



**JohnsonMowat**  
Planning & Development Consultants

## **PLANNING STATEMENT**

**BELLWAY HOMES LTD (YORKSHIRE)**

**LAND NORTH OF WOOD WALK,  
PLATTS COMMON,  
BARNSELY**

Variation of conditions 2, 11 and 17 of planning application ref 2023/0988  
(Residential development of 83no. dwellings and associated works (Revised  
Plans))



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Bellway Homes Ltd (Yorkshire)  
Land North of Wood Walk, Platts Common, Barnsley

Planning Statement

Date: 29 August 2025

Johnson Mowat  
Planning & Development Consultants  
Coronet House  
Queen Street  
Leeds  
LS1 2TW

t: 0113 887 0120  
e: [hello@johnsonmowat.co.uk](mailto:hello@johnsonmowat.co.uk)





## LIMITATIONS

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Ltd during our investigations.

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- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

Johnson Mowat Planning Ltd makes no representation whatsoever concerning the legal significance of its findings or to other legal matters referred to in the following report.

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## 1.0 INTRODUCTION

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- 1.1 This Planning Statement has been produced on behalf of the Bellway Homes Ltd (Yorkshire) (the Applicant). The report is in support of an application under Section 73 (S73) of the Town and Country Planning Act 1990 (the Act) to vary Conditions 2, 11 and 17 of planning application ref 2023/0988 (Residential development of 83no. dwellings and associated works (Revised Plans)) on land north of Wood Walk. This application seeks approval for amendments to the detailed design of the scheme to reflect the product of the Applicant.
- 1.2 As the Council are aware, the previous developers associated with 2023/0988 entered financial administration, and Bellway Homes since purchased the land from the administrators with a view to delivering a viable development in the short-term.
- 1.3 The purpose of this Statement is to provide rationale and comparison between these detailed proposals and those approved under application ref 2023/0988. The overlay provided within the supporting housing mix report demonstrates the strong similarities between the two layouts.
- 1.4 The proposed amendments relate to Conditions 2, 11 and 17 of 2023/0988, all of which list approved plans and documents. A revised list of approved plans is proposed below:

### Plans

- 2512.01.H - Planning layout (A1)
- 2512.02 - Location Plan
- 2512.03.B - Facing Materials Layout
- 2512.04.A - Street scenes
- 2512.06.B - Boundary treatment plan
- 2512.11.B - Affordable and Accessible Plan
- 2512.B.01 - Feature Fence
- 2512.B.02 - Acoustic Fence
- 2512.B.03 - Close Boarded Timber Fence
- 2512.B.04 - Estate Railings
- 2512.B.05 - Timber Knee Rail
- 2512.BML.01 - Blenmere



- 2512.BOL.01 – Boyer Life
- 2512.CAR.04 – Cartwright Special
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- 2512.CHA.01 – Chandler (Pair)
- 2512.CUT.01 - Cutler
- 2512.FOR.01 - Forester
- 2512.G.01 – Single Garage
- 2512.G.02 – Twin Garage
- 2512.G.03 – Double Garage
- 2512.GOL.01 - Goldsmith
- 2512.MAI.01.A – Maisonette (Detached)
- 2512.MAI.02.A – Maisonette (Semi)
- 2512.MAI.03.A – Maisonette (Semi)
- 2512.REL.01 – Reedmaker
- 2512.STL.01 – Salter Life (Pair)
- 2512.TUR.01 – Turner (Pair)
- 25035-01-P7 Engineering Layout
- 25035-02-P6 Engineering Layout
- 25035-03-P7 Engineering Layout
- 25035-04-P8 Engineering Layout
- 25035-51-P2 Surface Finishes & Kerb Layout
- 25035-52-P2 Surface Finishes & Kerb Layout
- 25035-53-P2 Surface Finishes & Kerb Layout
- 25035-81-P3 Highways Construction Details
- 25035-01-111-P1 Section 38 Agreement
- Cycle Store Details (Dated 22<sup>nd</sup> August 2025)



## 2.0 PLANNING HISTORY

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2.1 The application site has been subject to detailed planning approval for residential development, and the planning consents below are of relevance to the proposed development:-

**2021/1150**                      *Residential development of 83no dwellings and associated works – approved 9<sup>th</sup> November 2022*

**2023/ENQ/00243**              *Non material amendment to the plans approved under planning application 2021/1150 following further investigations to confirm the location of the high wall plus the addition of a substation adjacent to plot 5, double garage to plot 32 and substitution of single detached garages to attached ones on plots 48, 49 and 50 – approved 22<sup>nd</sup> September 2023*

**2023/0988**                      *Residential development of 83no dwellings and associated works (Revised Plans) – approved 27<sup>th</sup> August 2025*

2.2 As set out within the introduction, the development under 2021/1150 has commenced however during construction it became apparent that the layout needed to be revised to remain deliverable. As such, application 2023/0988 was submitted, however prior to determination the Applicant entered into administration which left the application in abeyance until such Bellway Homes purchased the land from the administrators and were able to sign the Section 106 Agreement.

