



JohnsonMowat
Planning & Development Consultants

Prepared for Ben Bailey Homes Ltd

Land at Coniston Avenue, Darton, Barnsley

*Application for full planning permission for the erection
of 39 no. residential dwellings with associated
infrastructure and open space.*

PLANNING STATEMENT
INCORPORATING CUSTOM AND SELF-BUILD PROVISION STATEMENT
AND PLANNING OBLIGATIONS DRAFT HEADS OF TERMS



Land at Coniston Avenue, Darton, Barnsley

Planning Statement

Date: 06 August 2024

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1.0 INTRODUCTION

The Proposal

- 1.1 This Planning Statement has been produced to support an application for;
- "Full planning permission for the erection of 39 no. residential dwellings with associated infrastructure and open space"***
- 1.2 The site is located south of Coniston Avenue in Darton and is identified as Housing Allocation HS6 - Land south of Coniston Avenue, Darton' in the Barnsley Local Plan (BLP). Limited details regarding the allocation are provided on Page 60 of the BLP. This site was carried forward from the previous Unitary Development Plan allocations.
- 1.3 This proposal delivers a residential development which would create an attractive and inclusive neighbourhood. The development proposals provide a series of green corridors which makes use of the existing natural features and connects these to the proposed landscaping and green spaces throughout the site.
- 1.4 The Site Layout (Drawing Ref: 2427 - 0301 - P06) demonstrates how the proposal will make best use of existing footpath connections and enhance connectivity through new and existing walking routes to ensure permeability both within the scheme and to the existing built form of Darton.
- 1.5 In order to improve the efficiency and effectiveness of any future decision making, the applicant has been proactive from the outset ensuring that the Council, and the local community (including elected representatives) have been engaged regarding development proposals. Full details of the applicant's community consultation strategy are set out Section 3 of this Planning Statement.
- 1.6 This statement should be read alongside the technical documents which comprise the planning submission. These are as follows:
- Arboricultural Impact Assessment (5th July 2024) Report No. LTM1130.AIA.01 – **Lally Tree Management**
 - Coal Mining Report – The Coal Authority – Appendix D to Geo-environmental Ground Investigation Report
 - Design and Access Statement (incorporating Building for Healthy Life (BHL) Assessment and National Design Guide Assessment) – **Heneghan Architecture**



- Energy and Sustainability Statement – To follow
 - Flood Risk Assessment (July 2024) Report Ref: E24/8080/FR01 – **Haigh Huddleston & Associates**
 - Geo-environmental Ground Investigation Report incorporating Land Contamination Assessment and Coal Mining Risk Assessment (July 2021) Report Ref: E21/7786/R001 – **Haigh Huddleston & Associates**
 - Method Statement (5th July 2024) Report No. LTM1130.MS.01 – **Lally Tree Management**
 - Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (August 2024) V2 – **Envance Environmental Consultants**
 - Proposed materials, boundaries and crime prevention – **Heneghan Architecture**
 - Transport Statement – July 2024 – **Optima Highways**
- 1.7 Chapter 6 to this Planning Statement confirms that there are no policies which would provide a clear reason for refusing the proposed development. A review of the technical reports supporting this Full Planning Application demonstrate the proposals are sustainable by thorough assessment of the proposals against the three overarching objectives (economic, social and environmental) of sustainable development.
- 1.8 As a consequence of the strategy and approach set out above this statement will determine that there are no adverse impacts that significantly and demonstrably outweigh the benefits of delivering much needed market housing.
- 1.9 A Custom and Self-Build Provision Statement, and Planning Obligations – Draft Heads of Terms have been incorporated into this document at Chapter 4 and Appendix 1 respectively.
- 1.10 This statement identifies the site location and provides a description of the site forming this outline planning application, outlines relevant planning history, sets out the relevant planning policy and sets out the planning case in support of the proposed residential scheme.



