



PLANNING STATEMENT

LAND SOUTH OF NEW SMITHY AVENUE, THURLSTONE

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1 Introduction

- 1.1 This Statement is submitted on behalf of Newett Homes Limited (“the Applicant”) in support of 2no. planning applications that will collectively deliver a comprehensive development of 30 dwellings. The Applicant is a Yorkshire-based and family-run business, which prides itself on delivering high quality development that meets the needs of modern homeowners.
- 1.2 The applications relate to two adjacent and overlapping parcels of land to the south of New Smithy Avenue, Thurlstone (“the Site”) (**Figure 1**).

Figure 1 – The Site



- 1.3 The extent of Site 1 (to which Application 1 relates) and Site 2 (to which Application 2 relates) are shown at **Figure 2** and **Figure 3** respectively. Site 1 is approximately 0.73ha and Site 2 is approximately 0.42ha. They overlap; as such in total the Site extends to approximately 0.9ha.

Figure 2 – Site 1



Figure 3 – Site 2



- 1.4 Whilst identified as part of a wider area of Safeguarded Land (which extends further to the west and north of the settlement) by the recently adopted Barnsley Local Plan, the Site benefits from an extant outline planning consent for residential development (LPA ref: 2017/2088).
- 1.5 The applications will collectively deliver an uplift on the number of dwellings proposed at the Site (an additional 9 dwellings).
- 1.6 The quantum of development was restricted via the outline permission only because this was the amount which had been tested for the purposes of transport/highways by the previous applicants and shown indicatively as part of the application.
- 1.7 Through this submission, it is demonstrated that there would be no adverse impacts of permitting an additional 9 dwellings at the Site.
- 1.8 The applications are as follows:
 - [Application 1](#) – Reserved matters (appearance, landscaping, layout and scale) for 21 dwellings pursuant to outline planning permission (LPA ref: 2017/2088) on Site 1;
 - [Application 2](#) – Full planning permission for 9 dwellings, and associated access, landscaping and infrastructure on Site 2.
- 1.9 This Statement sets out the key considerations that are material to the determination of the planning applications.
- 1.10 The applications are also supported by a suite of documents and plans which consider the various technical matters relevant to the proposed development. The remainder of this Statement is structured as follows:
 - Section 2 describes the sites and their surroundings, along with details of any designations affecting them (to which the development has sought to respond);
 - Section 3 outlines those policies which are material to the determination of the planning applications;

- Section 4 sets out the reserved matters for which consent is sought for on Site 1, pursuant to the extant outline planning permission;
- Section 5 considers the proposed development of Site 2 for 9 additional dwellings;
- Section 6 provides an appraisal of the scheme as a whole against the three limbs of sustainable development and sets out the key benefits associated with the development of the Sites; and
- Section 7 sets out the overarching conclusions on the proposed development.

