virtue of being in a conservation area.
- 6.61** The proposals do not impact upon the special categories of trees that are given prominence within the NPPF and make provision for new tree planting as part of the ecological network. The proposals therefore accord with national planning policy. The design is commended with little impact to the trees hence there are no arboricultural reasons for withholding planning consent subject to appropriate conditions where required. The development is therefore considered to relate well to the guidance and aspirations of the Local Plan and will not contravene any national planning policy in relation to the protection of trees.
- 6.62** The report highlights root protection areas (RPAs) and potential constraints, advising that development should avoid RPAs and consider shading, utility installation, and long-term tree pressures. Overall, existing trees form manageable, moderate constraints rather than major barriers, and the assessment aims to support development that respects and retains the site's higher-value tree groups
- 6.63** Condition 22 on the Outline requires the submission of AMS and TPP, these pre-commencement details are to be submitted through a separate discharge of conditions application.

Landscape Impact:

- 6.64** It was confirmed by the LPA during pre-application discussions that a Landscape Visual Impact Assessment was not required for this Site.

6.65 The NPPF establishes in Para 135 that development proposals are required to “*be sympathetic to local character and history, including surrounding built environment and landscape setting*”. Para 187 of the NPPF states that development proposals should protect and enhance value landscape, recognising the intrinsic character and beauty of the countryside.

6.66 Overall, the Site is considered capable of accommodating a new residential development without giving rise to unacceptable effects on landscape character or on the character and setting of the existing settlement, through the approval of the outline planning permission. It is assessed that the Site has the capacity to accommodate the proposed residential development with only very minor effects on the landscape and visual character of the area, with potential to integrate well into the existing setting. The landscaping proposal for the scheme is considered to be high quality and aligns with both local and national policy requirements. Condition 23 of the Outline requires the details of the landscaping to be provided with the Reserved Matters application. These have been provided above, the landscaping is appropriate for its location and will ensure that the development can be integrated well with the surrounding area.

Noise Impact:

6.67 A Noise Impact Assessment (NIA) has been undertaken by ENS. The objectives of this assessment are to determine the external noise levels of the Site, assess the potential impacts on external noise climate, and provide recommendations for sound attenuation works where necessary.

6.68 Paragraph 198 of the NPPF states that “*Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should....mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life*” The NPPF also refers to the 2010 DEFRA publication, the Noise Policy Statement for England (NPSE).

6.69 The NIA confirms that the noise climate at the Site was controlled by distant and local road traffic noise. Commercial noise from the industrial estate to the east was occasionally faintly audible during the daytime at one monitoring position during breaks in traffic on Shaw Lane. A scheme of mitigation is set out in Section 4 of this report to satisfy relevant guideline noise levels for habitable rooms and external amenity areas. The measures set out in this report are considered to provide suitable control of external noise levels for all habitable areas of the development and demonstrate that noise is not a constraint to the proposed development.

6.70 On the basis that design guidance within this report has been adopted, it follows that any significant adverse noise impacts will be avoided in the finished development as to accord with overarching national and local planning requirements for new residential development

The NIA has demonstrated that the proposed development will not lead to an increase in noise that will cause detriment to the amenity of the nearest residential properties. The proposed development is therefore considered to be compliant both local and national policy requirements.

Energy and Sustainability:

- 6.71** An Energy and Sustainability Statement has been prepared by AES in support of the Reserved Matters submission for the residential development at Shaw Lane, Carlton. The statement assesses national and local policy requirements and sets out the proposed strategy for delivering energy efficiency, low-carbon technologies, climate resilience and sustainable design across the scheme
- 6.72** The development adopts a **Fabric First approach**, prioritising energy demand reduction before the use of renewable energy technologies. This is consistent with national policy principles and industry best practice. Collectively, these measures significantly exceed the limiting standards of Part L 2021. Key measures include:
- Enhanced insulation and improved U-values across all main building elements.
 - Minimised thermal bridging through detailed design and thermal modelling.
 - Achieving an airtightness target of $\leq 4.5 \text{ m}^3/\text{h.m}^2@50\text{Pa}$.
 - Energy-efficient windows and doors.
 - Mechanical ventilation with heat recovery (MVHR) in dwellings.
- 6.73** A range of renewable and low-carbon technologies was assessed for feasibility. Biomass systems, ground source heat pumps and solar thermal were discounted due to cost, logistical issues or limited carbon-saving benefits. Solar PV, air source heat pumps (ASHP) and hot water heat pumps were identified as the most feasible options
- 6.74** The Statement sets out measures to reduce overheating risk through passive design, including:
- Optimising building orientation and glazing ratios.
 - Incorporating green spaces to mitigate heat island effects.
 - Applying the cooling hierarchy (minimise heat gain, maximise ventilation, avoid active cooling).
 - Undertaking a Part O overheating assessment during detailed design.

- 6.75** The Energy and Sustainability Statement demonstrates that the Reserved Matters proposals will exceed the requirements of Part L 2021 through a robust fabric-first strategy and site-wide adoption of ASHP, provide future-proofing against the Future Homes Standard and deliver resilience to climate change and sustainable use of resources
- 6.76** Crucially, the scheme will support the creation of a low-carbon, energy-efficient residential neighbourhood aligned with the Carlton Masterplan and Barnsley's Local Plan objectives. Overall, the scheme will align well with the policy aspirations of the Local Plan and national planning policy.