2.0 LOCATION AND SITE DESCRIPTION

- 2.1 The location of the site is set out on the accompanying location plan (Drawing Ref: 2427-0101-P01) and a description is provided within the Design and Access Statement (DAS). This section of the statement set outs a summary of the site's location and description.
- 2.2 The site is located on the north eastern edge of the village of Darton, to the south of Coniston Avenue. The site is located approx. 1.6km from the centre of Darton. The centre of Barnsley is located approx. 6.43km to the south. Darton is identified as forming part of Urban Barnsley, the Sub Regional Town in the settlement hierarchy. Urban Barnsley incorporates the main built up area of Barnsley extending from Athersley to Worsbrough (North to South) and Higham to Ardsley (East to West) and includes Darton and Dodworth. It is within Urban Barnsley as a whole where most development should take place in order to enhance Barnsley's role as a sub-regional town within the Sheffield and Leeds City Regions. Urban Barnsley is acknowledged as the most accessible and sustainable locations in the borough where growth should be encouraged and is therefore the main focus for development.
- 2.3 The site is bounded by existing housing to the north (along Coniston Avenue), the east (along Sackup Lane) and the south (along Pennine Close). The western boundary sits adjacent to open fields. The site measures 1.66 hectares and currently exists as greenfield / grazing land. There are a few trees located within the site. These are mainly located close to the existing site boundaries and are not protected by Tree Preservation Orders (TPOs).
- 2.4 The village of Darton mainly serves as a residential area, with a good range of local services and amenities. There are shops, places to eat and drink and schools (including Darton Primary School and Mapplewell Primary School) located close to the site.
- 2.5 The village has strong transport links, with good access to the M1 and Darton railway station which is served by regular trains into both Leeds and Sheffield. There are also easily accessible bus stops along Sackup Lane and Coniston Avenue which provide access to a variety of bus services.
- 2.6 The site is recorded by the Environment Agency (EA) to be located within Flood Zone 1. This is the lowest risk category within the EA's classification system. The site is shown as lying within an area with limited potential for groundwater flood risk to occur.
- 2.7 There are no public rights of way (PRoW) surrounding or running through the site.
- 2.8 The site is not subject to any protective designations.



3.0 PLANNING HISTORY AND COMMUNITY CONSULTATION

3.1 There are 3 no. previous planning applications associated with the site. The most recent and relevant application being the following: -

- 2021/1661 – Residential development and associated works, including access and sustainable drainage feature – Withdrawn

3.2 Planning application Ref: 2021/1661 was recommended for approval and subsequently approved by the Planning Regulatory Board subject to the signing of a legal agreement (s106). The s106 was never signed and consequently the application was later withdrawn by the Barratt Homes.

Community Consultation Exercise

3.3 A copy of the consultation leaflet was emailed to Local Councillors representing the Darton East Ward on July 2024 prior to the distribution of the consultation leaflet to residents advising them of the forthcoming planning submission.

3.4 On 16 July 2024 the applicant distributed circa 300 no. leaflets to nearby properties on Coniston Avenue, Keswick Road, Grasmere Crescent, Sackup Lane and Pennine View. The leaflet provided residents with information about the development and a site layout plan.

3.5 A copy of the leaflet is attached at Appendix 2 to this Planning Statement.

3.6 Residents were given the opportunity to comment on the proposals via a dedicated consultations email address managed by Johnson Mowat (the link was provided on the leaflet). The link to the Johnson Mowat Public Consultations webpage was also included on the leaflet. The webpage provided further detail about the housing scheme including information on proposed housing mix and housetypes as well as providing the proposed site layout and advising the site is a housing allocation within the BLP (Site Ref: HS6).

<https://johnsonmowat.co.uk/public-consultations/land-off-coniston-avenue-darton>

3.7 The consultations webpage was accessible to residents for two weeks post receipt of the consultation leaflet and will remain available during the course of the determination period of this full planning application.



3.8 To date, a total of 25 no. responses have been received from residents regarding the development proposals. All resident responses have been reviewed and the matters raised fall under the following topic areas: -

- Highways;
- Greenspace;
- Impact on character of the village;
- Development on Green Belt land;
- Density of scheme;
- Drainage;
- Impact on local wildlife; and
- Impact on local infrastructure;

3.9 In some cases, comments received have directly influenced the proposals and accordingly plans / layout have been revised accordingly.



4.0 PROPOSED DEVELOPMENT

- 4.1 The applicant seeks full planning permission for the residential development of 39no. dwellings.
- 4.2 This application for full planning permission is supported by a Design and Access Statement (DAS) and a suite of architectural plans including house types. The DAS demonstrates the iterative process which has been taken to establish a development proposal which responds to the context and constraints of the site.
- 4.3 The DAS sets out the design approach to creating a sustainable development. It outlines how the development proposes responds to the existing characteristics of the site and how the design solution is appropriate, how it makes optimal use of the land, and how it can provide a high-quality living environment which delivers a good level of amenity for future occupiers and nearby existing residents.