2 Factual Account

Site and Surroundings

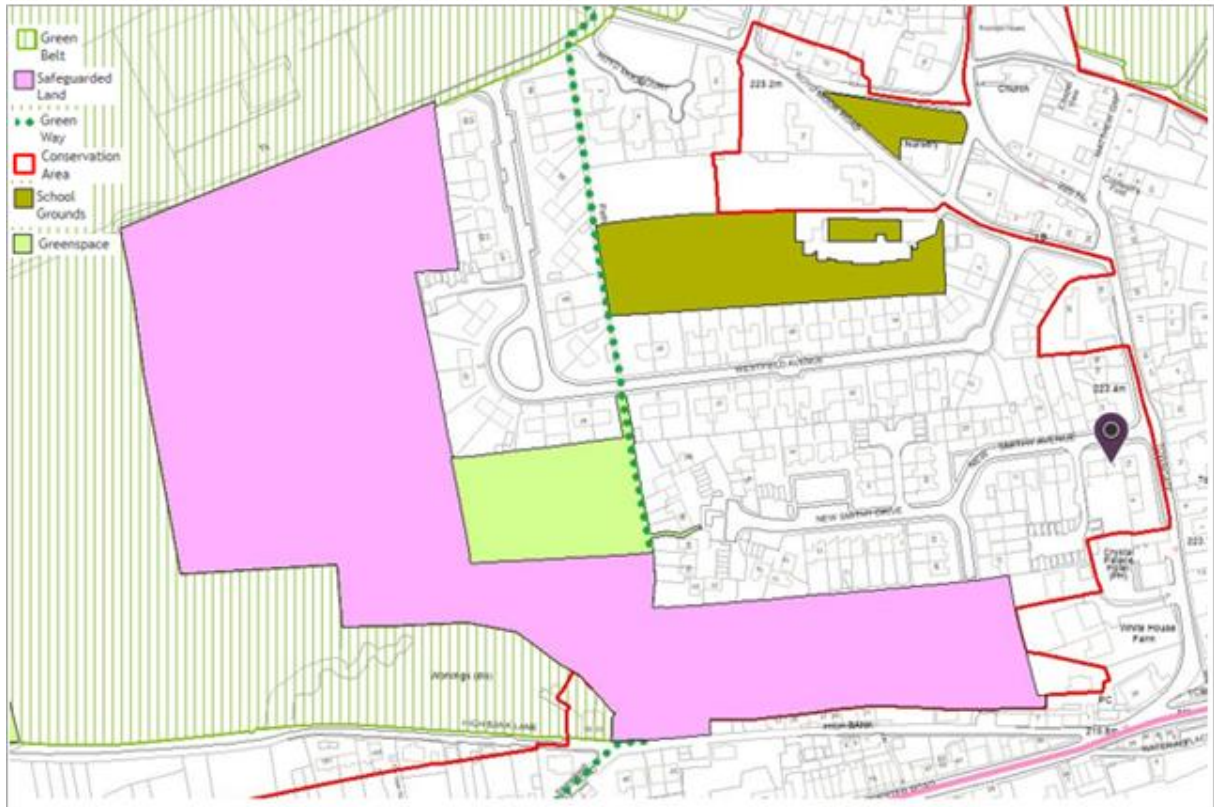
- 2.1 The Development Plan (“DP”) (considered at **Section 5**) identifies where development should be focused and where it should be limited across the Borough, through the definition of a tiered settlement hierarchy. The objective being to prioritise development in the most sustainable locations in the Borough.
- 2.2 The Site is in Thurlstone, which is 2.25km west of Penistone and 12.8km west of Barnsley. Thurlstone is identified as a “village” in the DP’s settlement hierarchy.
- 2.3 The DP confirms that, whilst villages are generally characterised by a more limited range of services and public transport compared with Barnsley and the Borough’s Principal Towns, they are an appropriate location for some limited development over the Plan Period.
- 2.4 A range of local services and amenities are located within a 5-10-minute walk of the Site. These include a hairdresser, fast food outlet, baby-toddler swim centre, bakery, public park and two local churches. Thurlstone Primary School is 300m to the Site’s north. Penistone Grammar School is approximately 1.4km to the east.
- 2.5 The Site benefits from good public transport accessibility, with hourly services between Penistone and Millhouse Green, and Crow Edge and Barnsley and 2-hourly services between Crow Edge and Barnsley and Holmfirth and Penistone.
- 2.6 The Site is bound by existing residential development on three sides and would comprise logical infill development within the existing settlement development envelope.
- 2.7 An existing Public Right of Way (“PRoW”) runs between High Bank Lane and Westfield Avenue along, the Site’s western boundary. The PRoW leads directly to a children’s play space. An agricultural field, detached dwelling and wooded area are beyond the PRoW to the west.
- 2.8 The surrounding built form is predominantly residential in character, comprising terraced, semi-detached and detached dwellings.
- 2.9 The Site slopes down towards its south-eastern corner. A retaining wall runs along its southern boundary, with existing residential development beyond this boundary (along High Bank) set circa 4m below the level of the Site.

Designations

- 2.10 The Site is located in Flood Zone 1. It is not the subject of any statutory or non-statutory ecological designations, and nor are there any Tree Preservation Orders (“TPO’s”) at the Site.
- 2.11 An extract of the Policies Map which supports the Barnsley Local Plan is included at **Figure 4**.
- 2.12 The Site is adjacent to the Thurlstone Conservation Area but due to the topography of the Site and surrounding area (see above), there will be limited intervisibility. There are no other designated heritage assets within its vicinity.

