

**MISS ALEXANDRA WARSOP**

*C/o Mr S. Warsop*

**Land to the west of Norfield House, Bank End Lane, High Hoyland, Barnsley**

**FULL PLANNING APPLICATION FOR THE ERECTION OF 1NO. SELF-BUILD  
RESIDENTIAL DWELLING**

**PLANNING STATEMENT**

03-10-2025

**Planning Statement**

Land to West of Norfield House Bank End Lane High Hoyland

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## 1.0 INTRODUCTION

This Planning Statement accompanies a full planning application for the following proposed development on land at Bank End Lane, to the west of Norfield House High Hoyland Barnsley.

- Development of one residential self-build dwelling.

This statement has been prepared in support of the planning application, and it provides details of the proposed development and an assessment of its compliance with relevant policy.

The purpose of the planning system is to positively promote the spatial or organization of land in order to achieve long-term sustainable development. In the Planning Acts, sustainable development means managing the use, development and protection of land, the built environment, and natural resources in a way or at a rate which enables people and communities to provide their social economic and cultural well-being, while sustaining the potential of future generations.

Planning is a vital means of securing the long-term well-being of our communities. It enables the efficient use of resources and infrastructure with multiple benefits to society the environment and the economy.

England is a geographically small densely populated nation with multiple demands on land and built environment.

The application package is accompanied by the appropriate planning fee and comprises electronic copies of the following documents.

- Application form.
- Application cover letter.
- Planning Design and Access Statement (Peter Dimberline architect).
- Tree survey (AWA).
- Preliminary Ecology appraisal (Estrada).
- Mining assessment survey (ARP).
- Historic Deeds.
- Photographic evidence (Historic Pond adjacent High Hoyland Lane).
- This statement concludes that the proposed development is in accordance with the relevant policies at national and local levels; and,
- The proposed application seeks to provide a one off high-quality self-build dwelling in line with housing needs as identified.

Planning should therefore be granted in respect of this application.

## 2.0 LOCATION & SITE DESCRIPTION

This Planning statement identifies the site location, provides a description of the site, outlines the relevant planning history, sets out the relevant planning policy and concludes with the Planning case in support of the proposed development.

### Location and description

The application site is 0.2ha located in washed over Greenbelt as designated within the adopted Barnsley local plan. It is in private ownership.

The topography of the site is generally sloping from north to south. Initially the land plateaus from the the northern boundary with Bank End Lane, before falling towards the south. The site has strong defensible boundaries.

The site is located outside the urban fabric (envelope) of High Hoyland however it is a short distance (approx. 120m) from the centre of the village around the Cherry Tree Public House and local bus stops.

There is a footpath on the northern side of Bank end Lane giving pedestrian access to and from the site in both directions and is illuminated at night by street lighting.

Bank End Lane offers easy access to Cawthorne, Kexborough and Clayton West, along with easy links to Barnsley, Sheffield, Wakefield, Huddersfield, and Leeds and as such, it is considered to be in a sustainable location.

The site is in proximity to Norfield House to the east and West Bank to the west, both residential detached properties are two-story brick construction. West Bank has dormer accommodation in the roof void.

The site has historically contained a water tank to supply High Hoyland village in the early 1900s all as detailed in the land registry deed.

The eastern, southern and western boundaries of the site are lined by mature hedge / trees and woodland which give privacy to adjoining properties to the east, west and south. The northern boundaries have recently been removed (with the agreement of the landowner), by Northern Power Grid in line with overhead powerlines health and safety.

It is the applicant's intention to erect a new dry-stone boundary wall on the northern boundary with Bank End Lane, along with the planting of a hedge on the inside of this new boundary wall, for its entire length. This will afford privacy for the applicant and an appropriate continuity of the street scene.

The proposed development would represent a small but much needed addition to the housing supply within the village and borough and whilst the application site falls outside the designated envelope, the land can be identified as part of the wider village and has strong defensible boundaries in the form of existing arboricultural features and existing residential development to both east and west.

