

Jones Homes (Yorkshire) Ltd

Land South of Bloomhouse Lane, Darton, Barnsley

Planning Statement

Revision A 26 May 2016



Revision Record

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I. Introduction

I.1. Spawforths have been instructed by Jones Homes (Yorkshire) Ltd to prepare and submit a full planning application in respect of land North of Station Road and South of Bloomhouse Lane, Darton, Barnsley.

I.2. The application proposal is described below:

“FULL PLANNING APPLICATION FOR UP TO 214 DWELLINGS AND ASSOCIATED CAR PARKING, GARAGES, ACCESS AND LANDSCAPING, OPEN SPACE AND DRAINAGE PROVISION, NEW VEHICULAR ACCESS ONTO STATION ROAD / SACKUP LANE INCLUDING A ROUNDABOUT JUNCTION AND CONSTRUCTION OF A NEW ACCESS ROAD AND ASSOCIATED DRAINAGE INFRASTRUCTURE WITH NEW JUNCTION ONTO WOOLLEY COLLIERY ROAD TO FACILITATE VEHICULAR AND PEDESTRIAN ACCESS TO THE DEVELOPMENT SITE FROM THE WEST AND PROVISION OF THREE NEW PRIVATE DRIVEWAY ACCESS POINTS ONTO BLOOMHOUSE LANE, ON LAND NORTH OF STATION ROAD AND SOUTH OF BLOOMHOUSE LANE, DARTON, BARNSELY.”

I.3. The applicants have taken professional advice from a development team and supplementary information has been prepared in support of the application by the following consultants. This Statement should be read in conjunction with these reports.

- Spawforths - Planning Statement
- Spawforths – Drawings Package and Design and Access Statement
- Dudley’s Civil Engineers - Flood Risk Assessment
- RSK Consultants - Ground Conditions
- Applied Ecology – Ecological Phase I Habitat Survey
- Sanderson Associates- Transport Assessment
- Wardell Armstrong – Air Quality Assessment
- Cultural Heritage (Archaeology) Prospect Archaeology
- JCA Consulting – Arboriculture
- Cushman and Wakefield - Viability

2. Site Context and Development Proposals

- 2.1. The application site lies within the village of Darton which is part of the urban area of Barnsley, South Yorkshire and is on the border of West Yorkshire and the Wakefield District. The site is located 1 mile from the M1 motorway, 12 miles from the centre of Barnsley town centre and within 500 metres of Darton Railway Station which provides rail services between Leeds and Sheffield.

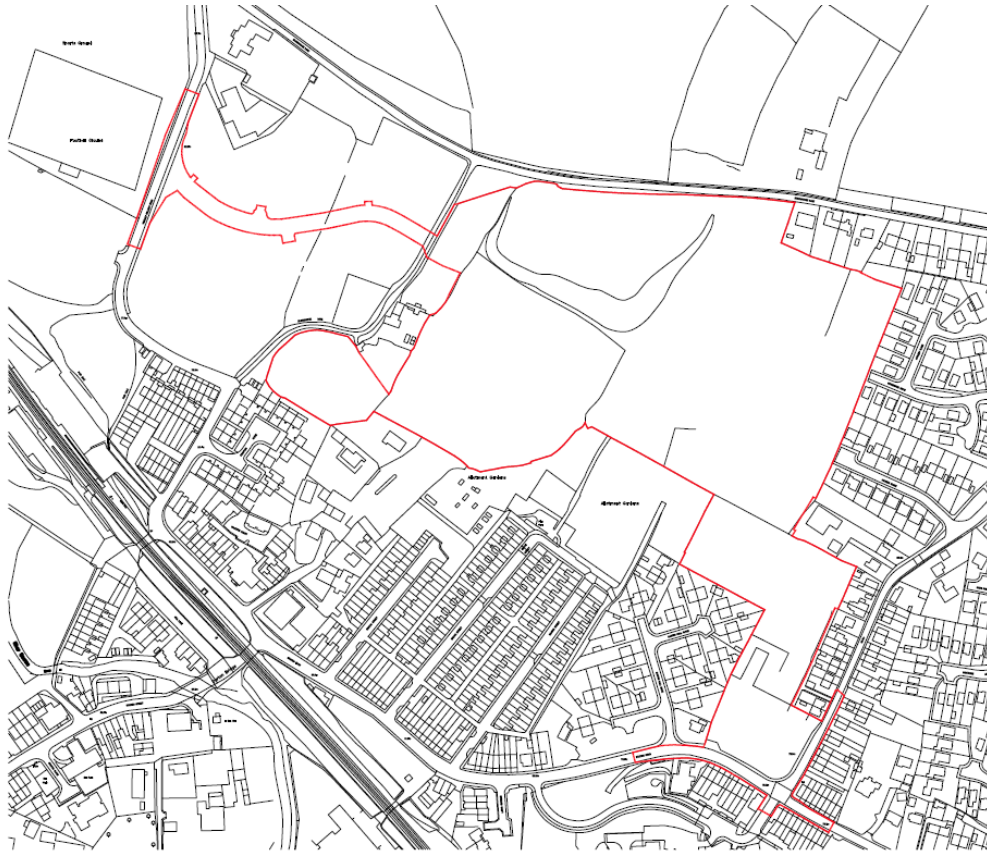


Figure 1 – Site Location Plan

- 2.2. The total gross site area including all land required to facilitate highway infrastructure improvements, as illustrated on the redline line application boundary plan in Figure 1 covers an area of 9.08 hectares. Omitting the section of the link road to the west and highway land to the south on Station Road, included to facilitate highway improvements works at this junction, the actual site area is 8.41 ha.

- 2.3. The southern extent of the site comprises previously developed land which was formerly occupied by Darton Primary School, which has subsequently been demolished. The remaining part of the application site to the north is greenfield in character and comprises private land used for grazing of animals and open land. There are a number of trees and dense vegetation across parts of the site. The trees within this site are generally comprised of scattered self-seeded trees, unmaintained field boundary hedgerows and dense groups of trees of reasonable form. The trees on this site have a moderate impact on the local treescape.
- 2.4. Bloomhouse Lane forms a tree lined boundary to the northern boundary of the site. The north eastern corner of the site is bound by the rear gardens of up to six dwellings on Bloomhouse Lane and properties on Appleby Close, Cranborne Drive, Howden Close and Sackup Lane all bound the eastern boundary of the site. With no fixed fencing or boundary treatments currently in place at the end of Cranborne Drive and Howden Close, access into the site for pedestrians is unrestricted and is often used by dog walkers.
- 2.5. The south-eastern part of the site is currently formed by the Station Road and Sackup Lane road junction and was previously occupied by the former primary school. All that remains is the existing gatepost and boundary wall to the playground. The southern boundary of the site is formed by the palisade fencing of the existing allotments. Pedestrian access is provided into the site from a path which bisects the allotments and connects back to the terraced housing on Bridge Street, Dearne Street and School Street.
- 2.6. To the south west, the site is bound by land used for the open storage of caravans and the rear gardens of houses on Fountain Close. The western boundary of the site is defined by Manor House Farm which will remain as part of proposals for the site. This Farm is accessed from a single lane access (Bloomhouse Lane) to the south, which joins with Wooley Colliery Road. To the north west of Manor House Farm, the boundary of the site is defined by an existing track, which extends to Bloomhouse Lane to the north.
- 2.7. The site generally slopes gently from the north down towards the southern boundary. The site is at an elevation of approximately 100m above Ordnance Datum (AOD) in the north east of the site, falling to approximately 70m AOD in the south west.

- 2.8. Beyond Manor House Farm is Green Belt land, which extends west to Woolley Colliery Road. This land will form part of a separate planning application for residential development of up to 83 dwellings, which will form a second phase of development.
- 2.9. The proposed road which forms part of this planning application will bisect this Green Belt land, creating a new junction onto Woolley Colliery Road.

Development Proposals

- 2.10. The proposals comprises up to 214 dwellings with associated car parking, garages, access and landscaping, open space and drainage provision. Vehicular access to the development site will be taken from the south from a new modified roundabout on the junction of Station Road and Sackup Lane. The primary vehicular route and main “Boulevard” through the site will provide a road/cycle and scope for a bus link from Station Road serving the proposed residential development. The section of the road beyond Manor House Farm which extends onto Green Belt land will complete the link to Woolley Colliery Road with access from a new T- Junction.
- 2.11. The link road will include access points to serve future residential development on this land which will form part of a later phase of development, and planning application submitted separately by Jones Homes (Yorkshire) Ltd, only when this land has been released from the Green Belt and allocated for housing in the Council’s emerging Local Plan. Three new private driveway access points onto Bloomhouse Lane, will also be created.
- 2.12. All highways have been designed in accordance with the South Yorkshire Technical Appendix. With the link road running through the centre of the site classed as a 'residential main road'. The technical appendix states that residential main roads are located within large developments, and carry high traffic flows and should be through routes. The design standards in which we have adhered to are as follows:
- Design speed of 30mph
 - Minimum carriageway width of 6.0m
 - Minimum centre line radius of 40m
 - Maximum gradient of 6%

- 2.13. The main link road will serve 'local streets', which will then lead to 'access courts' and 'private drives'. All of which aim to follow the standards set out in the technical appendix.
- 2.14. The roundabout has been designed in accordance with the Design Manual for Roads and Bridges, Volume 6, Section 2, Part 3.
- 2.15. The residential layout will work with the levels and sloping nature of the site. In addition to the main access points onto Woolley Colliery Road and Station Road, a number of private drives will provide an access from Bloomhouse Lane. The layout will encourage pedestrian permeability with access points into the site from Cranborne Drive, Howden Close and Station Road / Sackup Lane from the east, Bloomhouse Lane to the north, from the allotments to the south and pedestrian footways along the link road providing connection points with Woolley Colliery Road.
- 2.16. The landscaping and open space strategy will provide an appropriate level of recreational open space through the development, consistent with policy requirements, creating green infrastructure. The internal design of the layout has been designed to ensure that residents have clear and convenient desire lines to the wider public open space provision that is promoted within the site.
- 2.17. The proposed Landscape Strategy has the following key features:
 - A. A clear network of publicly accessible interlinked open spaces
 - B. Pedestrian and cycle passage along key desire lines
 - C. A permeable site, accessible from surrounding neighbourhoods
 - D. A robust green framework of trees and woodland, having amenity, screening and biodiversity functions
 - E. Retention of existing vegetation where feasible, to be supplemented by new native tree and hedgerow planting to provide a continuous network of woodland, tree groups and hedgerows allowing movement of wildlife through the site
 - F. The creation of Key places which pay heed to the past history of the site and the current and future requirements of the wider community.

Scheme Parameter	Detail
Maximum number of units	214 units
Maximum storey height	2.5 storey's
Area of recreational open space	1.36 ha

Figure 2 – Scheme Parameters



Figure 3 – Site Layout

3. Relevant Planning History and Designations

3.1. The relevant non-policy designations have been identified below. There is no relevant planning history associated with this site.

Non Policy Designation or Planning Consideration	Site Address / Proximity to the Site
Conservation Areas	No Conservation Area in Darton
Listed Buildings	No Listed Building on the site or in the locality
Ancient Monuments	None
Archaeological Sites	None
Tree Preservation Orders	None, Full Tree Survey has been undertaken by JCA Consulting
SSIs/SSSIs	There are no SSSI's in the immediate location surrounding the site. Windhill Wood, Wooley located 1 km from the site is a designated Ancient Woodland. Jobson Wood, Wooley located 2 km from the site is also a designated Ancient Woodland. Notton Park, Notton Local Nature Reserve is located 3 km from the site.
Flood Risk Zone	Flood Zone I
Air Quality Management Area	None
Other Ecology Designations	None
Heritage Assets	None
Rights of Way (PROW / Bridleway)	No designated PROW through the site
AONB or Landscape Designation	None

Figure 4– Relevant Planning Considerations

4. Stakeholder Engagement Summary

- 4.1. Pre-application discussions with Council Officers has been undertaken including the request for a EIA Screening Opinion. Details of this consultation are summarised below, along with a summary of the community consultation process.

Engagement with the Local Planning Authority and Statutory Bodies

- 4.2. This section includes a summary of the consultation undertaken with the Local Planning Authority including formal responses to the Environmental Screening Request and summarises the issues discussed with the Council at pre-application stage.

Environmental Impact Assessment (EIA) Screening Opinion request

- 4.3. As the proposal is an urban development project exceeding 0.5 hectares it falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015), a written request for a Screening Opinion was submitted to the Council on 6 June 2016. Under Regulation 7 of these Regulations, the Council confirmed in a letter dated 20 July 2016, that an Environmental Statement was not required in connection with any forthcoming application for residential development on the site (Screening Opinion attached at Appendix 1). The Council concluded that the development proposals would not be of more than local importance and that the site is not within an environmentally sensitive area as defined by the Regulations.

Pre-application Discussions

- 4.4. A formal pre-application request was submitted to the Council on 26 May 2016 and a meeting was subsequently held with Council Officers on 21st July 2016, to discuss the application proposals and principle of residential development on the site. The key issues discussed and presented in the formal pre-application advice provided by the Council on the 30 September 2016 is summarised in tabular form over the page. See Appendix 2 for pre-application letter from the Council.

Date	Venue	Attendees	Purpose of Meeting
21st July 2016	Plaza One, Westgate, Westgate, Barnsley S70 2DR	Gavin Winter – Spawforths Magda Balance – Spawforths Howard Gray – Jones Homes (Yorkshire) Ltd Victoria Brayshaw – Dudley's Civil Engineers Karen Smith – Sanderson Associates Andrew Burton, Senior Planning Officer, Development Management Alan Hart, Planning Policy Officer, Planning Policy Barbara Wilson, Senior Highways Development Control Officer Paul James, Principal Mining Engineer, South Yorkshire Mining Advisory Service Alex Richardson, Housing Growth Trevor Mayne, Biodiversity Officer Nick King, Senior Urban Design Officer	Pre-application meeting to discuss the application proposals and principle of residential development on the site. Key issues raised / discussed: <u>Land use planning policy issues</u> Recognition that Phase 1 land will be considered in context of NPPF para' 49, given relevant policies for the supply of housing should not be considered up to date. There is policy provision by way of para 90 of NPPF for construction of the road through the area referred to as phase 2 of the overall site as part of the infrastructure serving the area shown as Phase 1. The Council is not encouraging applications to be submitted on any proposed housing sites which are currently in the Green Belt such as this, as the Local Plan, despite the Phase 2 sites allocation for housing in the emerging Local Plan. There should be regard to relevant greenspace policies and the protection / compensation of green space on site as a result of development. <u>Design Issues</u> Plans would need to comply with the standards in the Designing New Housing Development SPD. This would include the minimum space between buildings standards. Careful consideration needs to be given to the design of the roundabout and car park at the entrance to the site. Parking provision to meet Council standards. Proposal need to have regard to Building for Life Standards. Section/street scene plans to be provided to show difference in levels. Concerns were raised regarding the layout design being dominated by front of dwelling parking and too many integral garages. Development should have distinct character areas. <u>Highways</u> The spine road and lower hierarchy roads need to show more horizontal reflection. Concerns with the number of dwellings it is proposed to serve off some of the shared surface roads. A limit of 10 dwellings to be served from Bloomhouse Lane. <u>Trees</u> The tree survey has been used to inform the proposed layout.

			<u>PROW</u> The bridleway through the site will need extended in width to take account of the application for a claimed public bridleway route <u>Affordable Housing/Education/Open Space</u> Provision should be provided on site and through contributions consistent with the Core Strategy policies and SPD's. <u>Biodiversity</u> Improved grassland should be retained on site where possible.
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Figure 5 – Pre-application Discussions

Community Engagement

- 4.5. In line with the requirements of the 'Framework' and Barnsley's Statement of Community Involvement, the Applicant has undertaken consultation with members of the Local Community.
- 4.6. Members of the local community and Ward Councillor's were invited to attend an exhibition informing them of proposals for the site. The event was held on 13th July 2016 at the Darton Darby & Joan Community Centre. Spawforths ensured every effort was made to inform the local community of the forthcoming exhibition.
- 4.7. Further details of the consultation and the feedback received can be found in the Statement of Community Involvement (SCI) accompanying this application.

5. Statutory Policy Context and Other Relevant Policies

- 5.1. Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. This section identifies the planning policies and other material considerations which are relevant to this proposal.

Statutory Development Plan

- 5.3. The statutory Development Plan for Barnsley comprises the Barnsley Core Strategy (2011), the Barnsley Education Sites Development Plan Document (DPD) and the remaining saved planning policies in the Barnsley Unitary Development Plan (UDP) (2000), including the Proposals Map, adopted December 2000.

Site Specific Allocation

- 5.4. The part of the site previously occupied by Darton Primary School, which has subsequently been demolished is allocated as an Existing Community Facility under Policy CF2 of the Saved UDP. The remaining part of the site extending to Bloomhouse Lane is currently allocated as safeguarded land under Policy GS10 of the UDP. A section of the application site is designated as Green Belt in the UDP Proposals Map. This small section of the site will facilitate delivery of a new link into the site connecting with Woolley Colliery Road.



Figure 6 – Extract from Barnsley UDP adopted December 2000

5.5. The relevant Core Strategy and remaining Saved policies in the UDP relevant to this application are as follows:

Policy	Summary
Policy CSP 1	Climate Change
Policy CSP 2	Sustainable Construction
Policy CSP 4	Flood Risk
Policy CSP 5	Including Renewable Energy in Developments
Policy CSP 8	The Location of Growth
Policy CSP 9	The Number of New Homes to be Built
Policy CSP 10	The Distribution of New Homes
Policy CSP 14	Housing Mix and Efficient Use of Land
Policy CSP 15	Affordable Housing
Policy CSP 25	New Development and Sustainable Travel
Policy CSP 26	New Development and Highway Improvement
Policy CSP 29	Design
Policy CSP 35	Green Space
Policy CSP 36	Biodiversity
Policy CSP 40	Pollution Control and Protection
Policy CSP 42	Infrastructure and Planning Obligations
Policy CSP 43	Educational Facilities and Community Facilities
Policy GS10/BA10/DT6 (Saved UDP)	Safeguarded Land
Policy GS6 / DT5 (Saved UDP)	Extent of Green Belt

Policy BA35/Policy CF2 / DO18

Existing Community Facilities

Figure 7 – Relevant Local Plan Policies

National Planning Policy Framework (The Framework)

- 5.6. The National Planning Policy Framework (The Framework) is a key material consideration as the statement of national policy and should therefore be taken into account and given appropriate weight when assessing this application.
- 5.7. Adopted as an expression of national planning policy, The Framework sets out the presumption in favour of sustainable development and the Government's key objective to increase significantly the delivery of new homes. Where relevant policies are out of date, for example where a five year housing land supply cannot be demonstrated, it states planning permission should be granted.
- 5.8. In summary, the key elements of The Framework relevant to the proposals are:

- Achieving sustainable development
- Building a strong, competitive economy
- Delivering a wide choice of high quality homes
- Decision-taking

Paragraph 87 of the Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 88 states that: When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Paragraph 90 also states:

Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- local transport infrastructure which can demonstrate a requirement for a Green Belt location; [Indent 3]

National Planning Practice Guidance (PPG)

- 5.9. The National Planning Practice Guidance (PPG) provides guidance to support the policies within The Framework, and in that sense does not provide additional policy but rather more detailed consideration of how policies within The Framework should be approached and met. The guidance covers all relevant planning policy areas under separate topics and will be updated online as and when required.
- 5.10. “What is the starting point for the five year housing land supply”. The Planning Practice Guidance confirms that, “Household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need.” Nonetheless, it goes on to say that household projections are trend based and, “do not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behavior.”
- 5.11. Significantly, the Planning Practice Guidance cautions that,
- “The household projection-based estimate of housing need may require adjustment to reflect factors affecting local demography and household formation rates which are not captured in past trends. For example, formation rates may have been suppressed historically by under-supply and worsening affordability of housing. As household projections do not reflect unmet housing need, local planning authorities should take a view based on available evidence of the extent to which household formation rates are or have been constrained by supply.” (Last updated: 06 03 2014 Reference ID: 2a-015-20140306).
- 5.12. The Planning Practice Guidance echoes the view expressed in the LGA / PAS Guidance Note and suggests that, “Local planning authorities should aim to deal with any undersupply

within the first 5 years of the plan period where possible” (Revision date: 06 03 2014 Related policy National Planning Policy Framework Paragraph 47 Paragraph: 036 Reference ID: 3-036-20140306).