- 2.13 As noted above and considered further below, the Site comprises part of a wider area (4.4ha in total) of Safeguarded Land to the west of Thurlstone. The intended purpose of Safeguarded Land identified by the DP is that it will be considered for development after 2033.

Figure 4 – Proposals Map Extract



Planning History

- 2.14 The Site benefits from an extant outline planning consent for up to 21 dwellings (LPA ref: 2017/0088). The reserved matters application (Application 1) described in **Section 3** is submitted pursuant to this consent.
- 2.15 There is no other relevant planning history for the Site.

Summary

- 2.16 The Site is within a highly sustainable location, adjoining the village of Thurlstone. Development would comprise logical infill in the context of surrounding built form.
- 2.17 There are no statutory designations restricting development of the Site and, given the extant planning permission, the principle of residential development across the whole site has already been established.

3 Planning Policy Context

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan (“DP”) unless material considerations indicate otherwise.
- 3.2 This section describes the relevant adopted policies and supplementary guidance, relevant to the proposed development.

Development Plan

- 3.3 The DP comprises the Barnsley Local Plan (January 2019) (“BLP”), together with the Joint Waste Plan (2012).
- 3.4 Despite the Site having outline consent for housing, it remains identified as part of a larger parcel of “Safeguarded Land” (ref: SL23), which includes additional fields to the Site’s west and north-western boundary.
- 3.5 Policy GB6 states that planning permission can be granted on safeguarded sites *“where the development will protect the open nature of the land and not affect the potential for future development of the site”*.
- 3.6 Policy GD1 states proposals will be approved if, inter alia, *“They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land”*.
- 3.7 Policy H1 makes provision for a minimum of 1,134 dwellings per annum during the period 2014 to 2033. It should be noted that this is a minimum target.
- 3.8 Policy LG2 identifies villages (including Thurlstone) as an appropriate location for some growth over the Plan Period.
- 3.9 Expected housing density in villages is 30 dwellings per hectare (net) as defined by Policy H6.
- 3.10 Policy H7 sets out that 30% affordable housing provision is sought for Penistone and the Rural West (where the Site is located).
- 3.11 A range of BLP Development Management policies (discussed further at **Section 6**) seek to achieve a high-quality development. The technical reports and accompanying documentation submitted for both applications have considered these policies in full.

National Planning Policy

- 3.12 The National Planning Policy Framework (“NPPF”) (February 2019), alongside Planning Practice Guidance (“PPG”) is a material consideration in the determination of applications.
- 3.13 At the heart of national planning policy is a presumption in favour of sustainable development. Paragraph 11 specifies what this means for decision taking, including (inter alia), approving development proposals that accord with an up-to-date development plan without delay.

- 3.14 Paragraph 59 of the NPPF sets out the Government's key housing objective of *"significantly boosting the supply of homes"*.
- 3.15 Housing development is a key component of economic growth, and this is recognised throughout the NPPF and the Government's White Paper – Fixing our broken housing market (2017) which states *"if we fail to build more homes, it will get ever harder for ordinary working people to afford a roof over their head, and the damage to the wider economy will get worse"*.
- 3.16 Paragraph 123 makes clear that it is *"especially important that planning policies and decisions avoid homes being built at low densities and ensuring that developments make optimum use of the potential of each site"*.
- 3.17 Paragraph 124 sets out that *"the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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."*
- 3.18 Local planning authorities are required to consider transport issues from the earliest stage of the plan-making process. Paragraph 103 sets out that development should *"be focused on locations which are...sustainable, through limiting the need to travel and offering a genuine choice of transport modes."*
- 3.19 In the context of decision-making, Paragraph 108 seeks to ensure that sustainable transport opportunities are promoted through development; safe and suitable access can be achieved for all users, and any significant impacts on the transport network or on highway safety can be cost effectively mitigated.
- 3.20 Paragraph 109 goes on to state that *"development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe"*.

Summary

- 3.21 The Site is adjacent to the village of Thurlstone, which has been identified by the BLP as a sustainable location, suitable for accommodating housing development over the Plan Period and beyond.
- 3.22 Whilst the Site is identified as safeguarded land and not intended for development during the Plan Period, Application 2 is made in the context of an extant planning permission for residential development (which is a material planning fall back) and a national planning policy emphasis on significantly boosting the supply of homes.