Residential dwellings including scale

- 4.4 The quantum of development forming this full planning application is 39no. dwellings.
- 4.5 The housing mix as proposed is for the provision of 2, 3 and 4 bedroom properties comprising of terrace, semi-detached and detached properties. All dwellings will be two storeys in height. Further details regarding housing mix can be found on the accommodation schedule submitted with this full planning application submission. The proposed housing mix is considered in line with the BLP Policy H6.
- 4.6 The scale of the dwellings at two storeys in height will enable them to assimilate into the existing locality.
- 4.7 The dwellings sit within a good plot size and benefit from sufficient parking provision and private garden amenity space.
- 4.8 Full details regarding the dwellings as proposed is illustrated on the Site Layout (Drawing Ref: 2427 - 0301 - P06) and detailed within the Design and Access Statement.

Layout

- 4.9 The layout of the withdrawn Barratt scheme has been followed in the design evolution of this current scheme for consideration, following established principles and carrying through comments and negotiations addressed during the planning application process.



- 4.10 The design of the scheme incorporates feature corner plots providing variety to the arrangement of dwellings throughout the site. The scheme works with the land levels of the site and ensures the layout of properties is not cramped and provides an appealing street scene for future occupiers. One way of achieving this is through the provision of within curtilage parking down the side of the dwelling (where possible) reducing the volume of frontage parking.
- 4.11 Dwellings have been sited as close to the highway where possible offering a less vehicle orientated layout putting the dwelling and the front garden space on display as opposed to a car dominated frontage. Where this is not possible, landscaping and planting is proposed to break up frontages.
- 4.12 The applicant considers the layout of the proposed development is sympathetic to the overall character and appearance of the locality balancing urban and rural characteristics.

Appearance

- 4.13 On the matter of appearance, the Design and Access Statement advises the two storey properties will have pitched roofs, characteristics which are well associated with properties found in the local area.
- 4.14 The simplistic and traditional nature of the dwellings with well-proportioned elevational features will create an attractive setting for this proposed residential scheme.
- 4.15 Each dwelling is to be constructed using brick, with artstone cills, soldier course heads with keystone feature. Roofs will vary, with plots having a mix of dark grey concrete tiles or red pantiles. A consistent roof pitch of 35 degrees will be achieved across the site.
- 4.16 Dwellings will benefit from solar panels on the pitched roofs. The siting of these panels has considered their impact on the street scene, thus they are to be placed on the rear elevation.
- 4.17 The design of the scheme has considered the principles of the Building for Healthy Life Assessment and the ten characteristics of the National Design Guide.

Landscaping

- 4.18 A landscape design has been prepared for this scheme incorporating both hard and soft landscaped areas.
- 4.19 Forming part of the landscape proposals, ecology has been considered with a scheme proposed to enhance the ecological value of the site in conjunction with a high quality landscape design. Furthermore, a biodiversity scheme is proposed improving the current low quality and



monoculture grassland and proposing new tree planting and provision of substantial sized swale to improve and encourage habitats.

- 4.20 Boundaries to plots are to be timber fenced with existing hedgerows retained where deemed viable.

Access

- 4.21 Access into the site is to be achieved off Coniston Avenue which was previously assessed as being suitable.
- 4.22 It has been assessed by the applicants highway consultant that the existing road infrastructure including Sackup Lane and Keswick Road will adequately support the additional traffic generated by the is 39 no. dwelling residential development.
- 4.23 The scheme provides adequate parking for each dwelling. Visitor parking spaces are also provided within the development site. The design of the parking provision is considered to be safe, accessible and where possible will not dominate the street scene.

Custom and Self Build Provision

- 4.24 There is no custom or self-build policy within the BLP. The supporting text to Policy H7 at paragraph 9.27 simply states "custom and self-build will be supported where appropriate". Further there is an expectation (see the Affordable Housing SPD) that custom and self-build housing will be suited to smaller sites which are defined as sites which would accommodate fewer than 15 dwellings. On the basis this residential proposal is for 3 9no. dwellings no custom or self-build properties are proposed.



5.0 PLANNING POLICY

- 5.0 The whole purpose and intention of the planning system is to deliver sustainable development as defined by the National Planning Policy Framework ('the Framework') and in particular, consistent with the objectives as set out at paragraph 8 of the Framework.
- 5.1 The purpose of the planning system is to positively promote the spatial organisation of land in order to achieve long-term sustainable development. As set out in paragraph 7 of the Framework "*sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs*". Specifically with regard to delivering a sufficient supply of homes, the Framework is clear that the Government's objective is to "*significantly boost the supply of homes*" (paragraph 60).
- 5.2 Planning is a vital means of securing the long-term wellbeing of our communities. It enables the efficient use of resources and infrastructure, with multiple benefits to society, the environment and the economy. England is a geographically small, densely populated nation, with multiple demands on land and built environment.