Other Relevant Policies

Emerging Local Policy

- 5.13. The emerging Local Plan for Barnsley will replace the Core Strategy (2011) and the Unitary Development Plan (2000) providing a composite Local Plan. Once adopted, this document, will be the statutory development plan for Barnsley.
- 5.14. It will consider the future use of all land within the borough including Barnsley Town Centre, and includes text previously set out in the Town Centre Area Action Plan. It will establish policies and proposals up to the year 2033 and will be used when considering planning applications and to coordinate investment decisions that affect the towns, villages and countryside of Barnsley.
- 5.1. Consultation on the Local Plan commenced in November 2014 and ended on the 11th January 2015. A further round of consultation was undertaken between 30 October 2015 and 11 December 2015 to obtain views on a number of new sites that have been proposed. The Council published for consultation their Publication Version in Summer 2016 before submission to the SoS. The Council are now confident that their Plan is sound and have sent it to the Secretary of State for Communities and Local Government on 23 December 2016.
- 5.2. The Examination in Public commenced in May 2017 and is expected to run until Autumn 2017. The Council expects the Local Plan to be adopted in Spring / Summer 2018.
- 5.3. The emerging Local Plan seeks to allocate the land that forms part of this application as housing allocation site ref: H83 Land East of Woolley Colliery Road. This allocation also includes the adjacent piece of land accessed from Woolley Colliery Road, which will be released from the Green Belt and form part of a later phase of residential development.

The document seeks to identify sufficient sites to meet Barnsley’s housing needs in the period 2014 to 2033. Policy H1 indicates that, “We will seek to achieve the completion of at least 20,330 net additional homes during the period 2014 to 2033. A minimum five year supply of deliverable sites will be maintained.”

- 5.1. It is indicated that this provides an “indicative annualised figure of 1070 [units] per annum” which is suggested meet the Strategic Housing Market Assessment target of ‘around’ 1,100 units per annum. It identifies that, “Allocating sites for the full 1,100 would lead to further Green Belt release.”
- 5.2. Until such time that the Plan is submitted to the SoS for examination, less material should be applied to this document.

Relevant Evidence Base and Local Supplementary Planning Documents

Local Supplementary Planning Documents

- Residential Amenity and the Siting of Buildings SPD Adopted March 2012
- Designing New Housing Development Adopted March 2012
- Open Space Provision On New Housing Development Adopted March 2012
- Parking Adopted March 2012

Strategic Housing Land Availability Assessment, (SHLAA) Peter Brett Associates (2013)

- 5.3. The SHLAA is a key piece of the evidence base that will underpin the emerging Barnsley Local Plan. The assessment's purpose is to review the land supply for housing in the borough in relation to the requirement for housing as set out in the adopted Core Strategy in order to ascertain the Council's supply of deliverable and developable housing land over the forthcoming 5-10- and 15-year periods from a base date of 1 April 2012.
- 5.4. The SHLAA study, which covers the entire area within the administrative boundary of Barnsley Council, has been undertaken in full compliance with the NPPF, and the DCLG's SHLAA Practice Guidance. As required by these documents, the Council have assessed whether each identified site is 'deliverable' (i.e. available now, suitable and achievable), 'developable', or not currently 'developable'.

Strategic Housing Market Assessment (SHMA) Update, Arc4 2014 and Addendum (March 2017)

- 5.5. The SHMA Update provides the latest available evidence to help to shape the future planning and housing policies in the Barnsley area.
- 5.6. A comprehensive SHMA for Barnsley Council was published in November 2014 which provided an up-to-date evidence base to inform the development of the Council's Local Plan and other strategies.
- 5.7. Since the SHMA was published, the Office for National Statistics have released 2012-based and 2014-based population projections which have been used to prepare sub-national household projections. The purpose of the SHMA Addendum 2016 is to update the evidence base relating to Objectively Assessed Housing Need and in so doing also update analysis relating to the Housing Market Area definition and Housing Market Signal information.
- 5.8. In conclusion Barnsley can be described as a self-contained housing market on the basis of migration, but it should be acknowledged that Barnsley Metropolitan Borough (MB) is part of the wider functional economic areas of both the Leeds, but in particular the Sheffield city-region areas.
- 5.9. It is proposed that the Objectively Assessed Housing Need figure for Barnsley MB is within the broad range 967 and 1,389. This range takes account of the need to deliver more affordable and market housing for an increasing number of households, take account of long-term trends in migration and supports economic growth. It also takes into account potential changes to headship rates amongst younger households.
- 5.10. Analysis of general market supply and demand suggests that demand exceeds supply across all sub-areas and:
 - There are overall shortfalls of detached and semi-detached houses and bungalows, but sufficient supply of terraced houses and flats;
 - There are shortfalls of all property sizes.
- 5.11. Future development should focus on delivering to address identified shortfalls and reflect household aspirations.

- 5.12. In terms of affordable housing, an annual net shortfall of 292 affordable dwellings has been calculated.

Five Year Housing Land Supply

- 5.13. The Council has confirmed that they do not have a five year supply in the Barnsley Five Year 'Deliverable' Housing Land Supply Report April 2014 – March 2019 (March 2016). The Council concluded that it could only identify a '5 Year 'Deliverable' Net Supply Total' of 4,727 dwellings against a requirement of 7,062 net additional units. This equates to a significant shortfall of 2,335 units / an available housing land supply of 3.3 years.
- 5.14. There are various flaws in the Council's analysis that we have identified, the main ones being the approach to the Core Strategy Housing Trajectory and under/oversupply. It is therefore important to revisit the five year supply in order to secure an up-to-date and robust evidence base in respect of the housing supply position in Barnsley. Spawforths will prepare a separate assessment of the Council's five year housing land supply to support the planning application, which will provide evidence to demonstrate and reaffirm that Barnsley Metropolitan Borough Council (BMBC) does not have a five year supply of available housing land.
- 5.15. There are also a number of appeal decisions which have been issued since the publication of the Framework which have established pertinent precedents and conclusions. It is important to establish these matters as they will set the context for considering the approach to housing supply which should be applied in considering whether a five year supply of deliverable sites has been demonstrated by the local planning authority. This will be assessed in detail in the separate five year housing land assessment report

6. Reasoned Justification for Proposed Development

- 6.1. The following section considers the proposed scheme in the context of the development plan, national planning policy and guidance and all other relevant material planning considerations.
- 6.2. Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that proposals shall be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.3. Within this overarching policy framework, the evaluation of the application proposals is now considered against the following issues:

- Affording Weight to Planning Policies
- Principle of Development
- Presumption in Favour of Sustainable Development and other material considerations
- Planning Obligations
- The Planning Balance

Affording weight to planning policies

- 6.4. The Framework indicates that Development Plans which have been adopted post-2004 (but prior to the publication of The Framework) should carry weight in relation to Section 38(6) of the 2004 Act in terms of their compliance with the policies within The Framework. Where Local Plan policies pre-date the publication of The Framework, the national policy will hold sway in any conflict, whilst post-Framework development plans and policies will be afforded their full weight under the plan-led presumption so long as none of the policies therein are absent, silent or out-of-date (such as an absence of a five year housing supply).
- 6.5.

- 6.6. Regard should also be given to the recent Supreme Court judgement in the Cheshire East / Suffolk Coastal cases which delivered its verdict on the application and meaning concerning paragraphs 14 and 49 of the National Planning Policy Framework (NPPF), overturning the Court of Appeal's interpretation of the phrase "relevant policies for the supply of housing".
- 6.7. The Court of Appeal's original judgment broadened the definition of the "relevant policies for the supply of housing" and when policies should be regarded as being out of date, as detailed in paragraph 49 of the NPPF, so that it can be taken to refer to all policies that create or constrain land for housing development.
- 6.8. The Supreme Court found that the Court of Appeal's interpretation of what "relevant policies for the supply of housing" means was wrong. It said that the *"straightforward interpretation is that these words refer to the policies by which acceptable housing sites are to be identified and the five-years supply target is to be achieved. That is the narrow view"*.
- 6.9. *"In neither case is there any reason to treat the shortfall in the particular policies as rendering out of date other parts of the plan which serve a different purpose."*
- 6.10. According to the Supreme Court, the important question is not how to define individual policies, but whether the result is a five-year supply in accordance with the objectives set by paragraph 47.
- 6.11. *"If there is a failure in that respect, it matters not whether the failure is because of the inadequacies of the policies specifically concerned with housing provision, or because of the over-restrictive nature of other non-housing policies. The shortfall is enough to trigger the operation of the second part of paragraph 14."*
- 6.12. Like the Court of Appeal, the Supreme Court said it is paragraph 14, not paragraph 49, that provides the "substantive advice by reference to which the development plan policies and other material considerations relevant to the application are expected to be assessed".
- 6.13. This means permission should be granted unless adverse impacts would significantly and demonstrable outweigh the benefits when assessed against the NPPF's policies taken as a whole, applying the planning balance. This would also apply where specific policies in the NPPF indicate development should be restricted.

- 6.14. The statutory development plan in the case of this application comprises the saved Unitary Development Plan policies, including the Proposals Map, which were adopted in 2000 and the Local Development Framework Core Strategy adopted in September 2011, both before The Framework. As such the Core Strategy and Saved UDP Policies need to be considered alongside those of the NPPF and policies which are inconsistent with the NPPF will have less weight applied to them and national policy will hold sway in any conflict.
- 6.15. The Council believes that most saved policies in the UDP and Core Strategy Local Plan remain broadly consistent with The Framework and therefore still have significant weight in determining applications.
- 6.16. The National Planning Policy Framework (NPPF) is a key material consideration as the statement of national policy and should therefore be taken into account and given appropriate weight when assessing this proposal.
- 6.17. Given the age of the Saved Policies in the UDP and the adoption of the Core Strategy pre-dates the NPPF, these development plan documents do not have regard to paragraphs 14 and 49 and the presumption in favour of sustainable development and paragraph 89 of the NPPF, which qualifies the exceptions to inappropriate development in the Green Belt, which are all relevant to this application proposal.
- 6.18. In the context of the guidance provided in the NPPF (para' 215), we will make our assessment of the Saved Policies in the adopted UPD and Core Strategy to determine what level of weight should be given to these policies and whether precedence should be given to the relevant policies in The Framework.
- 6.19. The emerging Local Plan for Barnsley will replace the Saved Policies and Proposals in the UDP and the Core Strategy. Once adopted, this document will form part of the statutory development plan for Barnsley up to the year 2033 and will set targets for new homes, employment and retail development, and identify areas of land where these developments should be built.

- 6.20. The application will consider the relevant policies contained within the emerging Plan and the material weight which should be attached to this document. Although the Local Plan is not yet adopted, the document has been submitted to the SoS and is currently the subject of an EiP which commenced on the 16 May 2017.
- 6.21. The material weight to be applied is set out in Paragraph 216 of the NPPF, which advises that authorities may give weight in their decision making to relevant policies in emerging local plans, prior to adoption. Paragraph 216 of the NPPF advises that the amount of weight the Authority can give to an emerging policy depends on the following three considerations:
- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies (the less significant the objections, the greater the weight that may be given); and
 - the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.22. We have considered the emerging Local Plan in the context of paragraph 216 of the NPPF and consider that given the advanced nature of its preparation, this plan and its policies and site allocations should be afforded increased weight as a material consideration. We recognise full weight cannot be given to the Plan, in particular its allocations until after receipt of the Inspector's Report, given the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the Plan

Principle of Development

- 6.23. The application proposals have evolved taking account of feedback during pre-application discussions, national planning policy and guidance and the adopted development plan for Barnsley. The proposals comprise the development of the site for residential use. To address the suitability of the site for residential development it is necessary to consider the proposals in the context of the established uses and designation of this site, identified within the adopted Local Plan, the locational characteristics of Darton, housing delivery and land supply, the NPPF and other material planning consideration.

6.24. In this context, the application proposals have been assessed on the following basis:

- Conformity with the Development Plan Designations including its current allocation as an existing community facility, safeguarded land and Green Belt
- Suitability for housing
- Housing Need, Scale and Mix
- Presumption in Favour of Sustainable Development
 - The Three Dimensions of Sustainable Development
 - Identifying any adverse harm and impacts arising from the proposal
 - The Planning Balance

Conformity with the Development Plan Designations

Existing Community Facility (Saved Policies BA35, DO18, DT19 and Policy CF2)

6.25. The site is partly allocated as an Existing Community Facility in the UDP Proposals Plan based on its previous use as Primary School. The School has subsequently been demolished and a new Primary School has been built on land off Station Road. The site has been vacant since the former school was demolished, it is therefore surplus to requirements and no longer serves any value, purpose or benefit as a community facility under Policy BA35 and Policy CF2. As such, the use of this site as a community facility no longer needs protecting as the site is no longer required by the existing use or an alternative community use.

6.26. The weight of the Saved local planning policies relevant to Existing Community Facilities is now outdated and not informed by up-to-date evidence base and diminished by its age and the purposes and context in which the policies and proposals were devised. They are now outweighed by more recent emerging policy. This is recognised by the Council, who have sought to allocate this site for housing as part of the proposed housing allocation H83 in the emerging Local Plan, which now holds greater material planning weight in accordance with paragraph 216 of the Framework, given the advanced nature of this Plan, which is now being considered at an EiP. The suitability of the site for residential development is now considered in detail in the following sections below.

Safeguarded Land (Saved Policies BA10 and DT6)

6.27. The remaining part of the application site proposed for residential development which is beyond the former school site extending to Bloomhouse Lane to the north and Manor Farm to the west is currently allocated in the UDP as safeguarded land. Whilst this part of the

site is safeguarded land, proposals for residential development would currently be a departure from the Plan.

- 6.28. In advance of the adoption of the emerging Local Plan which seeks to allocate this land for housing, the application proposals should be considered in the context of paragraph 49 given the Council cannot demonstrate a supply of specific, deliverable sites sufficient to meet the Boroughs housing requirement. In this situation the Framework is clear, that relevant policies for the supply of housing should not be considered up to date. The Council have also recognised this in their recent pre-application letter dated 20th September 2016, confirming that they do not currently have a five year supply of housing sites.
- 6.29. Spawforths have also prepared a separate Assessment of Five Year Housing Supply within Barnsley, to support this full planning application, given it is important to establish these key matters as they will set the context for considering the approach to housing supply which should be applied in considering how many years supply the Council have. This Assessment will consider up-to-date and robust evidence base in relation to housing supply.
- 6.30. This is separate Assessment is summarized in later sections of this Report under THE Housing Need and Scale section (paragraph 6.69).
- 6.31. We consider that the site will contribute towards the Council's five year housing land supply. Given the District's underperformance in housing delivery, the ability to deliver new homes to address acknowledged housing needs within the next five years is a significant one which should weigh heavily in favour of the application proposals.
- 6.32. As a result of the Council's failure to demonstrate a five year housing supply, the Council have now confirmed they will consider favourably applications for residential development in the Borough (including proposals on UDP Safeguarded Land and UDP Urban Land to Remain Undeveloped allocations), where it can be demonstrated that they are in a sustainable location, consistent with the relevant development plan policies, including the requirements of the Council's Planning Advice Note 30 'Sustainable location of housing sites' and will be determined in line with the NPPF Presumption in Favour of Sustainable Development (paragraph 14 of the NPPF). The following sections of this report will demonstrate this site is in a sustainable and suitable location for housing.

Green Belt Considerations (Saved Policy DT5 and Core Strategy Policy CSP 34)

Transport Infrastructure in the Green Belt

- 6.33. A key component of this application is the link road through the site that will connect Station Road with Woolley Colliery Road and will provide junction improvements at this key road intersection with provision of a new roundabout on Station Road, which will improve highway safety and improve congestion in this part of Darton. Whilst this part of the site is proposed for release from the Green Belt and allocated for housing (site H83) in the emerging Local Plan, in advance of the adoption of the new Local Plan, it remains part of the Green Belt and therefore the principle of any development on this land has been considered in the context of Core Strategy Policy 34 Protection of Green Belt.
- 6.34. Whilst the general thrust of the adopted Core Strategy is up-to-date and accords with national planning policy, the adoption of the Core Strategy in 2009 pre-dates the publication of the Framework in 2012, therefore the weight to be ascribed to relevant policies will be dependent on their conformity with the Framework. In this context, we consider that there are elements of the Green Belt policies contained in the Core Strategy which are not up-to-date and consistent with policies in the Framework, in particular paragraph 90, criteria (3), which has regard to local transport infrastructure which can demonstrate a requirement for a Green Belt location.
- 6.35. On this basis, elements of the Core Strategy fall within the terms of paragraph 215 of the NPPF and hence they do not benefit from this full weight provision identified within the NPPF.
- 6.36. Paragraph 14 of the NPPF also confirms this approach and states where the development plan conflicts with the NPPF or is absent or silent on a matter, then the NPPF will hold sway in accordance with presumption in favour of development.
- 6.37. In the case of this element of the application proposal, this confirms the NPPF is a strong material consideration and should be given considerable degree of weight, particularly in the context of the relevant Green Belt policies.
- 6.38. We have considered the proposal in the context of the relevant paragraphs of the NPPF, with specific regard to para' 90 which states:

"Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.

These are:

- *mineral extraction;*
- *engineering operations;*
- *local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- *the re-use of buildings provided that the buildings are of permanent and substantial construction; and*
- *development brought forward under a Community Right to Build Order."*

6.39. Considered in this context we consider that the proposed link road is "not inappropriate" development within the Green Belt as set out in paragraph 90 of The Framework since it comprises "local transport infrastructure which can demonstrate a requirement for a Green Belt location".