4 Application 1

- 4.1 Application 1 seeks detailed approval for the erection of 21 no. residential dwellings on Site 1, pursuant to the extant outline planning permission for the Site.
- 4.2 The outline permission is subject to several planning conditions which are intended to control the detail at reserved matters stage:
- **Condition 10** - “Any application for reserved matters shall include the recommendations and ecological enhancements suggested in sections 39-42 of the Preliminary Ecological Appraisal Brooks Ecological, October 2016). Thereafter the development shall proceed in accordance with the approved details”
 - **Condition 11** - “The layout details submitted pursuant to Condition 1 shall make provision for an access road to the wider safeguarded land to the West (site -SAF21)”
 - **Condition 12** - “The site shall be developed for a maximum of 21 dwellings”
 - **Condition 15** - “No dwelling shall be occupied unless and until related provision for off-road parking and cycle parking/storage has been provided...”
 - **Condition 16** - “Pedestrian inter-visibility splays, having dimensions 2m x 2m shall be safeguarded at the drive entrance/exit”
- 4.3 The proposals have been designed having regard to the existing quality, character and townscape of the surrounding settlement of Thurlstone.
- 4.4 This section of the Statement discusses each of the reserved matters in turn, addressing each condition (where relevant) and demonstrating that the scheme accords with the key principles of the illustrative layout submitted as part of the outline application (**Figure 5**). It should be read alongside the Design and Access Statement prepared by Edwards Architecture.

Figure 5 – Illustrative Layout



Appearance

- 4.5 Nine different house types are proposed, ranging from 2 bedroom semi-detached to 5-bedroom detached properties.
- 4.6 The provision of a range of house types will result in a high-quality development, offering an element choice for future residents. It also represents a betterment in comparison to the range shown on the indicative layout, which showed little variety in the proposed dwelling types.
- 4.7 The scheme includes the provision of affordable housing, accompanied by a choice of medium and larger dwelling types to accommodate families (**Figure 6**).

Figure 6 – Example House Type



- 4.8 The dwellings will be of simple, traditional appearance. They will incorporate features such as bay windows, pitched roofs and front porches.
- 4.9 They will be constructed from red facing brick, with grey concrete roof tiles and art-stone headers. They will utilise traditional-style composite front doors with double glazed panels.
- 4.10 Surrounding built form comprises a combination of different types of housing. The proposed mixture of house types seeks to reflect the townscape of the wider local area, offering further choice for future residents of Thurlstone.
- 4.11 The techniques of construction or appearance between the open market units and the affordable units will be the same, resulting in each unit type being indistinguishable from one another.

Access

- 4.12 A single point of vehicular access into the development is taken from New Smithy Avenue and is fixed by the outline consent. This will be the same point of access for Site 2, as discussed at **Section 5** of this Statement.
- 4.13 Inter-visibility splays (2m x 2m) are accommodated at the drive entrances/exits for all plots, in line with Condition 16 of the outline permission.
- 4.14 An internal estate road will provide a 5.5m wide carriageway and 2m wide footpaths throughout. The internal road layout will encourage appropriate speeds within the development.

- 4.15 In accordance with Condition 15 of the outline permission, the development provides a combination of private drive spaces and garages, conforming to the Council's minimum parking standards. A total of 40 spaces off-street car parking spaces are provided.
- 4.16 In accordance with Condition 11 of the outline permission, the layout allows for access to the wider safeguarded land to the west in due course.

Landscape

- 4.17 As set out in the Appeal Decision (Paragraph 41), Site 1 would not afford the opportunity to accommodate a central public green space of sufficient size and has not therefore been provided. However, as detailed in **Section 6**, a financial contribution towards off-site open space is secured via the Section 106 Agreement which was completed at the time of the outline consent.
- 4.18 Appropriate soft landscaping is incorporated throughout the development and dwellings are afforded private garden spaces. The layout has sought to provide gardens in a comparable form to existing properties on adjacent streets.
- 4.19 Where possible, hedgerows and mature trees have been retained. A 1.8m close-boarded timber fence will form the Site boundaries.