Development Plan

- 5.3 The duty in Section 38(6) of The Planning and Compulsory Purchase Act (2004) ("the Act") enshrines in statute the primacy of the Development Plan.
- 5.4 The Act states:
- "If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise."***
- 5.5 Further Section 70(2) of the Town and Country Planning Act (1990) states that "*in dealing with such an application the authority shall have regard to the provisions of the development plan, so far as material to the application, and any other material considerations*".
- 5.6 The Development Plan comprises the BLP. This plan was adopted by the Council on 3 January 2019. The BLP replaced the Barnsley Core Strategy (CS) and UDP. The BLP was reviewed by the Council on 24 November 2022. The outcome of the Council's review was that the BLP should be retained in its current format.



5.7 The correct approach to determining whether a proposal is in compliance with a development plan includes the following:

- All the relevant policies should be identified, including those most important to the determination of the planning application;
- An assessment of whether those policies are consistent with the Framework (including whether or not they are 'out of date' as set out in Footnote 8 of the Framework)
- An assessment should be made as to whether the proposal complies or not with each of those policies and the weight to be given to these and the weight to any conflict with those policies;
- The development plan must be read as a whole;
- It must be recognised that separate policies within the same development plan can pull in different directions¹; and,
- A development can conflict with one individual policy and still comply with the development plan as a whole.

5.8 In accordance with paragraph 11 (d) of the Framework, where there are no relevant development plan policies, or the policies which are most important to determining the application are out of date, planning permission should be granted unless any clear impacts of doing so would significantly and demonstrably outweigh the benefits. Footnote 8 is clear that where an application relates to the delivery of dwellings, in circumstances where the Council fails to demonstrate the requisite housing land supply, the most important policies for determining the application are considered to be out of date.

5.9 The reasons for a decision must be intelligible and they must be adequate. They must enable the reader to understand why the matter was decided as it was and what conclusions were reached on the principal issues, disclosing how any issue of law or fact was resolved².

5.10 Although a development plan has a legal status and legal effects, it is not analogous in its nature or purpose to a statute or a contract. As is often observed development plans are full of broad statements of policy, many of which are mutually irreconcilable, so that in a particular case one must give way to another. In addition, many of the provisions of development plans are framed in language whose application to a given set of facts requires the exercise of judgment.

¹ R v Rochdale Metropolitan Borough Council, ex parte Milne [2000] EWHC 650

² [2017] EWHC 664 (Admin)



- 5.11 Section 39 of the Planning and Compulsory Purchase Act (2004) requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.

Barnsley Local Plan

- 5.12 The following BLP policies are material to the determination of this outline planning application. Each will be discussed in more detail in Chapter 6 of this statement.

- **Policy SD1:** Presumption in favour of Sustainable Development;
- **Policy GD1:** General Development;
- **Policy LG2:** The Location of Growth;
- **Policy H1:** The Number of New Homes to be Built;
- **Policy H2:** The Distribution of New Homes;
- **Policy H6:** Housing Mix and Efficient Use of Land;
- **Policy T3:** New Development and Sustainable Travel;
- **Policy T4:** New Development and Transport Safety;
- **Policy D1:** High Quality Design and Place Making;
- **Policy LC1:** Landscape Character;
- **Policy GI1:** Green Infrastructure;
- **Policy GS1:** Green Space;
- **Policy BIO1:** Biodiversity and Geodiversity;
- **Policy CC1:** Climate Change;
- **Policy CC2:** Sustainable Design and Construction;
- **Policy CC3:** Flood Risk;
- **Policy CC4:** Sustainable Drainage Systems (SuDS);
- **Policy CC5:** Water Resource Management;
- **Policy RE1:** Low Carbon and Renewable Energy;
- **Policy CL1:** Contaminated and Unstable Land;
- **Policy POLL1:** Pollution Control and Protection;
- **AQ1:** Development in Air Quality Management Areas;
- **UT1:** Hazardous Substances;
- **UT2:** Utilities Safeguarding;
- **Policy I1:** Infrastructure and Planning Obligations; and
- **Policy I2:** Educational and Community Facilities.