6.40. The Council has advocated the need for this link road as a strategic objective connecting Woolley Colliery Road with Station Road and has already prepared detailed highway engineered drawings to safeguard this route. The Council consider that this proposal for a new link road facilitated as part of this residential development will address a number of highway safety concerns that exist on the local network and have made reference to the requirement for this link road in the emerging Local Plan Policy H3 – Site H20, which states:

"The development will be expected to: ensure that the internal road layout will allow access to housing allocation H83 and provide a spine road through the site linking Station Road with Woolley Colliery Road that is capable of taking through traffic."

6.41. Whilst the Local Plan is yet to be adopted, the Plan has been submitted to the SoS in December 2016, and the EiP has now formally commenced. In this regard, policies and proposals identified in this Plan can be afforded further weight and therefore represent a material consideration in the determination of this application.

6.42. Delivery of the aforementioned highway link also appears to be required to facilitate the development of proposed housing allocations on either side of Woolley Colliery Road

(Policy H3 – Site AC1), proposed through the emerging Local Plan. We consider that this confirms the strategic importance of the link road as a local transport scheme. Confirmation of the proposed link road in the Barnsley Local Plan, with a safeguarded route through the site on the proposals map will endorse this. The Transport Assessment submitted in support of this application will also provide further evidence that this will improve highway safety on the local network, which would otherwise not be provided without being able to utilise this Green Belt location.

Material Impact on the Openness of the Green Belt

- 6.43. Consistent with the policy requirements of the paragraph 90 of the NPPF we consider that the application proposals will result in no significant material impact on the openness of the Green Belt and that proposals do not therefore conflict with the purposes of including land in Green Belt.

- 6.44. The analysis of impact on "openness" in the Green Belt is a matter of professional judgement. There is no precise definition of "openness" in the meaning set out in the Framework (para 79) or any other statute or Government policy. We consider that it means the absence and or the degree of absence of built development.

- 6.45. On this basis, any built development compromises the openness of the Green Belt to some degree. We consider that whilst the access road comprises "development" in the Green Belt, it does not comprise new buildings within the Green Belt and hence due to the nature of the link road, the impact on the "openness" of the Green Belt will be negligible and so preserves it.

- 6.46. The section of the road that extends into the Green Belt is 207m in length where it meets with Woolley Colliery Road. This is only 0.28 ha in area and represents only a small percentage (3%) of the total site area of the application and only 8% of the section of the Green Belt land which measures 3.5 ha and extends west from Manor House Farm to Woolley Colliery Road.

- 6.47. The link road will comprise a 6.0m carriageway with footways and a number of lighting columns. It will also be softened by the landscape planting proposed which will assimilate it into the landscape. A landscaping scheme will also be provided which will include planting and vegetation which will further soften this edge. We consider lighting columns to be a

common feature of a Green Belt location. The height of the lighting columns and the degree of tilt can be designed to reduce light spillage for ecological, amenity and aesthetic reasons. Whilst the land on which the link road is proposed, is open in character, the topography of the site and the nature of the road proposal means that impact on openness is contained and minimised.

- 6.48. We consider the location (on the edge of the Green Belt adjacent to an urban edge) and the scale and nature of the link road will not adversely impact on the openness of the Green Belt. In assessing the proposals impact on the Green Belt, we have drawn upon the Council's Green Belt Review undertaken in August 2014, to inform the Council emerging Local Plan. This concludes that this land parcel is not considered to be fulfilling the purposes of the Green Belt as thoroughly as other Green Belt areas within Barnsley. The Council's Green Belt Review Document also recognises that the openness of the Green Belt and key views are already interrupted in this location by development at Woolley Grange. Previously developed land and greater levels of built form within the south western section also reduce the rural character of this parcel of land.
- 6.49. The Green Belt Review Document states that release of this land from the Green Belt represents an opportunity to identify land which is weakly fulfilling the purposes of the Green Belt and re-define the Green Belt boundary. The newly defined Green Belt boundary would be defined by the permanent features of Bloomhouse Lane in the north and Woolley Colliery Road in the west, creating a stronger defined and more durable boundary. Alongside the area of safeguarded land, these boundaries are significantly stronger than what currently exists at Bloomhouse Lane. This clearly demonstrates that the Council considers the site to be suitable for release from the Green Belt.
- 6.50. The NPPF (para 80) sets out the five purposes for including land in the Green Belt. We do not consider the link road access road from Woolley Colliery Road impacts adversely upon the five purposes of Green Belt in this area.
- 6.51. Whilst the Council's pre-application response letter dated 30th September 2016 recognised the provisions of Policy 90 of the NPPF could apply to this proposed road link through the site, if the access road was not accepted as "local transport infrastructure", "very special circumstances" will need to be demonstrated to justify its development within the Green Belt. For robustness, we have provided these very special circumstances. It is clear that there are no alternative access routes to deliver this emerging comprehensive housing

allocation without using Green Belt land. Without this link road through the site, there would be significantly more traffic on the Station Road / Sack up Lane junction to the detriment of highway safety and would not provide the necessary highway infrastructure required to facilitate the development of proposed housing allocations on either side of Woolley Colliery Road (Policy H3 – Site AC1), as set out in the emerging Local Plan. Without delivery of this road, as part of this application, the proposals cannot begin to meet the policy objectives of Policy H3 – Site AC1, Site H20 and H83 in the emerging Local Plan, and will also prevent the delivery of the Council's housing requirements and five year housing land supply. Delivery of this allocated housing site will therefore help address the unmet housing needs. The site is capable of being brought forward now and causes no significant harm to the wider purposes of the Green Belt or the wider issues of openness. Any harm by reason of inappropriateness is very limited in its ambit. Therefore any harm by reason of inappropriateness is significantly outweighed by the benefits of the development and hence very special circumstances exist to justify this development proposal.

- 6.52. In summary, this confirms that the adopted Core Strategy Green Belt policy is not consistent with national policy and reinforces the importance of the Framework as a material consideration in the determination of this application and the weight to be attached to paragraph 90, in the absence of relevant and up-to-date green belt policies. Considered in this context, we consider that the proposed link road is "not inappropriate" since it comprises *"local transport infrastructure which can demonstrate a requirement for a Green Belt location"* and that it will result in no significant material impact on the openness of the Green Belt and that proposals do not therefore conflict with the purposes of including land in Green Belt.

Greenspace Designations (Core Strategy Policy CSP35 and emerging Local Plan Policy GSI)

- 6.53. The Council has stated in their pre-application advice letter that part of the application site is functioning as green space and as such should be considered in the context of Core Strategy Policy CSP35. There are two records on the green space register that cover part of this site: GS1794 Bloomhouse Lane Green Space which is a natural area and informal open space along with the former Darton Primary School GS679 which also includes a natural area/informal open space. Policy CSP35 only seeks to allow development proposals

that result in the loss of green space where an assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough; compensatory provision will be required in the form of an appropriate replacement green space of at least an equivalent community benefit, accessibility and value is provided in the area which it serves.

- 6.54. It is important to note that GS1794 Bloomhouse Lane parcel of land identified on the Council's green space register is privately owned and public access to this land is therefore restricted. Notwithstanding this, we acknowledge that there are certain parts in which access to the site are not secure from Cranborne Drive and Howden Close and these points are used to access the site with informal pedestrian desire lines now created across parts of the site which is used by dog walkers. Similarly, the former Darton Primary School GS679, has restricted access from the south, given the gates to the former school entrance are now padlocked and the only informal access to the site, which remains, is through a gap in the hedgerow through the registered GS1794 Bloomhouse Lane Green Space. We recognize greenspace can improve the quality of the local environment and is not always publically accessible, however these spaces, used informally by dog walkers have very little open space function and are more greenways or natural and semi nature areas, based on the categories of green space defined in the Council's Green Space Strategy (2016).
- 6.55. These spaces are not deemed as areas of informal open space based on the definition contained in the Green Space Strategy which states these spaces are typically *"A casual area of open space to meet local recreation needs. While often not equipped, they may have some play equipment like goalposts, rebound walls or hard surfaces for basketball or skateboard ramps."* The Bloomhouse Lane parcel of land is a steep sloped site made up of dense and scattered scrub with broad-leaved semi-natural woodland. The sloped nature of the site makes it difficult to be used for informal open space and is more typical of a greenway or natural and semi natural area type greenspace defined in the Green Space Strategy, that contains paths and open routes providing links between houses and contains plants and trees and used by wildlife.

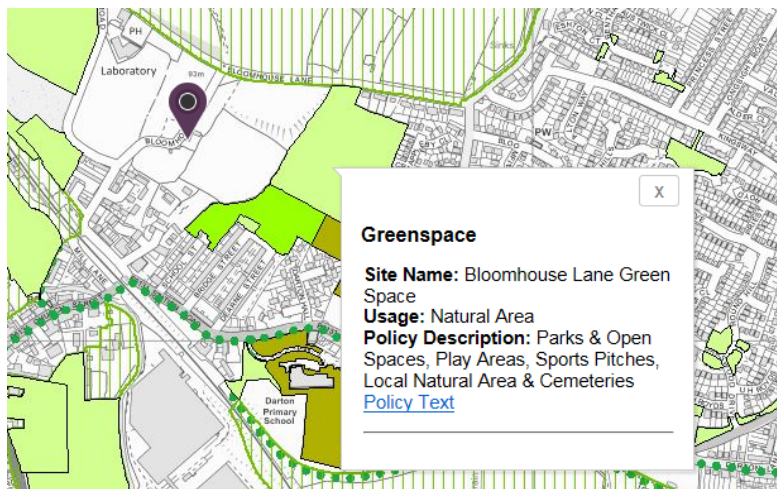


Figure 8 – Extract from Barnsley Online Mapping System – Bloomhouse Lane, Greenspace

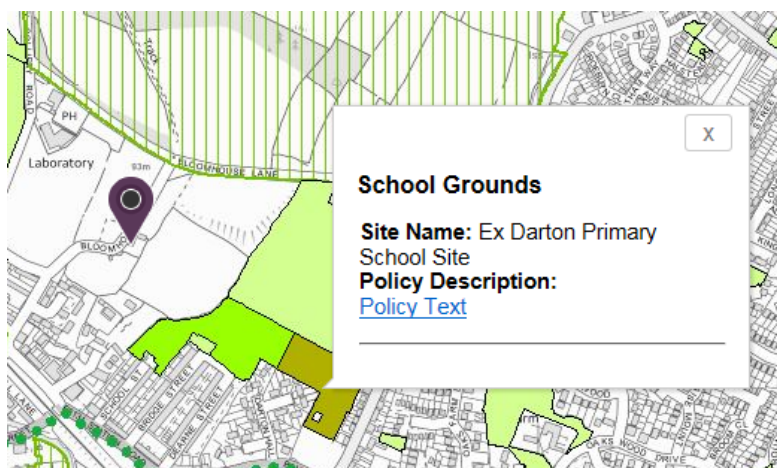


Figure 9 – Extract from Barnsley Online Mapping System – School Grounds

- 6.56. The Council's Greenspace Register, using the site reference numbers GS1794 and GS679 is not available online, therefore we have studied the Council's online mapping system to understand level and type of greenspace in the locality. The Council online mapping system actually identifies the Bloomhouse Lane parcel of land as a 'natural area', rather than informal open space and the former Darton Primary School site as an "ex school site". For the reasons stated above we have defined the Bloomhouse Lane parcel of land (GS1794) as a greenway or natural and semi natural areas. The former primary school site is overgrown, serves no informal open space function and is now more natural and semi natural in type.

- 6.57. Appendix 1 of the Greenspace Strategy states that you should only expect to travel a maximum distance of 800m from any house to get to any natural and semi natural area of greenspace with a minimum size of 2 ha in area. The total area of GSI794 Bloomhouse Lane parcel of land is 3.32 ha and the total area of the former school playing field site is 0.98 ha. This totals 4.3 ha and represents 4.3 ha (47%) of the application boundary.
- 6.58. Having Studied the Council's online mapping system to assess the level and type of greenspace in the locality, we consider that there are other similar areas of 'natural usage' within close proximity of the area this site serves, including greenspace on land off Woolley Colliery Road. See extract of mapping system below, which illustrates the extent of greenspace within the locality. We do not therefore consider there is a significant shortfall of natural and semi natural greenspace within this locality / ward, therefore the application proposals would not result in a quantitative deficiency, particularly in the context of the borough wide greenspace needs.



Figure 10 – Extract from Barnsley Online Mapping System – Extent of greenspace in the locality

- 6.59. Furthermore, we consider that the application proposals would actually result in a significant enhancement of the site. Of the area developed for housing, we have provided 1.36 ha (15%) of enhanced greenspace. This provides adequate compensation for the loss to built development of approximately 2.94 ha of greenspace comprising poor quality overgrown scrub and grassland, which has minimal ecological and recreational value. The application proposals, includes an area of open space which incorporates an area of semi natural greenspace and managed scrub, providing public access onto this land which is currently

restricted, creating paths and routes through the middle of the site. This will increase the functionality of the greenspace on the site and would enhance, rather than merely safeguard its function as a recreational and wildlife resource.

- 6.60. The development principles identified in the emerging Local Plan Publication Draft (2016) states that development will be expected to retain and manage a significant proportion of the existing scrub as the greenspace provision. Whilst this Local Plan is yet to be adopted, it is currently being examined at the EiP, therefore we afforded increased weight to the site allocation and its development principles as a material consideration in the assessment of this application.
- 6.61. Given the acknowledged need for housing in the Borough and the future allocation of this land for housing in the Local Plan Publication Draft (Site H20) there is recognition that some land identified on the Greenspace Register will be required for development if it is to meet the indicative number of dwellings (209) identified for this site in the emerging plan. However, 'a significant proportion' of the existing scrub cannot be retained if the proposals are to meet the indicative number of dwellings identified for this site in the emerging Local Plan. We consider that the application proposals will provide a proportionate level of scrub as part of the greenspace provision, whilst ensuring we meet the number of dwellings identified for the site. Retention of a 'significant proportion' of existing scrub as greenspace is at odds with the decision to allocate this site for housing in the emerging Local Plan which is in direct conflict with the requirements of Policy CSP35, given this will severely restrict the ability to build 209 dwellings on the site. This indicative number of dwellings has been identified by the Council based on application of a reasonable net area and average density and provides a similar total number of dwellings to that proposed as part of this application. We assume these indicative numbers have been used to calculate the total housing requirement in the Borough over the plan period and ensure all proposed housing allocations meet this requirement. Failure to achieve anywhere near this number on this site could exacerbate the Council's ability to meet their housing land requirement set out in the Plan and meet their housing need deficit.
- 6.62. In conclusion, having regard to the above considerations we consider that the application proposals accords with Policy CSP35 and is in conformity with the development plan. It will provide an appropriate level of greenspace through replacement and where appropriate retention of existing scrub, creating a semi natural space. This will secure an enhancement

in the value, which is of equivalent community benefit, as this will improve accessibility, and increase the functionality of the green space, rather than just safeguard its current function as an area of overgrown scrub which has limited access and recreational value. An assessment of the level of greenspace in the immediate locality also confirms that any net loss of greenspace would not affect the existing and potential green space needs of the Borough and proposals to replace and where appropriate retain existing scrub as part of a green corridor through the site will make a positive contribution to green infrastructure in the Borough.

Housing Need, Scale and Mix

Housing Need and Scale

- 6.63. The NPPF sets out that the Government is committed to substantially increasing the amount of housing, and that this is a very significant material consideration to which significant weight should be attached. Recent appeal decisions support this position with the Planning Inspectorate placing substantial weight on housing land and supply.
- 6.64. The NPPF is also underpinned by the need to deliver sustainable development. It sets out economic, social and environmental roles for the planning system. At the heart of this approach is the presumption in favour of sustainable development, which as outlined in paragraph 19, is driven by a commitment to support growth.
- 6.65. Paragraph 14 identifies that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. Paragraph 14 states that in terms of decision taking, a presumption in favour of sustainable development means:

- *“Approving development proposals that accord with the development plan without delay;*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
- *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; or*
- *Specific policies in this framework indicate development should be restricted.”*

6.66. This approach is reinforced through the NPPF Core Planning Principles which state in Paragraph 17 that one of the Principles of Planning is to *“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving places that the country needs. Every effort should be made objectively to identify and the meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth”*.

6.67. The Government’s agenda to deliver wide housing growth is set out in paragraph 47 of the NPPF where it states that local authorities should *“boost significantly the supply of housing”*. The NPPF is clear that in relation to housing:

“relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”

NPPF, Paragraph 49

6.68. Core Strategy Policy 9 and CSP 10 confirm the Council’s approach to housing supply and distribution of housing, confirming their intention to achieve the completion of at least 21,500 net additional homes during the period 2008 to 2026, recognizing the need to maintain a minimum five supply of deliverable sites. Policy CSP 10 seeks to distribute 9,800 new homes during the plan period, within the Barnsley Urban Area (which includes Darton)

and does not include windfall sites. This represents 46% of the Borough's total new housing over the plan period.

- 6.69. It has been acknowledged by the Council that it is unable to demonstrate a five year supply of deliverable housing sites. Spawforths have prepared a Five Year Housing Land Supply Assessment in support of this application. This assessment identifies a number of scenarios. If the Council's Position (9,822 dwellings (or 1,964 dwellings per annum) in respect of its Housing Requirement is applied against the available supply (4,727 dwellings) then Barnsley would have no better than a **2.4 years** supply. If Scenario A with a 'soft start' (11,225 dwellings and 2,245 dwellings per annum) is applied to the Council's Housing Requirement where a 20% buffer has been applied, the identified deliverable net supply of 4,727 units would equate to no better than a **2.1 year** supply of housing land in Barnsley. If **Scenario B** (8,772 dwellings (4,727 dwellings per annum) is applied, then this would mean that Barnsley has no better than a **2.69 year supply** of housing land. If our **Scenario C** (10,025 dwellings (2,005 dwellings per annum) was to be utilised against the available supply that would mean that Barnsley would have no better than a **2.35 year supply** of housing land.
- 6.70. It is clear that regardless of what buffer should be applied, it is evident that Barnsley cannot demonstrate a 5 year supply of deliverable housing sites. There is a very substantial shortfall in the supply of available housing land in Barnsley and that unless a significant number of planning permissions are granted and subsequent delivery of sites is achieved, the Council will continue to fall further behind its housing delivery target and the deliverable housing supply will be even further reduced.
- 6.71. The challenge for the Council is significant. The availability of sufficient suitable sites in a choice of locations throughout the Borough is frustrating the Council's ability to achieve its housing requirement. Consequently, it is vital that the Council looks to encourage the construction of a sufficient level of housing development to provide choice in a variety of locations and certainty to the market.
- 6.72. As such, until the five year supply is re-established, under paragraph 49 of the NPPF, the Council's policies for the supply of housing, including CSP 9 and CSP 10 cannot be considered up to date. This application is now therefore considered in the context of paragraph 49 and 14 of the Framework and the presumption in favour of sustainable development should prevail.