Layout and Scale

- 4.20 The proposed site layout has been informed by the illustrative plan which accompanied the outline application for the Site.
- 4.21 The Applicant has also had regard to the feedback from consultation on the outline application and the advice from their technical team.
- 4.22 Whilst the density of development has increased, and 21 dwellings are now proposed on just part of the Site benefitting from outline planning permission, the proposal fits well with the existing urban grain of this part of Thurlstone, as well as the built form of the wider village. Plots still include rear private gardens which allow for a minimum of 11-12m separation between new and existing homes.
- 4.23 It is noteworthy that the previous application was prepared without input from a developer and also that national planning policy supports higher density developments which make the most efficient use of land.
- 4.24 The orientation of buildings has also been carefully designed in order to reflect the existing built form, whilst providing natural surveillance.
- 4.25 The dwellings are generally two stories, except in the south-eastern corner of the Site (which have split levels due to the topography).

Housing Mix / Tenure

- 4.26 The outline consent is subject to a S106 Agreement which requires the provision of 6 affordable dwellings (28.57%) as part of the development.
- 4.27 This has been provided in the form of two- and three-bedroom semi-detached dwellings, located at the north east of the Site in a small cluster (as generally preferred by registered social landlords).

- 4.28 The 21 units proposed on Site 1 will provide a well-balanced mix of three, four- and five-bedroom properties in a mixture of semi-detached and detached dwellings, as set out in **Table 1**.

Table 1 - Proposed Housing Mix (Site 1)

No. of Bedrooms	Open Market	Affordable	Proportion (%)
2	-	2	10%
3	4	4	38%
4	8	-	38%
5	3	-	14%

Summary

- 4.29 This Section provides detail on all reserved matters pursuant to outline planning consent (LPA ref: 2017/0088) i.e. the appearance, access, layout, scale and landscaping of the scheme, in respect of 21 of the 30 proposed units across the Site (i.e. those permitted via the extant permission).
- 4.30 The design of the development has been the subject of a design refinement and has had regard to the principles (and conditions) fixed by the outline consent, as well as the character, appearance and amenity of the surrounding area.

5 Application 2

- 5.1 Full planning permission is sought for the erection of 9 dwellings on land to the west of Site 1 (considered above).

Layout and Access

- 5.2 Access will be the same as for Site 1, leading from the end of New Smithy Avenue and then through Site 1.
- 5.3 As with Site 1, visibility splays (2m x 2m) are accommodated at the drive entrances/exits for the remaining plots.
- 5.4 The scheme will seamlessly connect to the 21-unit scheme on Site 1 and will be developed by a single developer. The intention is for the Sites to be brought forward in one phase (as opposed to two separate developments of 21 and 9 dwellings respectively).
- 5.5 As indicated in the Site Layout, provision has been made for an access road to the wider area of safeguarded land allocation beyond the western boundary. Furthermore, a pedestrian link at the western boundary will connect to the existing PRow.
- 5.6 The approach to layout is consistent with the proposals for Site 1 and has taken account of the existing character and surrounding built form of Thurlstone.

Appearance and Landscaping

- 5.7 The proposed dwellings are in accordance with Site 1, being constructed from red brick with tiled roofs. They have private gardens, off-street parking and garages.

Housing Mix and Tenure

- 5.8 The dwellings on Site 2 will provide 2 affordable units out of a total of 9. This equates to 22.2% on-site provision. As set out in **Section 6**, it is proposed that a commuted sum will be provided to ensure that the development provides 25% affordable housing overall.
- 5.9 The development on Site 2 will comprise a mix of two, four and five bedroom semi-detached and detached dwellings. **Table 2** sets out the proposed housing mix on Site 2.

Table 2 - Proposed Housing Mix (Site 2)

No. of Bedrooms	Open Market	Affordable	Proportion (%)
2	-	2	22%
4	6	1	67%
5	1	1	11%

- 5.10 In combination with the proposals for Site 1, the proposals for Site 2 will give rise to the overall housing mix set out at **Table 3**. The proposed housing mix reflects the Applicant's understanding of market demand in the area and will be in-keeping with the general pattern of development in this part of the settlement.