Supplementary Planning Documents (SPD)

- 5.13 The following SPDs have been adopted by the Council and are relevant to this proposal.
- Biodiversity and Geodiversity (March 2024)
- 5.14 This SPD sets out the council's approach to planning decisions in respect of biodiversity and geodiversity and is designed to be used by those considering and applying for planning permission in the borough, to ensure biodiversity and geodiversity is adequately protected through the planning process.
- Design of Housing Development (July 2023);
- 5.15 The SPD supplements BLP Policy D1 'High Quality Design and Place Making' and BLP Policy GD1 'General Development' and sets out the design principles that will apply to new housing developments.
- Sustainable Construction and Climate Change Adaptation (July 2023);
- 5.16 The SPD sets out an approach to planning decisions in respect of sustainable construction and adapting to climate change. It sets out what the requirements for development are based on existing BLP policies (notably BLP policies SD1, CC1, CC2, CC3, CC4, CC5 and RE1), existing planning practice guidance and national requirements.
- Sustainable Travel (July 2022);
- 5.17 This SPD primarily supplements BLP Policy T1 'Accessibility Priorities', BLP Policy T3 'New Development and Sustainable Travel' and BLP Policy I1 'Infrastructure and Planning Obligations and recognises the need for new infrastructure that secures behavioural change to increase public transport usage and active travel.
- Planning Obligations (November 2019)
- 5.18 This SPD supplements BLP Policy I1 Infrastructure and Planning Obligations. Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms.
- Parking (November 2019);
- 5.19 This SPD supplements BLP Policy T3 'New Development and Sustainable Travel' by setting out the parking standards that the Council will apply to all new development.



- Financial Contributions for Schools (May 2019)

5.20 This SPD supplements BLP Policy I1 Infrastructure and Planning Obligations. This SPD explains how the Council will implement the Framework when considering the availability of pupil places in local schools, and how we will assess if contributions are required to ensure those places are in buildings of a suitable condition.

- Trees and Hedgerows (May 2019);

5.21 This SPD supplements BLP Policy BIO1 'Biodiversity and Geodiversity' and sets out how development proposals are expected to conserve and enhance the biodiversity and geological features of the borough.

- Open Space Provision on Housing Developments (May 2019).

5.22 This SPD supplements BLP Policy GS1, which states that in order to improve the quantity, quality and value of green space provision there is a requirement for new residential developments to provide or contribute towards green space in line with the standards set out in the green space strategy and in accordance with the requirements of BLP Policy I1 'Infrastructure and Planning Obligations'.

National Policy

National Planning Policy Framework (December 2023)

5.23 The Framework, complemented by the National Planning Practice Guidance (the Guidance), forms the relevant policy at the national level for the determination of planning applications. The Framework is a material consideration which must be taken into account in all planning decisions.

5.24 Paragraph 2 of the advice states: -

"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions."

5.25 There are three objectives (Para 8) of sustainable development comprising the **economic**, **social** and **environmental roles**.



- 5.26 Paragraph 10 sets out that at the heart of the framework is a presumption in favour of sustainable development.
- 5.27 Paragraph 11 of the Framework identifies how this presumption is to be applied in making decisions on individual applications stating: -

“For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; 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.

⁷ *The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 72); and areas at risk of flooding or coastal change.*

⁸ *This includes, for applications involving the provision of housing, situations where: (a) the local planning authority cannot demonstrate a five year supply (or a four year supply, if applicable, as set out in paragraph 226) of deliverable housing sites (with a buffer, if applicable, as set out in paragraph 77) and does not benefit from the provisions of paragraph 76; or (b) where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years.”*



5.28 Beyond Chapter 4 of the Framework there are 13 topic areas (as well as Annex 1 and 2) which form the Framework document; those topic areas considered of relevance to this planning application are set out below: -

- **Chapter 4:** Decision Making;
- **Chapter 5:** Delivering a Sufficient Supply of Homes;
- **Chapter 6:** Building a Strong, Competitive Economy;
- **Chapter 8:** Promoting healthy and safe communities;
- **Chapter 9:** Promoting Sustainable Transport;
- **Chapter 11:** Making Effective Use of Land;
- **Chapter 12:** Achieving Well Designed Places;
- **Chapter 14:** Meeting the Challenge of Climate Change, Flooding and Coastal Change;
- **Chapter 15:** Conserving and Enhancing the Natural Environment; and,

National Planning Practice Guidance

5.29 The Guidance was initially published in March 2014 and has been updated on several occasions over subsequent years. The content of the Guidance provides guidance upon the interpretation of the policy contained in the Framework and is a material consideration for both planning applications and appeals.

Other Material Considerations

Local Plan Review (November 2022)

5.30 The BLP was reviewed by the Council on 24 November 2022 which determined that the BLP should be retained in its current form.