- 6.73. The NPPF also confirms in relation to decision taking (paragraph 187) that local planning authorities should *“look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.”*
- 6.74. Subsequent sections of this Planning Statement, assess the application proposals in the context of paragraph 14 of the NPPF and outlines the economic, social and environmental benefits to Darton as a result of this application proposal.
- 6.75. It is now clear from the most up-to-date and available evidence that there is an urgent and pressing need for new housing to be delivered in Darton (within the Barnsley Urban Area) to meet the Council's five year housing land supply. It is clear, based on this housing land supply deficit, that there is a pressing need to bring forward the delivery of up to 214 dwellings on the application site immediately to meet the Council's housing requirement target.
- 6.76. Given the District's underperformance in housing delivery, the ability of the application site to deliver new homes to address acknowledged housing needs within the next five years is particularly significant.
- 6.77. In addition, and in the event that it is concluded that a five year supply exists during the determination of this application, the Core Strategy Policy CS9 makes it clear that the housing land requirements are not ceilings and should achieve the completion **of at least** 21,500 net additional homes. No harm would therefore be caused by the delivery of this land.
- 6.78. It is therefore entirely appropriate for this site to be brought forward to meet this recognized shortfall in housing supply in the district.
- 6.79. The NPPF paragraph 47 states local planning authorities should *“use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for the market and affordable housing in the housing market area.”* This entails identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market. Footnote 11 defines deliverable sites as being available now, in a suitable

location and achievable, with a realistic prospect that housing will be delivered within five years. Sites should only be placed in the five year housing land supply if they have been assessed in terms of their availability and achievability within the five year period, taking into consideration constraints, landowner intentions and the current economic climate.

- 6.80. We have assessed the site in the context of paragraph 47-50 and footnotes 11 and 12 and consider that the application site is available, proven by the submission of this application by a willing landowner. It is a suitable and sustainable location for housing development and meets with Government's key housing objectives to increase significantly the delivery of new homes and promote mixed use developments, which encourage multiple benefits from the use of land in urban areas (paragraph 17 of the NPPF). It therefore meets with the Government's key housing objective to boost significantly the supply of housing and is available and deliverable within the next five years.

Housing Mix

- 6.81. Both national planning guidance and local strategic objectives in the form of the Core Strategy Policy CSP 14, and the Framework aim to ensure that all the housing needs of the local population are adequately met. The provision of an appropriate mix of housing type, size and tenure is fundamental to achieving mixed and balanced communities. The application proposals are made in full and proposes a mix which has regards to the market need and information in the form of the SHMA Update (2014) and Addendum (March 2017) undertaken by Arc4, which currently states that there is an overall shortfall of detached and semi-detached houses and bungalows and shortfalls of all property sizes.

- 6.82. The mix is provided in the schedule below:

Number of Bedrooms	Total No. of Units
2 bedroom units	54 (25%)
3 bedroom units	63 (29%)
4 bedroom units	82 (38%)
5 bedroom units	15 (8%)

Total Number of Units	214
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- 6.83. The application proposals seek to achieve a density of 24 dph. This medium / low density scheme, which is below the minimum density of 40 dph set out in Policy CSPI4 has to be balanced with the consideration of the major highway infrastructure through the site, in the form of the link road and need to retain elements of greenspace across the site, which is required as part of the emerging housing allocation (H83).
- 6.84. In this context the density of the proposed scheme is wholly appropriate. The design of the proposed development has been led by these individual characteristics of the site. The setting of the site and its topography, the nature and character of the surrounding area and the infrastructure and greenspace through the site means that the density proposed is justified and makes the best use of land.
- 6.85. This approach is consistent with the Framework (paragraph 50) and Policy CSP 14 of the Core Strategy and will ensure that the application proposals meet the shortfalls in the supply of market housing and provides the full range of market housing to contribute to creating mixed and balanced communities.
- 6.86. The layout for the site, submitted with this application and included within the Design and Access Statement the mix of house types on the site which responds to the surrounding area.
- 6.87. Policy CSP 15 of the Core Strategy sets a requirement for 25% of all housing developments to be affordable housing; however it recognises that the actual amount of affordable housing, is a matter for negotiation, if it can be demonstrated through a viability assessment that the required figure would render the scheme unviable.
- 6.88. Material weight should also be given to Policy H8 'Affordable Housing' of the emerging Local Plan, given the advanced stage in its preparation. This policy states that 20% affordable housing provision should be provided in Darton.
- 6.89. The Council has stated in their pre-application response to the Applicant that they will require an affordable mix of up to 20% intermediate housing and 80% social rented on site.

- 6.90. The Council's Housing Team stated that they would seek 25% provision to be provided in the following manner:-

House Types	80% General Needs Rented	20% General Needs Intermediate
2 bed House	24	6
3 bed House	14	4
2 bed OAP Provision	5	1
Total	43	11

- 6.91. The application proposals have regard to Policies CSP 15 and emerging Policy H8 and have sought to balance the target of affordable housing provision with the abnormal costs and economic viability associated with the site. The SI06 section of this report, and the supplementary Viability Report prepared by Cushman & Wakefield provides the economic context to this proposal and provides a rationale and justification for our approach to the scale and nature of the affordable housing offer. This viability led approach is consistent with the advice contained in Policy CSP15, emerging Policy H8 and the Framework which indicates the affordable housing target should take into account risks to delivery and the level of developer contribution that can reasonably be achieved.

Prematurity

- 6.92. There are no circumstances where it would be justifiable to refuse permission for this residential application on prematurity grounds. We do not consider that any decision to allow this housing scheme is likely to prejudice the new Local Plan, which seeks to identify future housing allocation sites in the Borough.
- 6.93. Guidance on the issue of prematurity is contained within paragraph 216 of the NPPF.

“From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”*

6.95. The question of prematurity is also dealt with in the National Planning Policy Guidance (NPPG) which was confirmed on 6th March 2014:

“Annex 1 of the National Planning Policy Framework explains how weight may be given to policies in emerging plans. However in the context of the Framework and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and

b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.”

Whilst the emerging Local Plan (currently being considered at an EiP which is likely to end in October 2017) is at an advanced stage in its preparation and therefore holds greater weight, the determination of this application, prior to adoption of the Plan, in view of its scale, cumulative effect, scale and location would not undermine or prejudice the plan-making process. It is clear from the assessment of this application, that proposals are in accordance with relevant adopted Core Strategy policies that are up to date and consistent with the Framework, furthermore the presumption in favour of sustainable development prevails on this site, given the Council's failure to demonstrate a five year housing supply.

Presumption in Favour of Sustainable Development

- 6.96. This section now considers the application in the context of paragraph 14 of the Framework and guidance on sustainability contained within the NPPF. It then identifies and assesses any adverse impacts of the proposals, balancing these with the benefits of the proposals.

Suitability for Housing – Appropriateness of Location

- 6.97. We have considered the suitability and appropriateness of this site and its location for residential purposes in accordance with the relevant up to date policies contained in the adopted Core Strategy and Saved UDP policies, based on the recent judgement handed down by the Supreme Court in the Cheshire East / Suffolk Coastal cases and not the interpretation of the earlier High Court ruling which wrongly defined “relevant policies for the supply of housing” referred to in paragraph 49 of the Framework, as all those which create or constrain land for housing development.
- 6.98. The proposal for residential development on the site is appropriate in the context of the area, and sits within an established residential area with housing to the east and south east of the proposed site. Whilst it will change the character and appearance of the area, the proposals are of a scale and design appropriate to the form and character of the immediate locality and will be well related to existing development in the village. The development will therefore have no negative impact on the character of the area, and is compatible with adjacent uses. The application proposals accords with the spatial development strategy in accordance with Core Strategy Policy CSP8, which states that priority should be given to new development in Urban Barnsley (which Darton forms part of) taking advantage of existing services and high levels of accessibility.

- 6.99. Darton is considered appropriate for housing development, and the site is in a sustainable location and forms a natural extension to the urban area of Darton. The proposed site is highly accessible, in accordance with the requirements of the NPPF. The site is within walking distance of a range of existing facilities and services which would be easily accessible through a series of existing pedestrian and vehicular routes, and is in close proximity to the Darton train station providing quick access to Leeds, Barnsley and Sheffield, as well as the M1. The site is located within close proximity to Darton village centre, and is therefore in a sustainable location, with good access to schools, and other facilities.
- 6.100. We have also had regard to the Council's Planning Advice Note 30 'Sustainable location of housing sites', which provides a sustainability checklist to ensure new development takes place in sustainable locations. This document was prepared prior to adoption of the Core Strategy. Whilst this guidance document pre-dates the NPPF and references PPS Statements and the RSS, the Council is still using this for an interim period prior to adoption of the emerging Local Plan. However, it should be treated with caution as guidance on which this document is grounded has now been superseded by the adopted Core Strategy and the NPPF.
- 6.101. The completed checklist has been appended to this Statement at Appendix I. In summary, this confirms the site scores a combined total of 12 (step 1) in that it is located within the Barnsley sub regional town on a part greenfield and part brownfield site (less than 70% of its area being brownfield). In terms of its land use and urban form (step 2), on the edge of the settlement, it scores 6, however there is no recognition that part of the site is allocated for community purposes, associated with the former use of the site as a primary school, which has been demolished and the site surplus to requirements. It is an accessible site to local services and public transport and scores a combined total of 8 (step 3). In total the site scores 26 which confirms the site is sustainable and has met the requirements of PAN 30.
- 6.102. The Council have also shown a commitment to development of this site having identified this site as a housing allocation in the Submission Version of the Local Plan, given the sites locational characteristics and the ability of the site to provide a sustainable urban extension to the north of Darton. This is consistent with the advice contained in paragraph 47 of the NPPF which seeks to encourage local planning authorities to identify key developable sites which are critical to the delivery of the housing strategy over the plan period.

- 6.103. The application proposals are of a scale and design appropriate to the form and character of the immediate locality and will be well related to existing development and the urban area. The application proposals meet with the objectives of the Core Strategy which seeks to concentrate new development in the most sustainable locations, where reasonable public transport exists, and taking full account of local needs and environmental, social and economic constraints.
- 6.104. In regards to the cumulative impact of previous levels of development and impact on the infrastructure capacity in the village, we consider that there is sufficient highways capacity on the local network and existing and proposed junctions will operate below capacity during AM and PM peak periods, taking into consideration all recent proposed developments, therefore there will be no severe or material traffic impact.
- 6.105. It is understood from the recent community consultation event held by Spawforths in July 2016, that there is local concern regarding school capacity, which could be exacerbated further with an increase population. However, there is no published evidence to demonstrate that these services and facilities could not cope with this level of new development in the village. Furthermore, the proceeds of any S106 education contribution required as part of this application could be used to improve education facilities if necessary.
- 6.106. The cumulative impacts of this development on the capacity of existing drainage infrastructure have been considered as part of this application. The FRA submitted with the application confirms that foul sewage from the proposed site would be disposed of via a mains sewer and that surface water drainage can be designed into the scheme to ensure that no detriment would be caused and a suitable drainage strategy can be achieved.

Summary

- 6.107. In summary, the site is in a suitable and sustainable location for the proposed development and lies within the Barnsley Urban Area, the highest priority urban area within the Borough. Redevelopment of the land would also deliver considerable planning benefits including, amongst others, the remediation and regeneration of land formerly mined, delivery of affordable housing and public open space. Whilst an adopted Local Plan will establish greater certainty and predictability for emerging development proposals in the Borough, significant

weight should be given now to the policy requirements of CS Policy H3 Site 20 relative to the application site.

- 6.108. On the basis of the considerations above, we consider the application site to be a suitable location for housing development in accordance with the Council's Planning Advice Note 30 'Sustainable location of housing sites' (which pre-dates the NPPF) and also passes the Framework test of sustainable development.
- 6.109. Whilst this confirms the site is a highly sustainable location, further consideration of the wider dimensions of sustainable development identified in paragraph 7 of the NPPF: economic, social and environmental and the planning balance which must be applied having regard to paragraph 14, is discussed later in this Chapter.

The Three Dimensions of Sustainable Development

- 6.110. Dealing first with the presumption of sustainable development, paragraph 7 of the Framework, states there are three dimensions to sustainable development, these being of an economic, social and environmental nature. In this context it is essential that the application site is established as a sustainable site in order to benefit from the presumption in favour of development. The preceding sections of this report have already confirmed the site is in a sustainable location, it is suitable in terms of its scale, to the role and function of the village and would ensure increase delivery of housing (to meet an identified need).
- 6.111. In response to paragraph 7 and paragraph 49 of the NPPF, this Statement now gives consideration to the economic, social and environmental dimensions, which help determine whether a development is sustainable, including the substantial economic, social and environmental benefits provided by the application proposals, which are balanced carefully with any impacts arising from the proposal.

Economic

- 6.112. The application site is predominantly an underutilised area of land on the edge of the Barnsley Urban Area. The redevelopment of this land for housing would represent a significant economic benefit to the locality.

- 6.113. The application proposals will create a significant number of jobs (during the construction phases of the development) in addition to the additional residents and subsequent increased expenditure within the locality, with the creation of increased local employment opportunities through increased demand for services.
- 6.114. Future revenue from funds payable through a S106 (subject to viability) will have resultant social and economic benefits, given this could fund primary and secondary education improvements.
- 6.115. The New Homes Bonus could also contribute a 1 year payment of £254,995 (lower tier) and 6 year payment of £1,529,969 (lower tier) (assuming full affordable housing provision) which in itself will lead to additional investment and expenditure in the local area, which forms part of a compelling case in support of the proposals for redevelopment of this site.

Social

- 6.116. The provision of a mix of housing on the site would be a social benefit, fulfilling the social role of sustainability, given it will address housing need, provide the supply and appropriate mix of housing, providing the mixed and balanced community required to meet the needs of present and future generations; and will create a high quality built environment, with accessible local services. The proposals will also support local facilities and through S106 payments outlined above, could (subject to viability) contribute towards improvements in education. The application proposals will also provide areas of on-site public open space, accessible to existing and future members of the local community.

Environmental

- 6.117. The environmental role of sustainability includes contributing to or protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. In determining whether the proposal constitutes sustainable development we have assessed the environmental dimension and the environmental impacts associated with the scheme. This assessment will allow us to draw the necessary conclusions as to whether the

proposals provide appropriate environmental gains and constitute sustainable development consistent with the requirements of paragraph 7 of the Framework.

- 6.118. Redevelopment of the land would deliver considerable environmental benefits, including the remediation and regeneration of this site. Remedial works to the eastern section of the site, will have a positive impact, including remediation associated with the former colliery and coal mining uses on the site. Whilst this will incur some loss of greenspace and unmanaged scrubland, used by dog walkers, this will be offset by retention of areas of scrub and areas of managed grasslands, including blue and green infrastructure through the site which can add value and biodiversity enhancements to proposed areas of public open space. A summary of the geotechnical report submitted in support of this application confirms that appropriate mitigation can be put in place to facilitate the future redevelopment of the site for housing.

- 6.119. The proposals will have a positive impact on climate change. The proposed sustainability strategy for the development focuses on the sustainability within the fabric of the dwellings and aims to reduce the forecasted energy demand of each property in line with Barnsley Council's renewable policies.

- 6.120. This greenfield site has become unkempt and is of low ecological and amenity value. The proposals will provide a green corridor through the site, comprising areas of retained scrub which currently provides a greenspace function and new areas of open space, retaining public access through site and pedestrian permeability from Cranborne Drive to Woolley Colliery Road.

- 6.121. In summary, this proposal represents a significant opportunity to enhance the environmental quality of the site. Whilst the development would include more built form on the site, it would incorporate high quality landscaping, sustainable drainage and recreation, all of which contribute to the significant environmental benefits which the scheme would bring.

- 6.122. A number of technical reports have been prepared in support of this application, which has taken into consideration the flood and drainage, highways, heritage, ecology and biodiversity, noise, air, climate change impacts associated with up to 214 new dwellings on the site. These reports summarized in the following section of this report all confirm that there will be no detrimental environmental impacts associated with the development.

Identifying any Adverse Harm and Impacts Arising from the Proposal

- 6.123. This section looks at any potential impacts arising from the proposal in the context of paragraph 14, to determine whether any adverse impacts of granting planning permission significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole, consistent with paragraph 14 of the NPPF.

Design

- 6.124. We now identify the case for the development in the context of the relevant design policies and consider the impact on visual and residential amenity. Due consideration should also be given to the design justification and rationale contained in the Design and Access Statement which accompanies the planning application.
- 6.125. The Design and Access Statement has been produced by Spawforths in accordance with guidelines prepared by the now defunct CABE. This document contains references to the site context, constraints and opportunities, the design evolution and the illustrative layout for the site.
- 6.126. We have had regard to the relevant policies in respect to design and the impacts on the character of the area, including Policy CSP29, the NPPF and guidance contained in the Residential Amenity and the Siting of Buildings SPD, Designing New Housing Development and Open Space Provision On New Housing Development SPD.
- 6.127. A number of design principles have informed the layout as follows:
- Character – a place with its own identity
 - Continuity and enclosure – where public and private spaces are clearly distinguished
 - Quality of the public realm – a place with attractive outdoors
 - Ease of movement – a place that is easy to move through and get to
 - Legibility – a place that is easy to navigate
 - Links to the wider context
 - Works sensitively with the site topography
- 6.128. The entrance to the site is characterised by soft landscaping, tree planting a signage feature will be incorporated at the entrance to reinforce the gateway. The landscaping softens the highways adds interest and creates an attractive, distinctive and legible point of access to the

development. This access is further reinforced by gateway houses which are orientated to look out of the development over the entrance landscape.

- 6.129. The first length of link road is characterised by pockets of public open space around which houses are orientated. These pockets of landscape break up the proposed housing lining the access road and assist with way finding and legibility. They provide easily accessible amenity space for residents. Mews housing, fronted by landscape closes the vista and acts as a landmark building assisting legibility.
- 6.130. A small access road linking the site to the adjoining allotments and providing easy access for residents is defined by gateway housing. Front of house parking is interspersed with soft landscaping and a pallet of hard materials that add variety and colour and minimises parking impact.
- 6.131. A children's play area will be situated in the large area of POS to the north of the site. This will animate the area and will be informally policed by residents living in the houses on the opposite side of the road. Housing on the northern boundary will have dramatic views across the site and sloping. This topography brings distinction and differentiation across the site.
- 6.132. A linear strip of public open space is also proposed linking with the larger area of POS. The houses overlooking this POS have long views across the site. These views are framed or veiled by groups of trees grown in the POS. Houses on Bloomhouse Lane are characterized by five bed detached housing and served directly from Bloomhouse Lane. These houses follow the topography of the site and consequently are set at a lower level than the existing housing along this lane and therefore do not over dominate.
- 6.133. The design of scheme and the development principles which form part of the detailed layout has evolved through detailed pre-application discussions with Council Officers as well as discussions with stakeholders and the local community. Where appropriate we have had regard to the comments raised and feedback resulting from the pre-application stage and amended the layout, having regard to the following:
 - Minimum space between building and garden standards to safeguard living standards in accordance with the SPD where appropriate.