No. of Bedrooms	Open Market	Affordable	Proportion (%)
2	-	4	13.0%
3	4	4	27.0%
4	14	-	47.0%
5	4	-	13.0%

Summary

- 5.11 This Section provides a description of the proposed development of 9 dwellings on Site 2. The scheme will seamlessly connect to the development proposed on Site 1, and the sites will collectively provide a development of 30 dwellings.
- 5.12 The development will not come forward in isolation and access is gained from New Smithy Avenue, via Site 1. Therefore, the scheme layout responds to the proposals for Site 1 and the development is being promoted as a single masterplan, as opposed to two separate standalone schemes.
- 5.13 Provision has been made for an access road to the parcel of safeguarded land to the west of the Site to be provided in the future, and a pedestrian link to the PRow.
- 5.14 The benefits of the comprehensive development are considered in further detail in **Section 6** of this Report.

6 Planning Appraisal

- 6.1 This Section considers the principle of development for Application 2 and then the development management issues which are relevant to both Applications against the three limbs of sustainable development: economic, social and environmental.

Principle of Development (Site 2)

- 6.2 The principle of residential development has already been established by the Site's extant consent. However, Application 2 represents an uplift of 9 dwellings from the 21 dwellings originally consented.
- 6.3 The proposed increase in dwellings will result in a more efficient use of land; explicitly encouraged in the NPPF. If approved, the proposals will result in 30 dwellings being delivered on an area of approximately 0.99ha, which equates to approximately 30.3 dwellings per hectare. This aligns the proposed development much more closely with the expectations of BLP Policy H6, which seeks a density of 30 dwelling per hectare in villages.
- 6.4 The uplift in dwellings will avoid the need for other, potentially more sensitive sites, in the wider borough to be developed. It will also make a further, meaningful contribution towards the Council's minimum housing requirements.
- 6.5 Policy GD6 and GD1 are permissive of development on land where it (i) protects its open nature and (ii) safeguards access to wider parcels of safeguarded land.
- 6.6 The proposed uplift in development has no additional material impact on the open nature of the safeguarded land beyond the Site boundary.
- 6.7 Additionally, it was confirmed through the extant consent that the development of the Site would not prejudice the future development of the wider safeguarded land parcel provided provision was made for vehicular access; which has been accommodated in the proposals.

Environmental Appropriateness

- 6.8 This section demonstrates that the comprehensive Site is sustainable, wholly sympathetic to its environment and is appropriate for the development proposed.

Drainage

- 6.9 Policy CC3 and CC4 require development of greenfield sites to maintain or reduce existing run-off rates through the use of Sustainable Urban Drainage Systems (SuDS).
- 6.10 The Drainage Statement submitted with the Applications confirms that infiltration SuDS in the form of soakaways are viable and proposed as part of the development.

Ground Conditions

- 6.11 In accordance with Policy CL1, existing ground conditions have been assessed across the Site. The results are summarised in a Phase 1 and Phase 2 Geo-technical and Geo-environmental Assessment submitted with the Applications.
- 6.12 The assessments confirm that there are no ground conditions which would preclude development.

Transport and Highways

- 6.13 The appeal consent (for 21 dwellings) established that both Sites are in a highly sustainable location, well served by public transport and are highly accessible to local services and amenities. However, Application 2 would give rise to an uplift from the original 21 dwellings considered to 30 dwellings.
- 6.14 The submitted Transport Statement considers this uplift, concluding that there are no overriding traffic or transportation reasons why planning permission should not be granted.
- 6.15 A Highway Supporting Statement pursuant to Application 1 has also been submitted which confirms that the proposals would not result in any detrimental highways impact. The proposals therefore satisfy Policies T3 and T4.
- 6.16 In accordance Policy GS2, the proposals provide a link to the existing PROW route.

Design and Landscaping

- 6.17 The NPPF makes clear that high quality design is a key aspect of sustainable development.
- 6.18 In combination with the DAS, this Statement has set out the design rationale for the proposed development and has shown how the development responds positively to its local context and the topography/site form in terms of layout, scale, massing and design. The proposals are therefore in accordance with DP Policies D1 and LC1

Trees and Ecology

- 6.19 The NPPF and BLP policies (BIO1) seeks to minimise impacts of development on biodiversity and natural habitats and seek enhancement where possible.
- 6.20 The Preliminary Ecological Appraisal accompanying the Applications demonstrate that most of the Site is of low ecological value. The Appraisal recommends the retention of hedgerows on the western boundary (if possible), bird and bat boxes, hedges as opposed to walls separating plots and hedge planting.
- 6.21 A Tree Survey and Arboricultural Impact Assessment also accompany the Applications. The Site contains no Category A retention trees. The Assessment recommends replacement tree planting for the removal of tree groups (G1, G3 and T2) on the western boundary.