07 Developer Contributions

Section 106 Requirements

- 7.1 The appeal decision for 22/0115 confirms that outline planning permission for up to 215 dwellings is granted subject to a completed Section 106 agreement securing a comprehensive package of planning obligations. These obligations were central to the Council's withdrawal of objections and to the Inspector's decision to allow the appeal.
- 7.2 The Section 106 agreement secures the following financial contributions and requirements:

Sustainable Travel Contribution

A commuted sum towards sustainable travel improvements is secured. (Referenced explicitly as one of the required financial contributions).

Off-Site Formal Recreation

A financial contribution is secured to fund off-site formal recreation provision, calculated in accordance with the Council's formula and dependent on final dwelling numbers at REM.

Education Contributions (Primary & Secondary)

Committed sums toward primary and secondary education provision are secured. These are formula-based and will vary according to final housing numbers.

SSSI Mitigation Contribution

A financial contribution of £40,950 is secured for mitigation measures at the Dearne Valley Wetlands SSSI, including:

Multi-use dog bins (10 years)

"No cycling" and "dogs on leads" signage

Approx 620m of protective fencing

Contribution Toward the Northern Access Road (NAR)

A commuted sum is secured towards the future delivery and continuation of the Northern Access Road (NAR), which is critical infrastructure supporting the wider MU3 allocation. The NAR contribution is required alongside the spine road through the Site.

Biodiversity Net Gain

On-site habitat creation

Long-term 30-year management

Affordable Housing

The agreement secures 10% on-site affordable housing, including 2.5% First Homes, fully compliant with Local Plan policy.

- 7.3** The S106 obligations for the development of Parcel L11 reflect the requirements established at pre-application stage and formalised in the subsequent appeal decision. The agreement secures financial contributions towards primary and secondary education, sustainable travel, and off-site formal recreation, together with strategic infrastructure funding for the Northern Access Road (NAR). It also delivers a £40,950 mitigation package for the Dearne Valley Wetlands SSSI, alongside a requirement to achieve at least 10% Biodiversity Net Gain secured over a 30-year management period. In addition, the development provides 10% on-site affordable housing, including 2.5% First Homes, in line with Local Plan Policy H7.
- 7.4** Collectively, these obligations ensure the scheme appropriately mitigates its impacts, supports the delivery of the wider MU3 Masterplan area, and meets the statutory CIL Regulation 122 tests confirmed by the Planning Inspector.

08 Conclusion

- 8.1** This Reserved Matters Planning Statement has demonstrated that the proposed development for 214 dwellings at Land North of Shaw Lane, Carlton accords fully with the parameters, principles and expectations established through the Outline Planning Permission (ref. 2022/0115) and the associated appeal decision issued in September 2024. The matter of access was approved at outline stage, and this submission therefore addresses appearance, layout, scale and landscaping only. The proposals comply with all relevant planning conditions and provide the level of detail where necessary for their discharge at Reserved Matters stage.
- 8.2** The Reserved Matters scheme has been shaped through an iterative design process, informed by the Carlton Masterplan Framework, pre-application engagement with Barnsley Metropolitan Borough Council, feedback from the Design Review Panel, and the technical evidence prepared by the project team. This process has resulted in a high-quality residential neighbourhood that demonstrates clear alignment with the adopted Masterplan Framework and Design Code for MU3, with the accompanying Masterplan Compliance Statement confirming substantial compliance across all assessed criteria.
- 8.3** The development delivers a coherent layout based on a clear and legible street hierarchy, strengthened active travel connections and strong integration with surrounding parcels, including future phases within the MU3 allocation. A balanced mix of homes is provided, including accessible dwellings and 52% affordable housing, ensuring an inclusive and socially sustainable community. The scale, massing and appearance of the scheme respond sensitively to local character, employing a robust and locally appropriate materials palette. Landscaping proposals provide a green, attractive, and biodiverse setting, incorporating hedgerow retention, new planting, play areas, SUDs features and an extensive network of public open spaces.
- 8.4** Technical assessment addendums submitted in support of this application confirm that the proposals can be delivered without unacceptable impacts. The scheme achieves high standards of environmental performance and climate resilience through a Fabric First approach and the adoption of air source heat pumps, ensuring compliance with, and in many areas exceeding, Part L 2021 and national sustainability objectives. The Health Impact Assessment demonstrates that the development will deliver meaningful health and wellbeing benefits, including improved access to green space, opportunities for active travel, and high-quality, energy-efficient homes. Ecology work confirms no significant adverse ecological impacts and sets out a clear pathway to delivering the mandatory 10% Biodiversity Net Gain through conditions imposed at outline stage.
- 8.5** Section 106 obligations, secured through the outline approval, ensure that the development makes an appropriate and policy-compliant contribution towards education, sustainable travel, recreation, strategic infrastructure and SSSI mitigation. These obligations ensure

that the scheme fully mitigates its impacts and contributes positively to the delivery of the wider MU3 Masterplan area.

- 8.6** In summary, the Reserved Matters proposals represent a well-designed, sustainable and policy-compliant development that will deliver significant social, environmental and economic benefits for Carlton and the wider Barnsley area. The scheme will assist in meeting identified housing needs, support the Council's five-year housing land supply, unlock further phases of the MU3 allocation and create a high-quality residential environment consistent with the aspirations of the Barnsley Local Plan, the Carlton Masterplan Framework and the National Planning Policy Framework.
- 8.7** Accordingly, it is respectfully requested that the Reserved Matters Application be approved without delay.