6.0 THE PLANNING CASE

- 6.1 This section of this statement identifies the main planning considerations, provides an assessment of the scheme against the key policy considerations which have been identified above and evaluates the planning merits of the case in support of the proposed development.

Principle of Development

- 6.2 Policy LG1 sets the basis for growth in the BLP with BLP Policy LG2 providing an overview on the approach to the location of development with Urban Barnsley as the main focus for housing, employment, shopping, health, leisure, business and public services in the region. Policy H1 identifies the number of homes to be built, with BLP Policy H2 allocating 43% to Urban Barnsley. The site is allocated in the BLP for housing under site specific policy HS6 with an indicative yield of 40 no. houses.
- 6.3 Sites which are allocated for housing, and where there are no site-specific details in the policy, shall be determined in accordance with the BLP. BLP Policy GD1 provides a starting point for assessing all development proposals and sets various criteria which development should comply with. Various other policies in the BLP cover these criteria in more detail; accordingly, the proposals will be assessed against BLP Policy GD1 and other BLP policies in due course.
- 6.4 Importantly the **principle of residential development has already been established.**

The Presumption in Favour of Sustainable Development

- 6.5 The Framework (paragraph 8) and BLP Policy SD1 make it clear that the purpose of the planning system is to contribute to the achievement of sustainable development. The three over-arching and interdependent objective are identified as being economic, social and environmental sustainability.
- 6.6 Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 6.7 While the starting point for decision making is the development plan, the presumption in favour of sustainable development always applies and feeds in to the planning balance. Consequently, it is necessary to consider the proposals against the three dimensions of sustainable development.



The Economic Objective

- 6.8 The economic objective of sustainable construction contributes to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and also by identifying and coordinating development requirements including the provisions of infrastructure.
- 6.9 Construction is a major source of national employment, with construction supporting more jobs compared with investment in many other sectors of the economy. This can improve the long-term competitiveness of the UK economy, including through its significant network of supply chains and contracting relationships.
- 6.10 The construction industry provides a crucial labour market entry point for young, lower skilled workers and those moving out of unemployment. The construction industry offers a range of opportunities across different trades and skill sets from bricklaying and carpentry through to plumbing and maintenance. Apprenticeship opportunities are particularly prevalent, and have been increasing over the last few years.
- 6.11 The economic benefits associated with new development is significant. The construction sector has been one of the biggest contributors to growth in Great Britain in recent years. The direct benefits of new development include direct (on-site) and in-direct (supply chain) job creation during the construction phase. Additionally, the delivery of new homes provides a revenue boost to the local authority through the New Homes Bonus and Council Tax Revenues.
- 6.12 Delivering housing increases the local population which generates additional spend in the local economy. This spend supports jobs in local shops and services close to the development site, and first occupation expenditure is also a significant contributor to the local economy in areas where new housing is being delivered.
- 6.13 At a local level the BLP is clear that the Council is seeking to deliver sustainable economic growth (see para. 8.10). Accordingly, to ensure Barnsley is positioned to provide a strong economic offer to both inward investors and indigenous companies seeking to expand, there needs to be a robust interrelationship between economic and housing policy.
- 6.14 Delivering new homes also provides suitable accommodation to ensure that the labour force can live close to their places of work. In this case BLP Policy E1 is seeking to provide “*a choice of sites in accessible locations to meet the needs of businesses and their workforce and provide local communities with access to job opportunities*”, whilst BLP Policy H1 seeks to ensure



sufficient homes are delivered to support economic growth ambitions. New job opportunities are clearly being sought in Urban Barnsley.

6.15 The site is clearly located in an area identified for growth and therefore proposals will contribute to building a strong, responsive and competitive economy by providing development of the right type in the right place and at the right time to support growth. In the context of the chronic and acute shortfall in the delivery of housing it is argued that the delivery of this site will assist in providing much needed market homes for workers alongside a number of associated benefits.

- Investment in the local area through first occupation expenditure (monies spent in furnishing and making the new house homely) and through local expenditure in Darton and the wider area.

6.16 The economic benefits associated with the creation of employment, supporting existing businesses and generating funds to support existing services and facilitate the creation of new community infrastructure would be significant. As a result, the proposals would satisfy the economic objective of sustainable development which weighs significantly in the proposals favour.

The Social Objective

6.17 The Framework summarises the social objective of sustainable development as supporting strong, vibrant and healthy communities by providing the residential accommodation required to meet the needs of present and future generations and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

6.18 From a social perspective planning is a vital means of securing the long-term wellbeing of our communities. It enables the efficient use of resources and infrastructure, with multiple benefits to society. England is a geographically small, densely populated nation, with multiple demands on land and built environment. People should be able to expect homes that they want to live in. The moral case for action is manifold. Radical action to build houses and increase home ownership is needed once more.