Heritage and Archaeology

- 6.22 As established by the outline consent, the Sites have limited heritage sensitivity. It was the view of both the Council and Inspector that the proposed development would not affect the setting of the TCA¹. The proposals are therefore in accordance with the NPPF (Section 16) and BLP Policy HE1.
- 6.23 The Archaeology Assessment submitted with both Applications takes into consideration the possibility of undiscovered archaeological assets. It states that there is low potential for evidence from the Prehistoric, Romano-British and post medieval periods, however, the Assessment confirmed a moderate potential for archaeological evidence from medieval periods.

¹ Paragraph 45, Appeal Decision by Elizabeth Pleasant (Appeal Ref: APP/R4408/W/17/3188501)

- 6.24 Any permission can be suitably controlled via condition(s) to ensure that any evidence revealed during construction is preserved.

Economic Sustainability

- 6.25 The revised scheme and increase of units from 21 to 30 units will bring about local economic benefits, including an increased injection into the local economy from construction investment and permanent increases from an increase in local population, which is encouraged by DP Policy E6.
- 6.26 The development will create construction jobs and post occupation will bring about increased local spending on goods and services.
- 6.27 The construction of up to 30 new dwellings is likely to generate significant gross value added (GVA) and create jobs during construction phases.
- 6.28 In summary, the revised scheme has the potential to provide significant benefits to the local economy, which is of economic benefit to the village and wider Borough.

Social Impacts

- 6.29 The proposed development of 30 dwellings will make a meaningful contribution towards local housing needs and will assist in the delivery of a mixed and sustainable community within the village limits of Thurlstone, for which the Local Plan lends support.
- 6.30 As demonstrated by the extant consent for residential development at the Site, it is sustainably located and within easy walking distance of a range of local services which will all benefit from the support to be provided by additional population.
- 6.31 The comprehensive scheme would accommodate 30 households, with an estimated potential population of 72 persons (i.e. 2.4 persons per household). Residents of the new dwellings would generate significant additional annual spending which will be available to local businesses.
- 6.32 Furthermore, the creation of up to 30 dwellings (assuming the average Council Tax bracket of Band A) would generate in the order of £35,015 per annum of Council Tax.

Planning Obligations

- 6.33 The following were secured via the outline consent:
- 6 units of affordable housing. Of these, 5 are to be provided as affordable rented and 1 as intermediate housing. 2 units are 2 bedroom houses, and the remaining 4 units are 3 bedroom homes;
 - A contribution of £42,306 towards the provision of additional secondary school places at Penistone Grammar School;
 - A tariff-style contribution towards off-site open space provision.
- 6.34 It is anticipated that further S106 agreement would be entered into in connection with Application 2 to similar secure affordable housing provision and contributions towards open space and education.

7 Conclusions

- 7.1 The Site, which is sustainably located and adjacent to the village of Thurlstone, benefits from an extant outline planning consent for 21 dwellings.
- 7.2 These applications seek approval of reserved matters for those 21 dwellings, alongside full planning permission for an additional 9 dwellings at the Site.
- 7.3 Whilst identified as part of a wider area of Safeguarded Land (which extends further to the west and north of the settlement) by the recently adopted Barnsley Local Plan, the extant planning consent is a material planning fall-back and has established the principle of residential development now across the whole of the Site.
- 7.4 The quantum of development was restricted via the outline permission only because this was the amount which had been tested by the previous applicants for the purposes of transport and highways, and then shown indicatively as part of the application.
- 7.5 Through this submission, it is demonstrated that there would be no adverse impacts of permitting an additional 9 dwellings at the Site.
- 7.6 Importantly, the proposals would not preclude or frustrate the future development of the additional area of safeguarded land beyond the Site's boundary and nor would they have any material impact on its openness beyond the 21 dwellings already permitted.
- 7.7 The uplift would, however, mean that best use of the Site is made and would give rise a range of economic, social and environmental benefits. These would include, but are not limited to, making a further meaningful contribution to the Council's housing land supply and affordable housing needs.