- Careful consideration has been given to the design of entrance to the site and the roundabout and proposed car parking area.
- The Design and Access Statement includes our scoring assessment under the Building for Life standards.
- Following concerns raised regarding the dominant nature of front dwelling parking, we have sought where possible to break these up with appropriate intervals and interventions. The nature of link road which bisects this site and the number of dwellings which front onto this road makes it challenging to remove all front dwelling parking.
- The Design and Access Statement illustrates a series of eight character areas to give further legibility to the development
- Following concerns raised regarding the proposed spine road being too straight we have sought to provide a greater amount of deflection in the design of the roads.
- A formal crossing point across the existing bridleway will be provided to ensure people still have a legal right to use the bridleway on horseback and bicycle.

- 6.134. The proposed scheme for residential development is considered to provide a positive and suitable design solution for the site which complies with existing local and national design guidance. In particular, consideration has given to the requirements of paragraphs 56-66 of the NPPF.
- 6.135. The Design and Access Statement details the justification and design evolution of the scheme and the design principles which underpin the scheme and form the basis upon which the proposal a developed.
- 6.136. As a consequence, we conclude that there are no adverse impact associated with the design, impact on residential amenity or the character of the area, which would outweigh the benefits of the development when assessed against the policies in the NPPF.

Recreational Open Space (Landscape)

- 6.137. The application proposals provide a commitment to the provision and enhancement of recreation open space (including play areas and informal play space) in accordance with local policy guidance, Open Space in New Developments SPD and the NPPF which encourage the provision of or enable good access to high quality open spaces and opportunities for sport and recreation.

- 6.138. The Council's standards set out in Policy CSP35 and SPD: Open Space Provision on New Housing Developments requires a minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.

- 6.139. The type and quantity of green space which will normally be required as a result of housing developments of this scale includes equipped children's play space, informal play space and informal landscaped areas and where appropriate a contribution to enhance areas of formal recreation off site if there is a shortfall in the locality.

- 6.140. The open space and landscape strategy has also had regard to the design principles advocated in the SPD, the designation of parts of the site as greenspace and need to retain / enhance these areas recognized by policy, the site development principles identified as part of the allocation of the site for housing in the emerging Local Plan and the ecological value of these parts of the site.

- 6.141. The existing greenspace comprising poor quality overgrown scrub and grassland, which has limited recreational value. The application proposals, includes an area of open space which incorporates an area of semi natural greenspace and managed scrub, providing public access onto this land which is currently restricted, creating paths and routes through the middle of the site. This will increase the functionality of the greenspace on the site and would enhance, rather than merely safeguard its function as a recreational and wildlife resource. Landscape proposals include species-rich grassland creation using mixes as recommended by BMBC ecology officer, mown grassland paths, managed wildflower areas, with maintenance to be in accordance with a grassland management plan to be agreed with BMBC. The being to create a continuous wildlife habitat corridor through the site combined with native scrub

woodland. Amenity grassland will be proposed through parts of the site and used for open space purposes for informal recreation to add amenity and visual value.

6.142. The proposed south-western gateway is a place which pays heed to the history of the area, and the future requirements of the local community, and provides a focal point with green open areas at the entrance to the proposed scheme. The gateway contains various community elements including a public car park which will also act as a drop off area for the adjacent school, and a formal garden which could be the location for a memorial or artwork. Existing stone pillar tops from the former school will be incorporated into entrance features within this space.

6.143. Overall, the landscape mitigation strategy has been designed to create a strong green structural framework for the proposed housing. Constraints which restrict tree and hedge planting include beneath-ground floodwater storage tanks, levels changes and a sewer easement running on the eastern site edge.

6.144. This approach and level of open space to support the new residential development of up to 214 dwellings is consistent with the 15% policy requirement and SPD and includes:

Total POS <u>Required</u> based on 15% (as per BMDC guidance). *Based on application site area of 9.08 ha	Total POS <u>provided</u> on site, based on 15% (as per BMDC guidance). *Based on application site area of 9.08 ha
1.36 a	1.37 a

6.145. The central adopted open space corridor contains a LEAP (Local Equipped Area of Play). This is a minimum 0.04Ha play area aimed at children up to the age of 10, containing appropriate play equipment. Surfaces include recommended wet pour play surfaces as recommended by play equipment manufacturers, low maintenance grass and tarmac paths. The play area to be surrounded by a hoop top metal palisade fence with closeable gates.

6.146. Adjacent woodland groups will be planted as whips and feathered trees and maintained over a period of years to create amenity urban woodland, with clear understorey.

6.147. It should be noted that the open space provision of 1.36 ha equates to 15% of the application site boundary of 9.08 ha, which includes a significant section of the link road with no residential development currently served from it and highway land required to facilitate

high improvements at the junctions with Woolley Colliery Road and Station Road / Sackup Lane. If you omit these areas and net the area down to the area actually being developed for housing, this level of open space provides over the 15% required by policy.

- 6.148. In summary we consider that the application proposals will result in an increase in public use of the green space and enhance the quality of existing provision in accordance with existing local policy and paragraph 74 of the NPPF. The proposals will provide recreational open space and areas of greenspace on the site, which will be of benefit to the existing community and future residents of the site and will have no detrimental impacts on greenspace, which would outweigh the benefits of the development when assessed against the policies in the NPPF.

Heritage Assets (Cultural Heritage)

- 6.149. Prospect Archaeology were commissioned to undertake an Archaeological Desk-based Assessment of the site to assess any potential archaeological and heritage implications and impacts to the application proposals.
- 6.150. This confirms that twenty-four designated heritage assets have been identified in the study area, being mostly grave slabs in the churchyard of the grade I Church of All Saints. Other assets include the old Vicarage, the Sunday School and an agricultural barn at The Oaks farm. Only the church of All Saints is affected, potentially suffering a moderate indirect impact through loss of views from the public bridleway and Bloomhouse Lane on the north ridge of the Dearne valley.
- 6.151. A further eight undesignated assets have been identified, including the 19th century railway and station, Mesolithic flints and Roman coins, Darton Colliery and Darton Hall as well as probably ridge and furrow. None of these assets are within the site and none will be affected by the scheme. A probably 17th century house, known as the Manor House sits on the western edge of the main part of the site. Northern and eastern areas of the site have been affected by historic coal mining activity. LiDAR data and a site visit confirmed the presence of the ridge and furrow earthworks on part of the site along with a holloway/quarry.
- 6.152. While the mining activity has disturbed some of the site, the report states the archaeological potential of much of the site is still unknown. The wider area possesses

abundant finds of Mesolithic material as well as evidence of later prehistoric and/or Roman period occupation. The Manor House and cartographic evidence suggest domestic and agricultural activity from at least the 17th/18th century on the western part of the site. The Assessment recommended that further archaeological work, in the form of geophysical survey and trial trenching is required to clarify the archaeological potential of specific areas of the site.

- 6.153. A Geophysical Survey has subsequently been undertaken to locate and characterize any anomalies of possible archaeological interest within the study area. The survey confirms no magnetic responses have been recorded that could be interpreted as being of archaeological interest. A series of roughly parallel lines can be seen in some areas of the site. These reflect a former ridge and furrow agricultural system.
- 6.154. In summary, we can conclude that there are no adverse impact on any heritage impacts, which would outweigh the benefits of the development when assessed against the policies in the NPPF.

Highways

- 6.155. Sanderson Associates have undertaken a Transport Assessment to support this full planning application. This assesses the impact of the development on the local highway network in terms of highway safety and capacity; the accessibility of the site in relation to sustainable transport and local facilities and means to encourage the use of sustainable transport; the access arrangements to the proposed development; and the compliance of the proposed development in relation to local and national planning policies.
- 6.156. The Transport Assessment confirms that main vehicular access to the residential site is from a new link road which will run from Woolley Colliery Road in the west to the junction of Station Road / Sackup Lane / Darton Lane in the East. The junction of Station Road / Sackup Lane / Darton Lane will be replaced by a four arm roundabout. The link road will provide vehicle access for 199 dwellings with the remaining 15 dwellings taking direct access from Bloomhouse Lane. The spine road will have a carriageway width of 6.0m, with pedestrian and cycleway facilities to its flanks. Although it is designed to accommodate the movement of service buses it is designed to Manual for Streets standards as this is

considered appropriate, especially given the nature and layout of the spine road through the adjacent Woolley Colliery Village.

- 6.157. This new link road through the site is considered a significant benefit to the scheme and will improve highway safety and removing congestion on the local network. By the introduction of the proposed spine road a new high-quality route to Darton / Station Lane will be provided which will be significantly better for users than the present Woolley Colliery Road, and should be the natural choice of drivers. As such the use of Woolley Colliery Road would be naturally reduced and to a degree self-regulating. In addition, it would be beneficial for this route to be retained as it would provide an alternative means of access to the development site and Woolley Colliery Village for emergency use, and be a useful link to the station and existing dwellings in proximity to it.
- 6.158. Initial discussions with the Council indicate that as part of the proposed development consideration should be given to either the complete closure of Woolley Colliery Road as a through route or to retain access along it in a northern direction only once the established development served by it has been accessed.
- 6.159. Woolley Colliery Road would connect to the new estate spine road by a simple priority junction and initial suggestions would seek to restrict vehicle movements to exit only from Woolley Colliery Road by the introduction of a “bus gate” with associated physical measures, and a Traffic Regulation Order to legalise the control.
- 6.160. Woolley Colliery Road, however is a public service bus route and provides both a connection to Darton Station and an important facility for the residents of existing dwellings along/adjacent to its route.
- 6.161. It is therefore proposed that at this point in time the junction of Woolley Colliery Road with the new spine road would be available for all vehicle movements. Prior to opening of the new spine road vehicle movements on Woolley Colliery Road would be established by a 24/7 traffic count and once the proposed development is complete and fully occupied a second count would be taken to establish the changes in traffic patterns. If the scale of the reduction does not achieve the Council's aspirations the approach of Woolley Colliery Road to the proposed junction with the new estate road has been designed such that if needed the bus gate and associated works could be retro fitted. The implementation of

these works and the TRO to accompany the changes could be provided via a 106 Agreement with the Council if this suggestion is acceptable.

- 6.162. In terms of the limited development that is proposed to be accessed directly from Bloomhouse Lane it is considered that highway conditions are such that the proposed arrangement of three private drives, each serving 5 dwellings will be acceptable. Traffic flows along Bloomhouse Lane are light and speeds are known to be at a level where adequate visibility can be achieved from the proposed private driveways. There are already a number of properties served directly from Bloomhouse Lane many of which have the benefit of in-curtilage turning facilities. This feature will be incorporated into the three private drive arrangements proposed as part of the development which will enable drivers to enter Bloomhouse Lane in a forward gear thereby having the best possible visibility of on-coming traffic.
- 6.163. It is considered that the site has good access by both “active transport” to local facilities and to public passenger transport arrangements. As such residents and visitors to the development will have a realistic choice of sustainable travel options.
- 6.164. In summary, the highway assessment, which predicts the vehicle traffic generation of the proposed development using a TRICS database confirms that the proposed development would not have a material traffic impact on the local highway network, relative to baseline flows. Junction capacity assessments have been undertaken within the study area which supports this.
- 6.165. It is considered that a suitable access can be developed to the site and that opportunities for sustainable travel are available. In summary it is concluded that a robust analysis of the effect of the development has been undertaken and the development traffic can be accommodated on the network without severe detriment, consistent with the requirements of Core Strategy policies and the NPPF.
- 6.166. On this basis, there are no adverse highways and transportation impacts, which would outweigh the benefits of the development when assessed against the policies in the NPPF.

Flood Risk and Drainage

- 6.167. A Flood Risk Assessment (FRA) has been undertaken in support of this application by Dudley's Civil Engineers to assess the flood risk and surface water drainage storage requirements for the site consistent with the requirements of the NPPF and PPG.
- 6.168. In summary, the FRA confirms that the site is located within EA Flood Zone 1. This type of residential development in this zone is classified as 'more vulnerable' in accordance with the NPPG. On this basis, this scheme is considered appropriate in accordance with Planning Practice Guidance.
- 6.169. In terms of risk to flooding from surface water, the EA flood map indicates that areas of the site have a 'medium' chance of flooding from surface water. The FRA confirms that the development does propose to alter levels on site. The site is to be positively drained by dedicated surface water drainage networks and will cater for storm events up to and including the 1 in 100 year Critical Duration Event, with an allowance for climate change. Further to this, overland flow paths will be considered during detailed design. This will mitigate the likelihood of pluvial flooding to and from the site.
- 6.170. The applicant has considered a drainage strategy for the site which is in accordance with NPPF. The following hierarchy of surface water drainage options has been considered:
- Discharge into the ground (infiltration);
 - Discharge to a surface water body;
 - Discharge to a surface water sewer, highway drain, or another drainage system;
 - Discharge to a combined sewer.
- 6.171. In order to achieve gravity outfalls for the on-site surface water drainage, given the steeply sloping nature of the site, it is proposed that the site be split into two catchment areas with separate dedicated surface water networks. Catchment 1 is proposed to discharge to the existing combined sewer in Station Road utilising existing connections where possible and catchment 2 to discharge to watercourse at the southern boundary of the site.
- 6.172. Given the historic connection to the public combined sewer from these the proposed discharge rate for catchment 1 has been calculated to provide a 30% betterment on the existing brownfield condition using the modified rational method. Catchment 2 consists of

undeveloped land therefore the proposed discharge rate has been calculated using IH124 methodology in order to mimic the existing peak greenfield run-off rate.

- 6.173. In accordance with current policy the surface water systems will accommodate flows on-site up to and including the 1 in 100-year critical duration event, with an allowance for climate change. It is intended to utilise below ground attenuation to store excess flows on-site. Storage will be sited within public open space areas wherever possible to allow for future maintenance and inspection by the sewerage undertaker. Where this cannot be achieved storage will be situated within the proposed public highway. In order to minimise the impact of this attenuation on localised areas of the development and to allow phased development, we would propose that storage is staggered. Required attenuation volumes are based on an assumed impermeable area of 60% of total site area. The volumes are as follows:

- Catchment 1: 350m³
- Catchment 2: 2300m³

- 6.174. In conclusion, the FRA has assessed the risks of all forms of flooding to and from the development and demonstrates how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account, consistent with the requirements of the NPPF and PPG.

- 6.175. On this basis, there are no adverse flood risk and drainage impacts, which would outweigh the benefits of the development when assessed against the policies in the NPPF.

Renewables (climate change)

- 6.176. This section considers the issues surrounding sustainable construction with regards to the proposed residential development. We have had regard to the relevant Core Strategy policies, which has regard to energy efficiency / climate change (Policies CSP 1, CSP 2 and CSP 5) and the NPPF and relevant Building Regulation Standards.

- 6.177. The proposed sustainability strategy for the development focuses on the energy consumption of the dwelling to meet current Building Regulation requirements. The strategy embeds the notion of sustainability within the fabric of the dwelling and will aim to reduce the forecasted energy demand of each property without the need for bolt-on technologies requiring ongoing maintenance in accordance with the latest Building

Regulations. The detailed strategy can be controlled through an appropriately worded planning condition.

- 6.178. The proposed sustainability strategy for application site will place great importance on the efficiency of a property's thermal envelope and internal building services, therefore ensuring that each dwelling on the development benefits from built-in energy reduction measures.
- 6.179. It is therefore considered that there are no impacts on climate change and carbon emissions, which would outweigh the benefits of the development when assessed against the policies in the Core Strategy and the NPPF.

Ecology (Nature Conservation and Protected Species)

- 6.180. Applied Ecological Services Ltd have undertaken an Extended Phase I Habitat Survey of the site. The purpose of the survey undertaken in August 2015 was to map and identify habitats and species that are present within the site boundary.
- 6.181. This confirms site consists of a range of habitat types including tall ruderal vegetation, dense and scattered scrub, defunct and intact hedges and hedges with trees, broad-leaved semi-natural woodland and neutral and improved grassland.
- 6.182. Ground based tree assessments were undertaken on the 19th August 2015. Trees were inspected for signs of use by bats and features which have the potential to be used by bats. The trees on site did not have any features suitable for bat roosts. All trees within the site boundary were categorised as BCT Category 3 – Negligible.
- 6.183. The site was searched thoroughly for signs characteristic of badger. No field signs characteristic of badger were observed on the site at the time of survey.
- 6.184. The site has potential to support nesting birds. Breeding bird surveys have not been undertaken, however several common species were noted at the time of survey including blackbird, great tit, pied wagtail, robin, blackcap and chaffinch.
- 6.185. An extensive area of Japanese knotweed was identified towards the northern section in the centre of the site, between the area of scattered scrub and dense scrub.

- 6.186. In summary, the site supports a network of hedgerows, dense scrub and individual trees which provide habitat suitable for foraging bats. It is recommended that consideration will be given to low level lighting of the development as well as consideration to minimise light pollution to reduce impact on any retained habitat. Use of low pressure sodium lamps or high pressure sodium instead of mercury or metal halide where glass glazing is preferred due to its UV filtration properties; Lighting should be directed to where it is needed and light spillage avoided. This may be achieved through design and using accessories such as hoods, cowls, louvres and shields. The lighting should be as low as guidelines permit, if lighting is not needed don't light.
- 6.187. The site has potential to support nesting bird species and several common species were noted during the phase I survey. It is recommended that site preparation works i.e. vegetation clearance, are conducted outside of the breeding bird season. This includes all ground level vegetation as well as scrub, hedgerows and standard trees. The bird breeding season can extend from March until August (inclusive), weather and species depending. Where vegetation clearance cannot be undertaken outside the bird breeding season, all such areas would be subject to a thorough walkover survey by a suitably qualified ecologist prior to any clearance or disturbance work being undertaken.
- 6.188. To ensure compliance with the Wildlife and Countryside Act 1981 (as amended) the works must not cause Japanese knotweed to spread. Therefore it is recommended that a Japanese knotweed survey be completed and a Method Statement developed to ensure that the proposed works do not result in the spread of this invasive non-native species.
- 6.189. The Phase I Habitat Survey confirms that there will not be a significant ecological impact as a result of the development, if appropriate mitigation measures and additional survey/assessment for the ecological receptors identified in this report are undertaken.
- 6.190. It is therefore considered that there are no adverse ecological impacts which would outweigh the benefits of the development when assessed against the policies in the NPPF.

Arboriculture

- 6.191. JCA Consulting has undertaken a Tree Survey and Arboricultural Impact Assessment (AIA) of the proposals.