2.3 The Section 106 package associated with 2023/0988 comprised of:-

- £288,000 towards primary school provision;
- £208,000 towards secondary school provision;
- £60,450 towards sustainable travel;
- 10% affordable housing (8 units on-site); and
- £129,311.21 towards public open space.

2.4 It is confirmed that although the layout has been amended in order to remain viable, there is no intention to reduce any of the figures previously agreed in the Section 106 agreement unless amendments to the layout no longer require the same level of mitigation



(biodiversity and open space). It is not anticipated that any of the figures within the Section 106 will increase as a result of the proposed amendments.

- 2.5 In order to achieve this there have been some minor amendments to the housing mix, however these amendments were fundamental in ensuring that the agreed Section 106 contributions could remain with the revised development proposals. A housing mix report accompanies this submission and should be read in full alongside this report.



### 3.0 PROPOSED VARIATIONS

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3.1 It is the intention of this application to substitute and add plans to the approved plans list which not only reflect the product of the developer taking the site forward but also provide an overall betterment to the scheme.

3.2 It is stressed that the overall principles of the scheme have not changed as a result of the proposed changes:-

- Proposed development still comprises of 83 dwellings;
- 10% Affordable Housing will still be provided on-site (8 dwellings);
- The proposed residential development offers a scheme of 2, 3 and 4 bedroom dwellings with a range of house types, these being maisonette, semi-detached and detached properties;
- Front gardens to the majority of dwellings allows for landscaping throughout creating an attractive street scene;
- Vehicular access from Wood Walk is unchanged, with an internal highways layout reflecting the previous consent consisting of a primary route through the site with a mixture of shared surfaces and private drives creating attractive character areas;
- Substantial Public Open Space to remain in the areas broadly as approved, predominantly to the west and east alongside existing woodland areas;
- An attenuation basin remains to the west of the proposed development; and
- The retention of mature trees on the southern boundary and existing woodland surrounding the western, northern and eastern boundaries.

3.3 The proposed site layout (Drawing Ref: 2512.01.G) forming this revised planning submission follows the principles of the previously approved development, however the housing mix has been revised to reflect Bellways product and market demand.

3.4 The housing mix is proposed as follows:-

House type	Market Housing		Affordable Housing	
	Approved under 2023/0988	Proposed	Approved under 2023/0988	Proposed
1 No. Bedroom Dwellings	0	0	3	0
2 No. Bedroom Dwellings	8	0	3	8



3 No. Bedroom Dwellings	48	50	2	0
4 No. Bedroom Dwellings	19	25	0	0
<b>Total</b>	<b>75</b>	<b>75</b>	<b>8</b>	<b>8</b>

- 3.5 The application is supported by a housing mix report which justifies the proposed housing mix against local against the data within the SHMA and census data for the housing profile of the local area. This is further supplemented by evidence from local agents on demand for new homes within Hoyland.
- 3.6 The constraints of the site required the house types to be reconsidered whilst ensuring that the density targets are still met, regardless of the non-developable areas of the site which have been identified. The Applicant is committed to making the most efficient use of land and ensuring that the development delivers housing which meets local need and contributes to the housing land supply for the district.
- 3.7 The proposed development will replicate the storey height of existing buildings within the vicinity of the site, as is evidenced within the supporting design and access statement. The proposed layout does not alter significantly in scale to what has been previously approved. It is considered that the scale of the proposals are reflective of the prevailing housing character in the immediate and wider area, as is demonstrated in the supporting street scene illustrations.
- 3.8 The scheme proposes 10% affordable on-site which equates to 8 dwellings, as was agreed in the S106 agreement approved as part of the previous consent. These affordable homes are grouped in small clusters throughout the site, as in the same plot locations as approved. Plots 60 – 65 are affordable rented properties, and plots 53 – 54 are for shared ownership, achieving a 75:25 tenure split.
- 3.9 All of the proposed house types comply with Nationally Described Space Standards and 22% comply with M4 (2) standards and 4% comply with M4 (3) standards for accessible and adaptable homes. It is understood there is an identified demand for M4 (3) affordable plots, which this development will directly meet.
- 3.10 The provision of public open space within this development has been located in the same areas as shown on the approved layout. The total POS figure of 1.13Ha is unchanged from the approved layout, nor is there a change to the typologies provided.