6.19 The United Kingdom's housing costs are now among the highest on earth, the economic and social impacts severe. Since 1970, the average price of a house has risen four and a half fold after inflation. No other Organisation for Economic Co-operation and Development (OECD) country has experienced a price increase on this magnitude over this period. People often avoid moving to work in productive sectors because nearby housing is too expensive. A lack of supply



is one of the key drivers behind high house prices this can be resolved through an increase in the availability of major sites which will be attractive to a range of developers to speed up the building of new homes and support the government's wider ambition to increase competition in the house building market.

6.20 Some of the problems face at a national level are bulleted below: -

- There are currently 131,000 children in temporary accommodation;
- There is shortage of 4.3 million homes; and even with a plan to build 300,000 homes a year, it would take 50 years to meet the current deficit;
- A significant portion of the housing stock is outdated, with 39% of private sector dwellings built before 1945.
- Of all the OECD members England has the lowest rate of available properties compared to its population;
- 15% of existing homes in England fail to meet the Decent Homes Standard – in fact, the country's housing stock is in the worst condition of all European countries; and,
- England is the most difficult place in the developed world to find a home, with the rate of available properties per member of the population at less than 1%, the lowest rate of all OECD countries.

6.21 In the context of the above, the delivery of much needed homes will help to support strong, vibrant and healthy communities. This would result in a boost to supply and an enhanced choice of new housing (of a varying mix and tenure) in a local market that has been starved of meaningful supply in recent years. Further the new homes will be delivered in a Urban Barnsley that is well integrated with the existing settlement and the supporting shops and services. Accordingly, the delivery of new homes should be afforded very significant weight in the planning balance.

6.22 The proposals will provide improved pedestrian linkages to the wider countryside and will provide a pleasant environment improving opportunities for social cohesion and tangible interaction.

6.23 Overall, the proposed development will deliver a strong, vibrant and healthy community to assist in meeting the needs of the present and future generations in a well-designed and, integrated



and accessible environment. In this context the proposed development would satisfy the social objective of sustainable development, which should be given very significant weight.

The Environmental Objective

- 6.24 The Framework explains that the environmental objective of sustainable development is to contribute to protecting and enhancing the natural, built and historic environment, including making effective use of land, helping improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving towards a low carbon economy.

Arboricultural Impact Assessment and Method Statement

- 6.25 An Arboricultural Impact Assessment (AIA) and Method Statement (MS) have been prepared by Lally Tree Management.
- 6.26 To facilitate development there is a requirement to remove 4 no. Category B trees and 2 no. Category C Trees. There is also a requirement to remove 1 no. Category C hedge and 1 no. Category C hedge in part.
- 6.27 Accordingly, replacement tree planting is proposed (see Table 4: Replacement Tree Schedule). The removal, planting and retention of trees is managed by the BS 5837:2012 Method Statement.
- 6.28 The AIA has demonstrated the proposal complies with BLP Policy BIO1 and the Trees and Hedgerows SPD and Chapters 12 and 15 of the Framework. It is therefore concluded that there are no justifiable arboricultural related reasons why the proposed development should not be granted planning permission.

Flood Risk Assessment

- 6.29 A Flood Risk Assessment (FRA) has been prepared by Haigh Huddleston & Associates.
- 6.30 The area of the site to be developed currently falls within Flood Zone 1 as defined by the EA Flood maps. The area of the site to be developed is not at risk of flooding from river or tidal water up to a 1% return period. The flood risk is considered to be acceptable for residential development.
- 6.31 The development of the site utilising infiltration techniques is not considered suitable, and there are no watercourses available to accept a discharge from the site. An outfall to the 225mm surface water sewer in Pennine View to the south of the site has been agreed with Yorkshire



Water (YW). A surface water attenuation system is designed to reduce the run-off from the site to an agricultural discharge rate of 3.5l/s, to ensure there is no increase in flood risk to the downstream catchment. The use of above ground surface water attenuation is proposed.

- 6.32 The risk of overland flows entering the site is considered to be low due to the topography of the area around the site and the drainage systems to the previously developed areas to the north. The risk can be further minimised by providing a flood water route through the site to ensure flood water flows are directed away from the existing and proposed housing. The FRA recommend that the floor levels of the proposed houses should be a minimum of 300mm above the existing ground/road levels.
- 6.33 The FRA has demonstrated the proposal complies with Policies CC1, CC3 and CC4 of the BLP and chapter 14 of the Framework. It is therefore concluded that there are no justifiable flood risk or drainage related reasons why the proposed development should not be granted planning permission.