- 6.192. The Survey confirms the trees within the site are generally comprised of scattered self-seeded trees, unmaintained field boundary hedgerows and dense groups of trees of reasonable form. The trees have a moderate impact on the local treescape. Species surveyed include Horse Chestnut, Crack Willow, Hawthorn, Common Ash, Goat Willow, Cherry Laurel, Robinia, Cherry sp., Common Alder, Rowan, Silver Birch, Leylandii, Hazel, Elder, Sycamore, Blackthorn, Privet, Black Poplar, Norway, Maple, Holly, Elm sp., Field Maple and Common Oak. No Tree Preservation Order (TPO) in force and that the site is not within a Conservation Area.
- 6.193. The tree survey revealed a total of 34 items of vegetation (10 individual trees, 20 groups of trees and 4 hedges). Of these, 5 trees and 2 groups were identified as retention category 'B' and 5 trees, 18 groups and 4 hedges as retention category 'C'. On this occasion, no retention category 'A' or 'U' items of vegetation were surveyed.
- 6.194. Whilst the development will require the removal of many trees within the site, it should be noted that a planting scheme is included within the proposals. This will act to mitigate tree losses, improve the visual benefits of the site and the surrounding area, and will improve the localised tree stock.
- 6.195. We do not consider that the removal of these trees will have an adverse arboricultural impact which would outweigh the benefits of the development when assessed against the policies in the NPPF.

Ground Conditions (Contamination)

- 6.196. The Geo-environmental Site Assessment Report undertaken by RSK Consultants confirms the following:
- An intrusive investigation consisting of 32 trial pits, 19 trial trenches, 6 rotary boreholes and 8 probe holes with laboratory analysis and two initial rounds of gas monitoring have been undertaken.
 - Concentrations of ground gas were found to be low in the first two rounds of monitoring. However, it is considered that the monitoring carried out to date is insufficient to characterise adequately the ground gas regime.

- 6.197. On completion of the GQRA the following pollutant linkages that require further action are:
1. Direct contact of contaminated soils to future site users associated with localised contamination in made ground.
 2. Inhalation exposure of future site users to asbestos fibres
 3. Plant uptake of contaminants within the soils, which may affect plant growth in certain areas of the site
 4. Permeation of contaminants to water supply pipes in certain areas of the site
 5. Inhalation and explosion of hazardous ground gases from build-up within buildings
- 6.198. Localised soil contamination was encountered associated with localized made ground. Additional sampling and analysis is recommended to further investigate linkages 1 and 3. It is recommended that a clean cover with a minimum thickness of 600mm be placed within garden areas of affected plots.
- 6.199. Suspected ACM were encountered on site, however asbestos fibres were not detected in soil samples. It is recommended that a watching brief is undertaken during ground works and that ACM is removed from site by a suitably licensed and qualified company.
- 6.200. The proposed routes of the potable water supply pipes are currently unknown. A targeted soil sampling and testing investigation should be completed in the route of the proposed pipes once they are known to fully assess the risk of chemical attack on the supply pipes from contaminated soils.
- 6.201. The preliminary recommended sub-grade soil CBR value for road pavement design is 3% based on the ground conditions encountered. It is recommended that in-situ CBR determination be carried out targeting areas of hardstanding prior to construction works to confirm this value.
- 6.202. The Aggressive Chemical Environment for Concrete classification is indicated to be AC-I, with a Design Sulphate Class of DS-I in accordance with current BRE guidance.
- 6.203. The mine probing investigation encountered evidence of shallow working (broken ground or possible voids) at six locations across the site.

- 6.204. It is recommended that the thickness of competent rock overlying a coal worked seam required to ensure ground stability at the surface is ten times that of the underlying coal / worked seam. On this basis there are substantial areas of the site that do not have the required 'ten times' seam thickness, and these areas will require stabilisation prior to development.
- 6.205. In addition, four mining adits have been identified from the Coal Authority records to be present close to the crop of the Barnsley Coal. Evidence of an adit was encountered at one location during the trial trenching exercise. The position of each of the adits should be identified and each of them stabilised to mitigate potential risk to the proposed development.
- 6.206. In summary, it is considered that there are no adverse geotechnical impacts which would outweigh the benefits of the development when assessed against the policies in the NPPF.

Air Quality

- 6.207. Wardell Armstrong has undertaken an air quality assessment for the proposed residential development.
- 6.208. A construction phase assessment has been undertaken to determine the risk and significance of dust effects from demolition, earthworks, construction and trackout at the proposed development site. The assessment has been undertaken in accordance with the guidance on assessing the impacts of construction phase dust published by the IAQM.
- 6.209. The risk of dust soiling effects is classed as medium for demolition and trackout, and high for earthworks and construction. The risk of human health effects is classed as negligible for demolition, and low for earthworks, construction and trackout.
- 6.210. With site specific mitigation measures in place, including electric charging points and travel plan measures, the significance of dust effects from earthworks, construction and trackout are considered to be 'not significant'.
- 6.211. The air quality assessment assumes a worst-case robust scenario where improvements in vehicle emission factors and pollutant background concentrations are not realised.

- 6.212. All predicted NO₂ and PM₁₀ concentrations are well below the objective/limit values and no exceedances of the NO₂ or PM₁₀ annual mean air quality objective of 40µg/m³ are predicted to occur in 2022 or 2027, for both the 'without development' and 'with development' scenarios.
- 6.213. For both NO₂ and PM₁₀, all ten existing receptor locations are predicted to experience a negligible impact and not significant effect, as a result of the proposed development in 2022 and 2027.
- 6.214. A cumulative assessment has also been undertaken, which considers the air quality effects associated with the operation of both the Proposed Development (i.e. Phase 1) and Phase 2 development. The air quality effects of both two developments in operation together predicts Negligible impacts on NO₂ and PM₁₀ concentrations, in 2027 with the developments in place, even when a worst case scenario is considered which assumes no improvement in either background pollutant concentrations or vehicle emissions.
- 6.215. In summary, the assessment has demonstrated that the proposed development will not lead to an unacceptable risk from air pollution, or to any breach in national objectives, or to a failure to comply with the Habitats Regulations as required by national policy. There are no material reasons in relation to air quality why the proposed scheme should not proceed, subject to appropriate planning conditions.
- 6.216. It is therefore considered that there are no adverse air quality impacts which would outweigh the benefits of the development when assessed against the policies in the NPPF.

Summary

- 6.217. In summary, these technical reports all confirm that there are no adverse impacts and any mitigation required can be controlled through appropriate planning conditions and a S106 Agreement.

Planning Balance

- 6.218. Section 38(6) of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 14 of the NPPF and the presumption in favour

of sustainable development states that development that accords with the development plan should be approved without delay and where the development is absent, silent or policies are out of date, permission should be granted unless, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 6.219. This section draws together the assessment section of this report and demonstrates how the scheme complies with the development plan and the weight to be attached to other material policy considerations.

Conformity with the Development Plan

- 6.220. The starting point is the Development Plan. This Planning Statement has confirmed that the relevant policies relating to housing land supply are out of date as the Council is unable to demonstrate a five year supply of housing. We consider the following policies are therefore out of date:

- CSP 9 The Number of New Homes to be Built
- CSP 10 The Distribution of New Homes

- 6.221. Notwithstanding the out of date housing supply policies, the proposals still conform with the broad thrust and objectives of the Core Strategy. The Statement also demonstrates the application proposals are also in conformity with the following saved policies of the UDP and Core Strategy:

- CSP 1 Climate Change
- CSP 2 Sustainable Construction
- CSP 3 Sustainable Drainage Systems (SuDS)
- CSP 4 Flood Risk
- CSP 5 Including Renewable Energy in Developments
- CSP 8 The Location of Growth
- CSP 13 The Release of Allocated Housing Land
- CSP 14 Housing Mix and Efficient Use of Land
- CSP 15 Affordable Housing
- CSP 25 New Development and Sustainable Travel
- CSP 26 New Development and Highway Improvement
- CSP 28 Reducing the Impact of Road Travel
- CSP 29 Design
- CSP 30 The Historic Environment
- CSP 33 Green Infrastructure
- CSP 34 Protection of Green Belt

- CSP 35 Green Space
- CSP 36 Biodiversity and Geodiversity
- CSP 37 Landscape Character
- CSP 39 Contaminated and Unstable Land
- CSP 40 Pollution Control and Protection
- CSP 42 Infrastructure and Planning Obligations
- CSP 43 Educational Facilities and Community Uses
- Policy GS10/BA10/DT6 (Saved UDP) Safeguarded Land
- Policy GS6 / DT5 (Saved UDP) Extent of Green Belt
- Policy BA35/Policy CF2 / DO18 Existing Community Facilities

Compliance with the National Planning Policy Framework

- 6.222. We have already shown the application site is in a sustainable location and is in a sustainable form of development that will fulfill an economic, social and environmental role. In this context, paragraph 14 of the NPPF now prevails.
- 6.223. The proposed development fits well within the approach and policies within the new planning framework approach outlined within the NPPF. In this context, we consider that the proposed link road is "not inappropriate" development within the Green Belt as set out in paragraph 90 of The Framework since it comprises "local transport infrastructure which can demonstrate a requirement for a Green Belt location."
- 6.224. Consistent with the policy requirements of the paragraph 90 of the NPPF we consider that the application proposals will result in no significant material impact on the openness of the Green Belt and that proposals do not therefore conflict with the purposes of including land in Green Belt.
- 6.225. The NPPF (para 80) sets out the five purposes for including land in the Green Belt. We do not consider the link road access road from Woolley Colliery Road impacts adversely upon the five purposes of Green Belt in this area.
- 6.226. In accordance with paragraph 14 of the NPPF, we now assess the planning balance, to demonstrate that there are no adverse impacts of granting permission that would significantly and demonstrably outweigh the benefits of the application proposal, when assessed against the policies in this Framework taken as a whole.

The material issues that weigh in favour:

6.227. The planning policy context set by the NPPF clearly expresses the Government's desire to facilitate growth, investment and developments which are clearly sustainable.

6.228. In summary this section confirms that the proposal does constitute sustainable development which would ensure increased delivery of housing, to meet an identified need and would offer substantial, social, economic and environmental benefits. These material issues and benefits that weigh in favour of the application proposals are as follows:

- The proposals will contribute towards housing need in the Borough, with the scale of growth having regard to the settlements size, function and sustainability, consistent the Core Strategy spatial development strategy and is therefore an appropriate and sustainable location for growth. The properties could be built out within the next five years so could contribute significantly to the five year housing land supply and meet the shortfall. We consider that **SIGNIFICANT** weight should be ascribed to this issue.
- The application proposals will create 214 dwellings, which will help to meet the identified housing need in the area. This will provide a social sustainability benefit through the provision of a mixed range of dwellings to meet a range of needs that satisfies the market needs in the area, encouraging interaction and balanced communities. We consider that **SIGNIFICANT** weight should be ascribed to this issue.
- A key component of this application is the link road through the site that will connect Station Road with Woolley Colliery Road and will provide junction improvements at this key road intersection with provision of a new roundabout on Station Road, which will improve highway safety and improve congestion in this part of Darton. We consider that **SIGNIFICANT** weight should be ascribed to this issue.
- The development will provide an economic sustainability benefit to the area through increased use of local shops, services and facilities and will provide a domino effect through provision of local jobs in the area. The increase of residents within an area will have a positive impact on existing services and businesses within

Darton including increased demand for local services and increased expenditure within the area. The ONS Expenditure and Food Survey (2010) shows that the average household in the Yorkshire and Humber region spends £266.10 per week on goods and services. If this were applied to the 214 new households which will be developed at the site this would generate on average £2,961,161 in total annually. We consider that **MODERATE** weight should be ascribed to this issue.

- The proposed development will provide a range of employment opportunities from direct construction jobs through to creating indirect job opportunities through increased demand on services and facilities. Based on the HBF “Building a Recovery” December 2010 information, it is expected that 214 new homes will create approximately 321 direct jobs and a range of spin off jobs. Building a Recovery, December 2010 identifies an average of 1.5 jobs are directly created and maintained for each property built, alongside a range of spin off jobs in the wider economy through the service industry such as legal and professional staff. It is anticipated that these jobs will provide employment opportunities locally. We consider that **MODERATE** weight should be ascribed to this issue.
- The approach to sustainability will focus on fabric improvements and energy efficiency of the buildings to ensure that the resultant reduction in energy demand will be effective for the life of the building. We consider that **MODERATE** weight should be ascribed to this issue.
- The introduction of an effective drainage strategy to minimise the risk of flooding, including a surface water drainage scheme based on the principles of SUDS will be adopted for the site. We consider that **MODERATE** weight should be ascribed to this issue.
- Future revenue from funds payable through any S106 will have resultant social and economic benefits, given this can fund primary and secondary education improvements. We consider that **LIMITED** weight should be ascribed to this issue.
- The New Homes Bonus sets out how the Government proposes to reward Councils and Communities for the new homes built in their areas and to support bringing empty homes back into use. Within Barnsley the amount of grant to be

paid in Year 1 Payments based on the proposed 214 dwellings equates to £254,995 (lower tier) and over 6 years total payments include £1,529,969 (lower tier). (assuming full affordable housing provision).

- The New Homes Bonus is, in part, directed as an incentive to additional growth within an area, which in itself would lead to additional investment and expenditure within an area. However at this scale of development, the bonus itself represents a significant economic incentive which forms part of a compelling economic case in support of the proposals for the site. We consider that **LIMITED** weight should be ascribed to this issue.
- The proposal will provide on-site open space provision, benefiting new residents and the local community. We consider that **LIMITED** weight should be ascribed to this issue.
- The proposals will provide an appropriate level of greenspace through replacement and where appropriate retention of existing scrub, creating a semi natural space. This will secure an enhancement in the value, which is of equivalent community benefit, as this will improve accessibility, and increase the functionality of the green space, rather than just safeguard its current function as an area of overgrown scrub which has limited access and recreational value. We consider that **LIMITED** weight should be ascribed to this issue.
- Proposals to redevelop this site for residential development will facilitate remediation of the site. We consider that **LIMITED** weight should be ascribed to this issue.

The material issues that could cause impacts:

6.229. The potential adverse impacts of the application proposals are as follows:

- A small section of the application site boundary falls within land currently designated as Green Belt in the current adopted UDP proposals map. The section of the road that extends into the Green Belt is 207m in length where it meets with Woolley Colliery Road. This is only 0.28 ha in area and represents only a small percentage (3%) of the total site area of the application and only 8%

of the section of the Green Belt land which measures 3.5 ha and extends west from Manor House Farm to Woolley Colliery Road. This section of the site will facilitate delivery of the link road through the site that will connect Station Road with Woolley Colliery Road, which will improve highway safety and improve congestion in this part of Darton. This land is also identified as part of a housing allocation in the emerging Local Plan, yet to be adopted. This Statement has confirmed that this proposal for important transport infrastructure is not inappropriate development in the Green Belt. Notwithstanding this position we have assessed the harm to the openness of the Green Belt in this location. Overall, we consider that the proposed development and associated infrastructure (currently within the Green Belt) will not significantly harm the character and openness of the Green Belt. On this basis, we ascribe **MODERATE** harm to this issue.

- The Core Strategy Policy CSP35 Green Space states development which results in the loss of greenspace will only be permitted if its loss would not affect the existing and potential green space needs of the borough or, an appropriate replacement green space of at least an equivalent community benefit, accessibility and value is provided in the area which it serves. Whilst an element of greenspace will be lost as a result of this proposal we consider that an appropriate level of greenspace will be provided within the scheme, with retention of existing scrub, creating a semi natural space. This will secure an enhancement in the value, which is of equivalent community benefit, as this will improve accessibility, and increase the functionality of the green space, rather than just safeguard its current function as an area of overgrown scrub which has limited access and recreational value. We consider that harm ascribed to this issue is **MODERATE**.
- There are no circumstances where it would be justifiable to refuse permission on prematurity grounds. We do not consider that any decision to allow this housing scheme is likely to prejudice the emerging Local Plan, which also seeks to identify this site as a proposed housing allocation. The Plan is at a sufficiently advanced state and is currently subject of an EiP and therefore the harm ascribed to this issue is therefore **LIMITED**.

- The application proposals are within appropriate walking distances of services and facilities and bus and train routes. Residents of any new proposals would have use of the private car, which could have some limited harm to the environmental dimensions of sustainable development. We consider that the harm ascribed to this issue is **LIMITED**.
- In regards to the cumulative impact of previous levels of development and impact on the infrastructure capacity in the village, we consider that there is sufficient highways capacity on the local network and existing and proposed junctions will operate below capacity during AM and PM peak periods, taking into consideration all recent proposed developments, therefore there will be no severe or material traffic impact. There is no published evidence to demonstrate that schools and the Doctor's surgery could not cope with this level of new development in the village. Furthermore, the proceeds of any S106 contribution required as part of this application could be used to improve health care and education facilities if necessary. We consider that the harm ascribed to this issue is **LIMITED**.
- The capacity of existing drainage infrastructure have been considered as part of this application. The FRA submitted with the application confirms that foul sewage from the proposed site would be disposed of via a mains sewer and that surface water drainage can be designed into the scheme to ensure that no detriment would be caused and a suitable drainage strategy can be achieved. We consider that the harm ascribed to this issue is **LIMITED**.

The Balance

- 6.230. This Statement confirms the application proposals would not compromise the principles of sustainable development and the delivery of this site for housing is wholly consistent with the presumption in favour of development. It is therefore considered that the development of the site is in line with the NPPF.
- 6.231. The above information demonstrates that the potential adverse impacts of approving the application proposals would be **MODERATE**, whilst the material issues that weigh in favour of the application proposals are **SIGNIFICANT, MODERATE** and **LIMITED**.

6.232. In light of the above, it is considered that planning permission should be granted for the application proposals because they accord with the relevant policies of the development plan, the application meets the key tests of sustainability and the adverse impacts of doing so would **NOT** significantly and demonstrably outweigh the benefits. There is also no specific policies in the NPPF that indicate that the application proposals should be restricted as the land is not defined as protected as detailed within footnote 9 of the NPPF.

7. Section 106 Heads of Terms

- 7.1. The proposed development, given the scale and nature of the scheme, and the relevant planning policies set out below, is required to consider necessary planning contributions in order to render the proposals acceptable. As part of this process the applicant has considered Policy CSP 42 Infrastructure and Planning Obligations which states development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily.
- 7.2. The Core Strategy states, the specific requirements, type of contribution and how it will be secured will be determined through negotiation with the Local Planning Authority. Details of how this will work, and examples of the types of things contributions will be sought for, will be set out in a Supplementary Planning Document. Notwithstanding the references in the Core Strategy, the Council does not currently have CIL or a S106/Planning Obligations SPD in place.
- 7.3. In this regard we have also had regard to the implications on the viability of scheme of making such contributions, as set out in the NPPF. A viability led approach to determining the scale, nature and value of all Section 106 contributions is entirely consistent with the NPPF (para's 173 – 177) and Policy CSPI5 Affordable Housing which recognizes a reduction in Section 106 contributions will only be considered acceptable by the Council if it can be demonstrated through a viability assessment that the required contribution would render the scheme unviable.
- 7.4. Subject to the viability, a scheme of this size, in this location a S106 Agreement would be expected to make contributions towards the following topic areas:
- providing a mix of housing to meet local needs.
 - Contributions towards open space and recreation where it cannot be provided on site
 - Improving schools facilities and health care as appropriate
 - Improving local transport facilities, highways and public rights of way

- 7.5. In pre-application discussions, the Planning Officer confirmed the acceptability of a viability led development with the S106 offer justified by an appropriate viability assessment.
- 7.6. A Viability Assessment has been undertaken by agents Cushman & Wakefield on behalf of the Applicant. This will be submitted separately to the Council through a commercially confidential appraisal. This appraisal will confirm the residual monies available, within the current market conditions, available for planning contributions as part of a package of contributions to be secured through a s106 Agreement signed by the applicant and the Council.
- 7.7. The Council can then consider the total s106 monies available and decide how the contributions will be allocated.
- 7.8. This will enable a suitable level of planning obligation to meet the tests within CIL Reg 122.