- 3.11 The access arrangements were approved as part of the previous planning consent, and remain unchanged by the proposed development. In relation the proposed access, the Council have already confirmed that this is acceptable. Furthermore, the internal layout (both adopted and private roads) is also unchanged from that which the Council have already confirmed as acceptable.
- 3.12 The parking provision at the site will be in line with the standards set out within BMBC's Parking Supplementary Planning Document (SPD) (BMBC, 2019). The Parking SPD establishes that, for locations outside of 'Urban Barnsley', 1 car parking space should be provided for 1-2 bedroom dwellings and 2 spaces should be provided for dwellings with 3+ bedrooms. It is considered that the proposed parking provision accords with the local standards.
- 3.13 All proposed dwellings are to be provided with an Electric Vehicle Charging Point (EVCP), in accordance with the requirements of Building Regulations and the Barnsley Local Plan.



## 4.0 PROPOSED CONDITION WORDING

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- 4.1 A detailed review of the condition wording has been undertaken to ensure that the variations proposed are reflected in a deliverable planning consent, as such the revised condition wording where necessary is proposed below. A commentary explaining the requirements for the variation is provided to assist in assessing the application.

### Condition 2 – Approved Plans and Documentation

*he development hereby approved shall be carried out in substantial accordance with the plans and specifications as approved unless required by any other conditions in this permission.*

*The approved plans are;*

*2512.01.H - Planning layout (A1)  
2512.02 - Location Plan  
2512.03.B - Facing Materials Layout  
2512.04.A - Street scenes  
2512.06.B - Boundary treatment plan  
2512.11.B - Affordable and Accessible Plan  
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2512.BML.01 - Blenmere  
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25035-53-P2 Surface Finishes & Kerb Layout  
25035-81-P3 Highways Construction Details  
25035-01-111-P1 Section 38 Agreement  
Cycle Store Details (Dated 22<sup>nd</sup> August 2025)

*Reports:*

*Construction Management Plan (ref WWH/CMP/01)*  
*Construction Method Statement (rev # - dated 27/08/25)*  
*Noise Impact Assessment (ref NIA-11210-25-12495-v1 Wood Walk, Hoyland)*  
*Flood Risk Assessment and Drainage Strategy (Rev 1)*

- 4.2 It is noted that the reports for the Biodiversity Enhancement Management Plan, Construction Environmental Management Plan and Arboricultural Report and Method Statement have been removed from this list. Where these reports aren't addressed via existing or proposed conditions, it is anticipated that the Local Planning Authority will place new conditions to the planning consent for this information to be provided at an appropriate trigger point.

Condition 11 – Highways Engineering Detail

*The development shall be construction in accordance with the approved engineering, drainage, street lighting and constructional details of the streets proposed for highway adoption unless otherwise agreed in writing with the LPA.*

- 4.3 As this technical information is available now, and listed in the approved plans, it is suggested that this condition is varied to a compliance condition thereby avoiding the need for a later discharge of condition application.

Condition 17 – Noise Impact Assessment

*The development hereby approved shall be carried out strictly in accordance with the recommendations set out in the Noise Impact Assessment carried out by Environmental Noise Solutions Limited, dated August 2025, Ref NIA-11210-25-*



*12495-v1, unless otherwise agreed in writing. The development shall be constructed in accordance with the approved details which shall be retained thereafter for the lifetime of the development.*

- 4.4 The approved technical report has been updated to account for the amendments to the proposed site layout plan. As such, a new report reference and date is required.



## 5.0 SUMMARY AND CONCLUSIONS

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- 5.1 This Planning Statement has been produced to detail provide rationale and comparison between these detailed proposals and those approved under application ref 2023/0988.
- 5.2 No planning balance has been undertaken at this time as the detailed planning consent on the scheme remains extant and the principle of development is accepted on this site. Similarly, the access arrangements have already been agreed and does not change as a result of the revised development proposals. The amendments to the scheme relate to matters of appearance, landscape, layout and scale only.
- 5.3 The analysis of the development proposals demonstrate that the proposals are compliant with both local and national policy. The key points can be summarised as follows:
- Proposals for 83 dwellings is compliant with the HS69 allocation and is unchanged from the extant permission;
  - Scheme proposes 2, 3 and 4 bedroom dwellings with a range of house types;
  - The proposals provide 10% affordable dwellings equating to 8 dwellings on site;
  - Access to the site remains unchanged from Wood Walk;
  - The development proposals for this site will be sympathetic to the existing scale of Hoyland and will offer properties similar to those in the existing urban grain.
- 5.4 This report has demonstrated that the development proposals are a suitable alternative which complies with local and national planning policy. The principle of development was established through the extant planning consent where it was confirmed there are no adverse impacts that would arise from residential development of this site that could not be appropriately mitigated.
- 5.5 The Applicant remains committed to delivering housing on this allocated site. The revised proposals remain consistent with HS69 and all other BMBC Local Plan policies and this submission should be favourably considered and approved without delay.