Geo-environmental Ground Investigation Report incorporating Contaminated Land Assessment

- 6.34 A Geo-environmental Ground Investigation Report has been prepared by Haigh Huddleston Associates along with a Coal Mining Report.
- 6.35 The above reports do not advise for any further works relating to potential shallow coal mining voids, which appears a fair conclusion given the findings, but does advise for: piled foundations through opencast fill, differential settlement considerations over high walls, ground gas and incidental coal considerations. This approach is not unusual in areas such as this where there has been previous mining activity.
- 6.36 The detailed foundation design can be dealt with at the building control stage of development.
- 6.37 The Geo-environmental Ground Investigation Report demonstrates the proposal complies with policies CL1 and chapter 15 of the Framework. It is therefore concluded that there are no justifiable ground condition related reasons why the proposed development should not be granted planning permission.

Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

- 6.38 A Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain Assessment has been prepared by Envance Environmental Consultants.



- 6.39 A review of the PEA confirms the site is not located within or adjacent to any statutory or non-statutory designated site and given the geographical separation of the site from these designated sites, no direct or indirect impacts are anticipated.
- 6.40 It is not anticipated that any other survey work is required to assess impacts to ecology. Avoidance and mitigation measures have been proposed and include standard practice for avoiding harm to nesting birds and hibernating hedgehogs.
- 6.41 A biodiversity assessment has been undertaken using the current available biodiversity metric and guidance.
- 6.42 The existing pre-development baseline habitat units on site are calculated to be 3.87 Habitat Units and 0.78 Hedgerow Units.
- 6.43 The post-development habitat creation outcome will be 4.39 Habitat Units and 0.93 Hedgerow Units. The change in Habitat Units is + 0.52 HU, equivalent to + 13.41% net gain. The change in Hedgerow Units is +0.11 HeU, equivalent to +13.19 %.
- 6.44 The proposals therefore comply with BLP Policy GI1 which aims to 1) use Green Infrastructure to promote sustainable growth, improve health and well-being and adapt to and mitigate climate change and maximise biodiversity 2) conserve biodiversity / geological features and mitigate any impacts on them and 3) maximising biodiversity opportunities in and around new developments through the adoption of good design. The proposals also comply with provisions set out in Chapter 15 of the Framework. It is therefore concluded that there are no justifiable ecology related reasons why the proposed development should not be granted planning permission.

Transport Statement

- 6.45 A Transport Statement (TAS) has been prepared by Optima Highways.
- 6.46 The TS has demonstrated that safe and suitable access to the proposed development can be achieved for all users and that there will be no unacceptable impacts from the development on the transport network or on highway safety during either construction or operational phases.
- 6.47 The TS has demonstrated that the proposed development accords with the BLP Policies SD1, GD1, T3, T4 and GS2, Chapter 9 of the Framework and relevant SPDs. It is therefore concluded that there are no justifiable highways or transport related reasons why the proposed development should not be granted planning permission.



The Planning Balance

- 6.48 The proposed 39 no. residential scheme on land south of Coniston Avenue in Darton is a housing allocation within the BLP (Site Ref: HS6). The principle of residential development on this site was addressed at paragraphs 6.2 – 6.4 of this Planning Statement.
- 6.49 A review of technical documents has demonstrated compliance with the requirements of local and national planning policy and there are no harms that would significantly and demonstrably outweigh the benefits of the proposals forming this full planning application.
- 6.50 The proposal in addition to delivering much needed new market homes will deliver economic, social and environmental benefits, including biodiversity enhancements and provision of greenspace for use by residents.



7.0 SUMMARY AND CONCLUSIONS

- 7.1 In accordance with Section 38(6) of the 2004 Act, this application has to be determined in accordance with the development plan, unless material considerations (which include the Framework), indicate otherwise.
- 7.2 The proposals forming this full planning application is for the residential development of 39 no. dwellings with associated infrastructure and open space. The principle of this site for residential use is already established through the allocation of this site for housing within the BLP.
- 7.3 This planning statement has evidenced through a review of the supporting technical documents that any perceived harm would not significantly and demonstrably outweigh the benefits of the proposals.
- 7.4 Furthermore, there are a wide range of social, economic and environmental benefits arising from the delivery of this site, including the delivery of market housing and biodiversity enhancements.
- 7.5 Consequently, it is indisputable that this is a sustainable development and that planning permission should be granted.