8. Summary and Conclusions

- 8.1. This Planning Statement has shown that the application proposals accord with the provisions of those policies in the adopted Core Strategy and Saved Policies of the District Local Plan insofar as they are consistent with the NPPF and also with relevant national policy guidance.
- 8.2. This Statement confirms that the Council cannot demonstrate a five year supply of housing and hence in accordance with paragraph 49 of the NPPF, the Council's housing supply policies are considered to be out-of-date.
- 8.3. We consider that the application proposals satisfy the terms of NPPF paragraph 14 and the presumption in favour of sustainable development and the delivery of this site has significant benefits, including economic, social and environmental benefits. The Applicant has shown the settlement of Darton is in a highly sustainable settlement and suitable for further housing growth and proposals for 214 dwellings are in character with the role and function of this settlement.
- 8.4. The delivery of the site will make a valuable contribution to reducing the deficit in the Council's five year housing land supply and the range of technical reports submitted in support of the application demonstrate that there are no adverse impacts from the development that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as whole.
- 8.5. We respectfully request that the application proposals for the site are supported by the Local Planning Authority and Members to realise the benefits outlined below:

- 214 new dwellings will contribute towards housing need and demand in the District
- New areas of accessible public open space and retained greenspace, benefiting new residents and the local community.
- Increase in resident expenditure which will provide an economic sustainability benefit to the area through increased use of local shops, services and facilities

and will provide a domino effect through provision of local jobs in the area

- Employment opportunities during the construction phase of the development through to creating indirect job opportunities through increased demand on services and facilities.
- Future revenue from funds payable through a S106 will support new local services and facilities will have resultant social and economic benefits.

9. Appendices

Appendix I – ES Screening Opinion



BARNSELY

Metropolitan Borough Council

Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015)

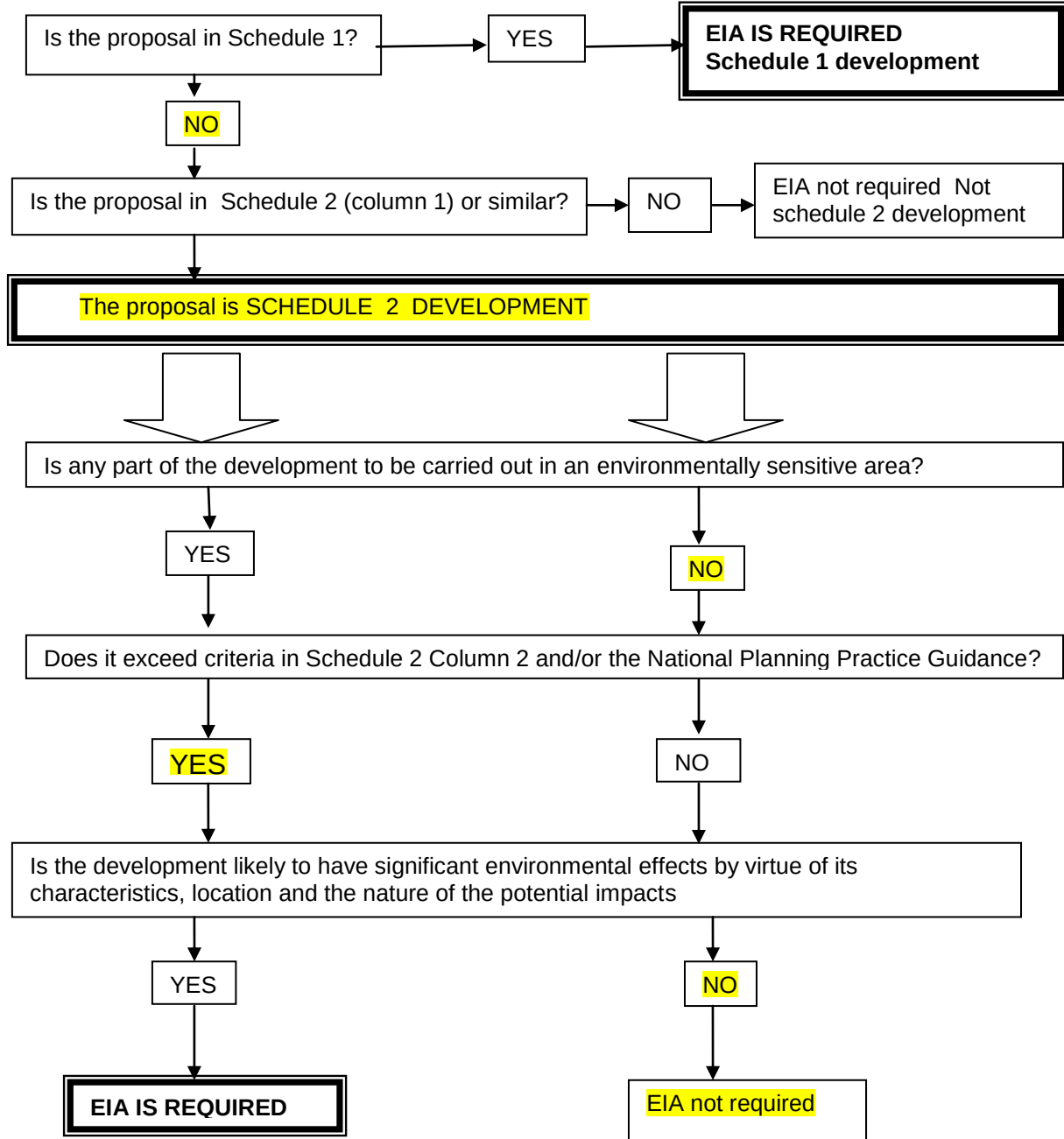
Screening Opinion

APPLICATION No: 2016/ENQ/00350

LOCATION: Land to the north of Station Road and land to the north of Bloomhouse Lane,
Darton

Proposal: Proposed residential development of up to 214 dwellings

A copy of the screening opinion must be placed on the Part 1 Register



SELECTION CRITERIA FOR SCREENING SCHEDULE 2 DEVELOPMENT AS SET OUT IN
SCHEDULE 3 OF THE REGULATIONS AND THE NATIONAL PLANNING PRACTICE
GUIDANCE (NPPG)

**Planning and Transportation Service
Development Control Section**

PO BOX 604, S70 9FE

Tel: (01226) 770770 Fax: (01226) 772599





BARNSELY

Metropolitan Borough Council

Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015)

Screening Opinion

Characteristics of the development

Does the development lie within a sensitive area as defined by Regulation 2(1)

Size of the development.

Does it exceed thresholds in schedule 2 column 2?

Yes

Does it exceed guidance thresholds in Annex a of Circular 02/99

No

The cumulation with other development.

Will the proposal be undertaken in conjunction with other Development?

Will there be any cumulative impact?

Potentially a further development for up to 83 dwellings.
Yes.

Use of natural resources.

Will any natural resources be lost?

If so, will the loss be significant?

Greenfield land .
No formal use of the land at present, agriculture etc. The loss of the site would not be significant.

Production of waste.

Will the proposal generate waste?

Will this be significant in terms of impact on the site?

Will this be significant in terms of off-site impacts?

Construction, domestic and foul water – The development is significantly under the threshold of 1000 dwellings in the NPPG.

Pollution and nuisances;

Will the proposal cause any pollution/nuisance?

Will it be short term(eg during construction)?

Will it be medium term (eg for the first 12 months of use)?

Will it be longer term?

Are the impacts significant?

Noise, dust during the construction phase. Ground gas and contaminated land. Shallow coal workings.
Traffic generation permanent.
Development is significantly under the threshold of 1000 dwellings in the NPPG.

Risk of Accidents

Is there higher than average risk of accidents during construction?

Is there higher than average risk of accidents during operation?

No
No

Location of development

The environmental sensitivity of geographical areas likely to be affected by development

Existing land use

Does the site have an existing landuse, if yes, what is it?

No

Is there an abundance of natural resources in the area?

Are they of high quality?

Do they have regenerative qualities?

Yes- wind, coal potential exists in the area.
Yes.

Can the environment absorb the proposal having regard to wetlands, (coastal zones (not in Barnsley), forests, nature reserves, parks, protected areas, densely populated areas and historic/archaeological areas)?

**Planning and Transportation Service
Development Control Section**

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BARNSLEY

Metropolitan Borough Council

Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015)

Screening Opinion

Yes – The proposed development would have some urbanising effects extending the existing Darton settlement to the north on land which is predominately greenfield including a strip of Green Belt land. However the development would be contained within the existing road pattern and it is predicted that the effects would be absorbed by the area. The site is not covered by national or international sites/designations of ecological or landscape importance. In addition the development should not have any significant effect on any heritage assets.

Characteristics of the potential impact

The potential significant effects of development must be considered in relation to criteria set under paragraphs 1 and 2 above, and having regard in particular to:

Extent of the impact

How far will the impacts extend beyond the site?
What size of population will be affected?

Mainly local effects only affecting the Darton settlement.

Transfrontier impact

Any impacts beyond national boundary?
If so, what are they?

No
N/A

Magnitude and complexity of the impact

Are impacts of greater scale/complexity than other applications?
If so what are they?

No
N/A

Probability of the impacts

Are the impacts likely to occur (100%)?
Less likely to occur (50%)?
Limited chance (25%)?
Which impacts are unlikely to occur and why?

Noise, dust during the construction phase
Traffic generation permanent.
Development is significantly under the threshold of 1000 dwellings in the NPPG.

Duration, frequency and reversibility of the impact.

Will impacts last beyond construction phase?
Will the impacts be frequent?
Which impacts are reversible?
Which impacts are irreversible?

Traffic generation, visual impact.
Yes
Yes
None
As above

ADDITIONAL COMMENTS

Screening Opinion

1. Having examined Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 and Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015) the proposal clearly **does not** fall within any of the descriptions of development.
2. Interpreting Schedule 2 widely, the proposal falls under description of Urban Development Projects and is therefore Schedule 2 development.

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Screening Opinion

No part of the proposed development is located wholly or in part in a sensitive area as defined in regulation 2(1).

The area of the site (red line boundary) exceeds the applicable threshold of 0.5ha in column 2 of Schedule 2. However the proposed development is significantly lower than the guidance thresholds in the National Planning Practice Guidance Annex of having a significantly urbanising effect in a previously non urbanised area (e.g. a new development of more than 1,000 dwellings) and therefore **does not require** an EIA.

Conclusion

In coming to this decision the authority has taken into account whether the proposed development is likely to have significant effects on the environment by virtue of its characteristics, location and the nature of the potential impacts.

Government guidance in the National Planning Practice Guidance states that, in general, EIA will be needed for Schedule 2 developments in three main types of case:

- a) For major developments which are of more than local importance;
- b) For developments which are proposed for particularly environmentally sensitive or vulnerable locations; and
- c) For projects with unusually complex and potentially hazardous environmental effects.

It is considered that the proposal **would not** have significant environmental impacts within the meaning set out in The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 for the following reasons:

Reasons:

1 The development exceeds the applicable threshold of 0.5ha in column 2 of Schedule 2, but not the indicative threshold iii in the National Planning Practice Guidance Annex.

The proposed development would have some urbanising effects extending the existing Darton urban settlement to the north on land which is predominately greenfield. However the proposed number of up to 214 dwellings is considerably lower than the below the indicative threshold of 1,000 dwellings for the urbanising effects to be considered significant.

2 Characteristics

The proposal would result in the loss of approximately 8ha of greenfield land. However the site does not have any formal use at present and therefore it is considered that the loss of the site would not be significant to accommodate future development needs in the context of the amount of greenfield and Green Belt land in the locality.

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Screening Opinion

There are potential cumulative effects associated with the proposal to allocate the adjoining land for a development of up to an additional 83 dwellings in the draft Local Plan. However the development would infill an area between an established road pattern and the cumulative number of dwellings would remain well below the threshold iii of 1,000 dwellings taken from the National Planning Practice Guidance Annex.

The proposals are not of unusual nature or type and the site is not unusually contaminated or of challenging landform. It is considered that there is no higher risk than average of accidents during construction and operations.

3 Location

In terms of location, as previously noted, the site is not in a sensitive area as defined in regulation 2(1). The site is not located in an area covered by national or international sites/designations of ecological, biological or landscape importance. In addition no Conservation Areas or Listed Buildings would be affected. The proposed link road would pass through land currently designated Green Belt. However local transport infrastructure which can demonstrate a requirement for a Green Belt location is potentially not inappropriate development and the amount of land required would not be significant in the context of the amount of Green Belt land in the locality. Therefore, it is considered that the local environment can absorb the proposal.

4 Scale Of Impacts

The impact of the proposed development is likely to be limited to a local level. The impacts are not considered to be unduly complex or of a significant scale following the construction period.

The proposal is unlikely to have significant effects on the environment and an EIA **is not** therefore required.

OFFICER SIGNATURE

DATE: 20th July 2016



Andrew Burton, Senior Planning Officer (Outer Area Team)
For and on behalf of the Head of Planning and Building Control

Appendix 2 – Pre-application letter from Barnsley MBC



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David Shepherd
Economic Regeneration, Development Management
PO Box 634, Barnsley, S70 9FE
Head of Service: Joe Jenkinson

Gavin Winter
Spawforths
Junction 41 Business Court
East Ardsley
LEEDS WF3 2AB

My Ref: 2016/ENQ/00350
Your Ref: N/A
Date: 30th September 2016
Enquiries to: Andrew Burton
Direct Dial: 01226 774718
E-Mail: andrewburton@barnsley.gov.uk

Dear Gavin

REFERENCE NO. 2016/ENQ/00350

DESCRIPTION Proposed residential development of 214 dwellings and associated infrastructure and potential future phase 2 of 83 dwellings

LOCATION Land to the north of Station Road and south of Bloomhouse Lane, Darton, Barnsley

I refer to the request made to the Council for pre-application advice relating to the above site. This letter provides advice and an assessment of the material planning considerations that would influence the outcome of any subsequent application following our meeting 21st July 2016. Attendees from the Council were as follows:-

Andrew Burton, Senior Planning Officer, Development Management

Alan Hart, Planning Policy Officer, Planning Policy

Barbara Wilson, Senior Highways Development Control Officer

Paul James, Principal Mining Engineer, South Yorkshire Mining Advisory Service

Alex Richardson, Housing Growth

Trevor Mayne, Biodiversity Officer

Nick King, Senior Urban Design Officer

Land use planning policy issues – the current position

The Development Plan for the Borough currently consists of the saved Unitary Development Plan policies and the Local Development Framework Core Strategy. In addition the Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

The site of the proposal includes land currently shown as Safeguarded Land and Green Belt in the saved parts of the UDP. It is noted that housing is shown (referred to as Phase 1) on land shown as Safeguarded in the Barnsley UDP Saved policies and also on allocated Green Belt land (shown as Phase 2). The submitted documentation shows a proposed road to serve both Phase 1 and Phase 2 which passes through both the Safeguarded and Green Belt land.



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Phase 1 and Safeguarded Land

As regards Safeguarded and phase 1 the Council cannot currently demonstrate a supply of specific, deliverable sites sufficient to meet the Boroughs housing requirement. In this situation the NPPF is clear, at paragraph 49, that relevant policies for the supply of housing should not be considered up to date. As a result applications for residential planning permission in the Borough (including proposals on UDP Safeguarded Land and UDP Urban Land to Remain Undeveloped allocations), where it can be demonstrated that they are in a sustainable location, will now be determined in line with the NPPF Presumption in Favour of Sustainable Development (paragraph 14 of the NPPF), relevant development plan policies and any other material considerations.

In this instance it may be that there are other material considerations which could be weighed in the planning balance given that the site is located within Urban Barnsley a focus for growth as set out in Core Strategy Policy CSP8 'The Location of Growth'. It will be for the applicant to demonstrate that the proposal is sustainable in line with the NPPF and with regard to Planning Advice Note 30 'Sustainable location of housing sites'. Guidance as to the sustainable issues to be covered and assessed are set out in Barnsley MBC Planning Advice Note 30

<https://www2.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/PAN30%20FINAL%2013.10.11.pdf>

Should any subsequent application be recommended for approval, alongside any other relevant provisions including affordable housing and education contributions in line with policies CSP15, CSP42 and CSP43, open space requirements will be determined in accordance with Core Strategy Policy CSP35 Green Space and Supplementary Planning Document 'Open Space Provision on New Housing Development'. The 26th May 2016 letter (Spawforths) at pages 7 and 8 includes a table listing relevant CS and UDP Saved policies – this does not include CSP 35.

We also discussed that site 1 is included in the Publication version of the emerging Local Plan as proposed housing development site H20. Please therefore have regard to the requirements of the draft allocation policy regardless of whether the application or submitted before, or after the Local Plan examination. Development of site H20 shall be expected to:-

- *Provide a new roundabout and access from the B6131 Station Road adequate to accommodate the development of the entire site.*
- *Ensure that the internal road layout will allow access to housing allocation H83 and provide a spine road through the site linking Station Road with Wolley Colliery Road that is capable of taking through traffic.*
- *Retain, buffer and manage all the hedges plus retain and manage a significant proportion of the existing scrub as the greenspace provision.*
- *Archaeological remains are known to be present on this site. The site area has been reduced to allow flexibility in the development to ensure the remains can be preserved in situ if necessary.*

Phase 2 and Green Belt land

As regards the Green Belt land there is policy provision by way of para 90 of NPPF for construction of the road through the area referred to as phase 2 of the overall site as part of the infrastructure serving the area shown as Phase 1. However, there is currently no adopted planning policy support



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for the housing development within the Green Belt shown as Phase 2. The deficiency in the Council's housing land supply is being addressed via the Local Plan process which is scheduled for adoption next year. In the meantime the Council is not encouraging applications to be submitted on any proposed housing sites which are currently in the Green Belt such as this, as the Local Plan shall first need to be determined to be suitable for adoption by the Planning Inspector/Secretary of State. The Council has however proposed the site to be allocated for housing development as site H83. Under this policy any future planning application should address the following requirements:-

- *Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including field evaluation) that must include the following:-*
 - Information identifying the likely location and extent of the remains, and the nature of the remains.*
 - An assessment of the significance of the remains.*
 - Consideration of how the remains would be affected by the development.*
- *Ensure that the internal road layout will allow access from proposed housing allocation H20 land south of Bloomhouse Lane.*
- *Ensure that the internal road layout will allow access to housing allocation H83 and provide a spine road through the site linking Station Road with Wolley Colliery Road that is capable of taking through traffic.*
- *Ensure appropriate access is provided to enable the development of site AC1.*

Case officer comments regarding design issues

Plans would need to comply with the standards in the Designing New Housing Development SPD. This would include the minimum space between buildings standards (21m back to back, 12m between a side wall and a principal elevation). In addition a minimum 10m should be maintained between rear elevations and the boundaries with existing properties. Increased separation distances should be provided in the cases where there are levels differences. These standards are not achieved on the current set of plans in the case of every plot. As such the Council would expect amendments to be made to the plans to safeguard the living conditions of existing residents.

The appearance and functionality of the entrance to the development in the south east corner of the development was questioned. The roundabout and car park have the potential to make this area difficult for pedestrians to use in close proximity to a primary school and unappealing from a visual amenity perspective. Careful consideration therefore would be afforded to providing a positive response from an urban design/place making point of view. Imaginative soft landscaping and public art proposals should be considered.

The proposed car park and its location immediately next to existing dwellings also potentially gives rise to concerns about noise and disturbance issues affecting existing residents. I would also question whether any lighting would be required during hours of darkness. The car park may also be viewed as a concern from a crime and security perspective by the Police. These are all matters that should be afforded consideration as part of the detailed design.



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Minimum private rear garden standards (min 50sqm for 2 bed dwellings and 60sqm for larger properties should also be provided as per the SPD.

Parking provision would need to be 2 spaces per dwelling for 3 bed houses and above and 1 space for 2 bed dwellings and below.

In terms of quality, the Council supports the Building for Life Partnership Scheme which was updated (2012) to include a revised number of 12 questions. The Design and Access Statement should include your own scoring assessment as to how many positive scores would be achieved in order to justify the design of the scheme.

Core Strategy policy CSP14 'Housing Mix and Efficient Use of Land' states that a mix of housing should be provided. CSP14 continues that a minimum density of 40 dwellings per hectare should be aimed for. Lower densities should be justified using the criteria laid out in the final sentence of CSP14 and in the supporting text for this policy at paragraph 9.78 of the Core Strategy. In addition the Economic Strategy the Council is seeking to achieve a step change in the quality of residential development in the borough. These ambitions may necessitate lower densities where it can be justified on sustainable design grounds, or in order to achieve the minimum spacing and garden standards required by the SPD.

There are levels differences within the site and on the adjacent areas of land. Therefore the plans should be designed sensitively so that this would not result in impacts being caused in terms of over dominance and overlooking. Section/street scene plans should be provided in support of any application.

Urban Design Officer comments

The Council's Senior Urban Design Officer Nik King attended the meeting and expressed the following comments:-

- Concerns were raised regarding the layout design being dominated by front of dwelling parking. The view was expressed that the number of dwellings may need to be reduced in order to allow for a greater mix of parking solutions. Rows of front of dwelling parking should be broken up at appropriate intervals.
- Concerns were raised that the provision of new many integral garages within the development may have a deadening impact on the street scene. Careful thought would therefore need to be afforded to how such plots are distributed throughout the development. In any cases roller shutter doors would be set back to be subservient rather than being set forward and/or set flush with entrances.
- A development of this size should be constructed with different character areas to avoid the development appearing monotonous and to give legibility to the development.
- Affordable housing should be 'tenure blind'.



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- Front boundary treatments would be welcomed.
- Block paving must be used on all shared surface roads to make these areas distinct from the spine roads.
- High quality soft landscaping proposals be expected.
- No elevation details were provided. The Council would welcome the opportunity to comment on proposed elevations prior to the submission of the application.

Highways

The following comments were expressed at the meeting by Barbara Wilson from a highways perspective:-

- Concerns were expressed that the proposed spine road would be too straight and would be conducive to high vehicle speeds. A greater amount of horizontal deflection needs to be incorporated into the design therefore. It may also be necessary to incorporate a roundabout somewhere along the spine road to slow vehicle speeds down.
- Concerns were also expressed regarding the number of dwellings it is proposed to serve off some of the shared surface roads. Again also some of these roads have been designed straight which raises the same concerns about the areas being conducive to high vehicle speeds. It was therefore questioned whether they would function safely as shared surface streets and amendments were requested.
- The provision of a new roundabout at the Woolley Colliery Road end of the spine road had been envisaged rather than the works indicated on plan 16017/SK01 rev P1 'link bus gate general arrangement'.
- It was stated that Bloomhouse Lane is considered unsuitable to accommodate anything beyond only a small number of houses. A limit of 10 dwellings is suggested for the overall development (phases 1 and 2).
- It was queried whether any existing bus stops would need to be relocated as a result of the proposed development, or whether space would need to be allocated on the plans for the provision of new bus stops within the development if it is envisaged that bus routes may pass through the site using the spine road in the future.

Any planning application would need to be accompanied by a Transport Assessment to consider the implications of the development on the existing highway network. Further to the above a Travel Plan should accompany any planning application detailing measures for achieving a modal reduction in car usage, targets and a regime for monitoring.



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Trees

A Tree Survey should be carried out to inform the trees that need to be retained as part of the development. In the absence of a tree survey our Arboricultural Officer has not been in a position to provide informed comments. However he did note that in general the site is reasonably open farmland in many parts with accompanying boundary hedges also there are areas of trees within the site some of which are quite visually prominent and important. The boundary trees and vegetation offer significant amenity to the local residents and the area in general and as such the retention of as much of this as possible is desirable.

The indicative layout provided does not appear to pay much regard to the existing trees and hedgerows on the site but instead offers significant areas of landscaping. It does appear that the proposal would involve the removal of some significant trees and hedges although again without a tree survey at this stage it is not possible to offer proper advice.

When an application is submitted it is expected that a tree survey be provided and that the tree survey has been used to inform the proposed layout which does not appear to have happened up to this point. It also appears inevitable that trees will require removal and some retained ones will be implicated in the development and as such an arboricultural impact assessment will also be required when an application is submitted.

PROW/footpaths

We discussed that land within the site has been the subject of an application for a claimed public bridleway route. The route has not yet been confirmed as a public bridleway, but the latest correspondence from the Planning Inspectorate suggests that confirmation will be issued shortly. If that is the case, the bridleway will be recorded with a width of 7.3 metres north of Manor Farm.

No formal diversion / legal changes to the bridleway would be necessary where it crosses the road, but drop crossings would be required. People have a legal right for to use bridleways on horseback or bicycle, so sightlines should take this into account and allow vision on horseback set back slightly from the road.

Due to the width of the proposed bridleway, it may be preferable to install access controls to prevent access by motor vehicles, although Public Rights of Way Officers would need to see the final plans before forming a view.

Green space

Existing Green Space

Part of the site is functioning as green space and as such should be considered in the context of CSP35, a local needs assessment undertaken to determine whether any loss of green space will create deficiencies in the locality/and any loss compensated for. There are two records on the green space register that cover part of this site: GS1794 Bloomhouse Lane Green Space which is a natural area and informal open space along with the former Darton Primary School GS679 which also includes a natural area/informal open space. Any subsequent application will be expected to deal with the loss of green space and propose compensatory measures to offset any loss of green space.



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Requirement for New Green Space

In accordance with CSP35, CSP42 and the SPD Open Space Provision on New Housing Developments, all residential developments over 20 units are required to provide green space. The SPD requires that a minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses. A detailed greenspace assessment will be carried out to determine the most appropriate greenspace provision to meet identified local needs if an application is submitted. Section 5 of the SPD sets out the type and quantity of green space which will normally be required and each proposal will be considered on its own merits taking into account all material considerations.

A preliminary assessment indicates that the informal open space and children's play elements should be provided on site as part of the development with an off-site contribution for formal recreation. The applicant's attention should be drawn to Appendix 2 of the SPD which explains the formula which would be applied to calculate the contribution for an off site formal recreation provision.

Type of open space	Dwellings			
	1 bedroom	2 bedroom	3 bedroom	4+ bedroom
Equipped children's play areas	None	£474.60	£569.78	£664.97
Informal open space	£125.17	£185.13	£221.64	£259.46
Formal recreation	£528.06	£777.09	£932.24	£1088.70
Total for all open space	£653.23	£1436.82	£1723.66	£2013.13

Affordable Housing

Existing policy is that Housing developments of 15 or more dwellings will be expected to provide affordable housing in accordance with Core Strategy policy CSP15. Provision should be 25% of the number of dwellings in this area of the Borough unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable. The developer must show that arrangements have been put in place to keep the new homes affordable. The types of affordable housing to be provided and the relative balance between the different affordable housing products will depend on local circumstances, but to give an indication, it is likely that a mix of up to 20% intermediate housing and 80% social rented will be acceptable. You should however be aware that the existing policy is proposed to be replaced by draft policy H8 of the Publication Version of the Local Plan which proposes that 20% affordable housing shall be located in the Darton area. Based upon current needs and the initial proposal of dwellings our Housing Team would seek 30% provision to be provided in the following manner:-



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House Types	80% General Needs Rented	20% General Needs Intermediate
2 bed House	24	6
3 bed House	14	4
2 bed OAP Provision	5	1
Total	43	11

Education

Planning Advice Note 33 'Financial Contributions to School Places' states that Planning applications for new homes will be refused unless local schools already have sufficient capacity to accommodate new pupils from the development or enough extra places can be created to accommodate them. Education have forecast that there would be capacity issues at local primary and secondary schools as a result of the development. Based upon that the following contributions would be required as mitigation for the development:-

Primary	-	£618,975
Secondary	-	£451,264
Total	-	£1,070,239

Other Core Strategy policy requirements

Flood Risk – The site is located outside of flood zones 2 and 3. However as the site is over 1ha in size it would be a requirement for any application to be accompanied by a Flood Risk Assessment. The report should detail a strategy for the management of surface water run off from the site whereby the drainage strategy should be designed so that surface run off rates should not exceed greenfield run off rates.

Any balancing facility should be designed to accommodate a 1 in 30 year flow from the site below ground and a 1 in 100 year flow retained within the site (including an allowance of 30% for climate change), without causing any flooding to buildings. There are alternatives to conventional storage for the control of surface water run-off that are favoured by the authority where ground conditions are suitable. Sustainable Urban Drainage techniques (SUD's) tackle surface water run-off problems at source using features such as soakaways, permeable pavements, grassed swales, infiltration trenches, ponds and wetlands to attenuate flood peak flows, produce water quality improvements and environmental enhancements. The authority seeks to promote the use of SUD's techniques to this site and the authority expects the developer of the site to submit detailed investigations such that the use of SUD's has been fully explored. It was expressed at the meeting that there is a lack of options for providing a surface water outfall connection to an existing watercourse. As such it might be necessary for the developer to approach Yorkshire Water to discuss whether they would be prepared to accept discharge into the existing sewerage system and to discuss allowable discharge rates.

CSP 36, 'Biodiversity & Geodiversity' states that development will be expected to conserve and enhance the biodiversity and geological features of the Borough. Development which may harm a



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biodiversity or geological feature will not be permitted unless effective mitigation and/or compensation can be ensured. Therefore the application would need to be supported by an independent ecological report by an appropriately qualified (to be detailed) consultants, which should include data from sources including the Barnsley Biological Records Centre www.barnsley.gov.uk/countryside-general-information and Local Wildlife Site data. The report should also propose mitigation measures proportionate to the loss of habitat that would result. The Biodiversity Officer has made the following site specific comments in respect of the proposal:-

- Proposed Local Plan housing allocation H20 includes the east and south-eastern parts of the pre-app site. The south-eastern portion – the cleared school site - does not have an existing Council-funded ecological assessment as far as I am aware. However, on my site inspection last month I noted that southern marsh orchids have appeared on some of the lower part of this section (see the attached plan) – these should be retained or transplanted within any development.
- The eastern portion of the site is also part of H20 draft allocation but we do have the attached assessment coded as BAR38. It assesses this land as being of moderate value and recommends that the hedgerows and the better areas of scrub/grassland are retained within the public open space of any development. Any planning application should propose to retain and manage a significant proportion of this land. It also notes evidence of badger activity which should be assessed. A wildlife corridor should be retained through the site.
- The western portion of the pre-app site has draft allocation code H83 and we have had assessed under the code BAR81. It assessed the site as having limited ecological value and that only the hedgerows should be retained within any development – which I endorse. However, the survey was conducted just after the grassland had been cut, whereas my inspection last month was when the meadows were at their most diverse and it appeared to me that they were of some value – see attached picture. As I said in the meeting, I require that the applicants have their ecologists assess the value of these 2 meadows in summer before they are cut – preferably right now. Depending on those findings I would suggest that a significant proportion of the meadows too is retained within the public open space and managed sensitively. It is possible that they are found to be too rich to be developed.

Our standard pre-application ecology advice which should be complied with. In this instance data should also be gained from South Yorkshire Bat Group and South Yorkshire Badger Group.

CSP39 'Contaminated and Unstable Land' states that where sites may be affected by contamination or stability issues proposals must be accompanied by an investigation report which sets out detailed measures to allow the development to go ahead safely. The site is partly located in a Coal Mining Referral Area. The Barnsley Coal Seam is conjectured to outcrop at the northern part of the site and it at shallow depth. The coal seam has been extensively mined, there are several mine entries located on the land associated with the former Darton Colliery. Therefore there a high potential for mining legacy risks such as land instability or fugative gases to the north of the outcrop position. The site potentially contains a former mine shaft in the north west corner of the site meaning that it is potentially affected by unstable land. Ground investigations should therefore be carried out to establish the precise location of the shaft. An accompanying report should be submitted which should include any necessary remediation recommendations such as exclusion zones and



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appropriate foundation design. SYMAS records also indicate the presence of made ground/colliery spoil in the north of the site adjacent to Bloomhouse Lane. This area shall also require investigation and remediation.

CSP40, 'Pollution Control and Protection' – Development will be expected to demonstrate that it is not likely to result, directly, or indirectly in an increase in air, surface water and ground water, noise, smell, dust, vibration, light or other pollution which would unacceptably effect, or cause nuisance to the natural or built environment or people.

This site is located close to the M1 and A637 Huddersfield Road. Whilst it is not in an air quality management area, these roads have been highlighted within the Barnsley MBC Air Quality and Emissions Good Planning Guidance (https://www2.barnsley.gov.uk/media/3559844/bmbc_aq_e_technical_planning_guidance_consultation_draft_v1.pdf), Map 1, with potential air quality impact. Furthermore, the nearby North Gawber Colliery and Dearne Hall Road as similar sized major housing developments were both subject to air quality assessments. Regulatory Services are therefore of the opinion that an air quality assessment should be submitted in support of any application. Consideration should be given to potential air quality impact of the development on nearby receptors, in particular nearby receptors on the B6131 Station Road, along with the impact of cumulative development in the area.

In addition the application should include proposals on what methods are proposed deployed to prevent nuisance being caused by dust and noise during the construction phase.

Community Consultation

Community consultation is encouraged prior to the submission of the application. Best results are normally achieved when proposals are altered or information provided to address any specific concerns that are raised.

You may also wish to carry out consultation with local Ward Members. The site is in the Darton East Ward where the elected Councillors are:-

Councillor Roy Miller - <http://barnsleymbc.moderngov.co.uk/mgUserInfo.aspx?UID=121>

Councillor Harry Spence - <http://barnsleymbc.moderngov.co.uk/mgUserInfo.aspx?UID=198>

Councillor Gail Charlesworth - <http://barnsleymbc.moderngov.co.uk/mgUserInfo.aspx?UID=729>

Councillor Miller has expressed an opinion that none of the proposed dwellings should be accessed from Bloomhouse Lane due to concerns regarding highway safety, although you may to contact him to discuss whether he would be open to the idea of a small number of dwellings being accessed off the lane.



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Environmental Impact

A screening opinion has been carried out under Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015) which has determined that the proposed development would not require an Environmental Impact Assessment.

Validation requirements

The standard list of national planning application requirements would be expected for a full application. <https://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Development%20Control/Table%20%20-%20National%20Requirements.pdf>

In addition please provide the following reports from our list of local requirements (I have no issue with documents being amalgamated where appropriate):-

- Affordable Housing Statement.
- Air Quality Assessment.
- Archaeological survey.
- Coal Mining Risk Assessment.
- Design and Access statement which affords recognition to the Supplementary Planning Documents 'Designing New Residential Developments' and 'Parking', the South Yorkshire Residential Design Guide and the CABI Building for Life scheme.
- Ecology survey
- Ground investigation report
- Flood Risk Assessment and SUDS/Foul and surface water drainage details.
- Planning and Community Consultation Statement
- Tree survey/implications assessment
- Transport Assessment
- Travel Plan
- Draft S106 Agreement/heads of terms.

Below is a link to our local validation list where you can read the summary notes to accompany most of the above documents:-

[https://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Development%20Control/Table%20%20-%20List%20Of%20Local%20Requirements%20\(2\).doc](https://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Development%20Control/Table%20%20-%20List%20Of%20Local%20Requirements%20(2).doc)

I am hopeful that this should cover everything that will be required. However the Council reserves the right to request additional information should that be considered necessary or be identified through the consultation process.

Validation will depend upon receipt of all relevant forms, fees, plans and documents.

These comments will be treated as a material consideration in relation to any planning application submitted in the next 2 years for a scheme that reflects the advice provided in this letter. However,



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please note that the views and opinions in this letter do not constitute a formal response or decision of the Council in relation to any future planning application.

Yours faithfully

Andrew Burton, Senior Planning Officer (Outer Area Team)

For and on behalf of
Development Management
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
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List of main relevant planning policies to be covered (not exclusive and subject to change)

National Planning Policy Framework

Site specific Unitary Development Plan policies <http://www.barnsley.gov.uk/volume1-strategy-policy-justificationpdf>, <http://www.barnsley.gov.uk/volume2-to-13-combinedpdf>

GS6/WR10 'Extent of the Green Belt'
DT6/GS10 'Safeguarded Land'

Core Strategy - <http://www.barnsley.gov.uk/about/how-the-council-is-organised/departments/development-environment-and-culture/strategy-growth-and-regeneration/local-development-framework/core-strategy/>

CSP 1, Climate Change
CSP 3, Sustainable Drainage Systems
CSP 4, Flood Risk
CSP 8, The Location of Growth
CSP11, Providing Strategic Employment Locations
CSP12, The Distribution of Strategic Employment Locations
CSP 14, Housing Mix and Efficient Use of Land
CSP15, Affordable Housing
CSP 26, New Development and Highway Improvement
CSP 29, Design
CSP 35, Green Space
CSP 36, Biodiversity & Geodiversity
CSP 39, Contaminated and Unstable Land
CSP 40, Pollution Control & Protection
CSP 42, Infrastructure and Planning Obligations
CSP43, Educational Facilities and Community Uses

Local Plan Publication Draft 2015 – Draft policies H1, H2, H3, H8

LDF Supplementary Planning Documents

'Designing New Development' http://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/spg/Designing%20New%20Housing%20Development_v2.pdf

'Open Space Provision on New Developments'
https://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/spg/Open%20Space_v2.pdf

'Parking' http://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/spg/Parking_v2.pdf



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Planning Advice Note 30 'Sustainable Location of Housing Sites'

<http://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/PAN30%20FINAL%2013.10.11.pdf>

Planning Advice Note 33 'Financial Contributions to School Places'

<https://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/spg/PAN33%20education%20contributions.pdf>

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