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The site is Infill in nature on account of it being in between the two private residential curtilage areas associated with Norfield House to the east and West Bank to the west. The site is flood risk zone 1

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## 3.0 PLANNING HISTORY

The most relevant previous planning history is set out below: -

### Planning applications

- 2014/05202 (27th June 2014) - Refused 21st August 2014.
- Appeal under Section 78 of the Town and Country Planning Act 1990; and,
- Appeal Application no. APP/R4408/A/14/222550 Dismissed 2nd December

### Planning Applications on Neighbouring Site

- 2025/0279 Erection of detached Self build dwelling - Approved 12th September 2025

### Response to previous planning decisions

There are two previous planning decisions associated with the site which are no longer of relevance to this application.

We outline our comments accordingly within the section of the statement.

These are as follows: -

- Planning application ref: B/76/1953/PR. Refused. 2014/0520.
- Planning appeal ref: APP/R44808/A/14/222550 – Dismissed.

In relation to the above reference application and subsequent appeal decision, we reference a very recent appeal decision and will refer to recent changes to green belt policy (notably grey belt -triggered by the lack of a deliverable five-year land supply), which now override the previously considered application above.

We also submit and refer to 2025/0279 supporting application/appeal test cases as a point in case.

Also as identified above the latest SHMA states in paragraph 4.53 that the demand for five + bedroom dwellings is seen mainly in the rural areas of the borough, including the rural west. The council's adopted housing strategy for the period 2014 to 2033 identifies the key objective of increasing the number of larger four and five-bedroom family/higher value homes across the borough and specifically identifies objectives of delivering c.2500 larger family/higher value homes in the strategy period.

The proposal accords with policies local plan policies GD1, T4 and S1. The National Planning Policy Framework (NPPF) (see Para. 116) states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road Network would be severe.

There is no reason on highway grounds why the proposed development should not be granted planning permission as the proposal accord with local and national guidance and will not result in any harm or unacceptable impact on highway safety.

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The proposal promotes the effective use of land in meeting the need for homes, which is supported by Para. 124 and par 155 of the NPPF.

The proposed development will embrace several green technologies within the building fabric. In addition, any perceived impacts can be mitigated for through the imposition of suitably worded conditions.

In this context, the proposed development would satisfy the environmental objective of sustainable development, which should be given significant weight

The proposed 'two storey' dwelling (as viewed within the street-scene) is in line with the recent appeal and subsequent planning approval of neighbouring site ref 2025/0279 in that the overarching design and detailing will not be incongruous in the street scene already characterized by red brick two story houses.

Overall, the design is considered to result in a dwelling capable of enhancing the character and appearance of with the local plan policy DI and the SPD design of housing development.

### **Other matters -meeting identified housing needs**

Having regard to the government objective of significantly boosting the supply of homes outlined in paragraph 61 of the NPPF, the proposed development would have the benefit of contributing towards the borough housing land supply along with an addition to the demand for self-build requirements of the authority.

The development proposal will make a small but positive contribution to meeting the local plans.

### **Identified housing requirements.**

Policy HI seeks to deliver 21,546 Net new homes over the period 2014 to 2033.

The development proposal is situated in a suitable and sustainable location in respect of existing settlement form. There are no technical or environmental (built or natural) constraints precluding the site.

## 4.0 DEVELOPMENT PROPOSALS

The proposed development would result in the creation of a single, 5no. bedroom family detached dwelling set in a generous garden, increasing the housing stock in the village. It is very close to a bus stop and within walking distance of facilities in High Hoyland. The proposal would not result in any adverse social impacts.

The site layout has been designed to ensure the dwelling sits comfortably within the street-scene / relationship with the existing dwellings either side. Separation distances are considered acceptable, and consideration has been given to the position of windows etc to ensure maximum privacy is achieved between the new dwelling and the existing dwellings adjacent the site.

A minimum of 2 car parking spaces will be provided in the garage with further parking available within the curtilage.

Storage for refuse bins will also be provided along with a bike store and an electric vehicle charging point.

The main private areas are located on the rear of the property where the garden areas extend downward towards High Hoyland Lane, and advantage of any long-distance views are taken from windows and external terrace areas on the south facing side of the dwelling.

Due to the considerable fall of the land to the rear of the dwelling, advantage has been taken by the introduction of a lower level 'entertainment suite' with direct access out onto an external terrace area.

The dwelling is two storeys when viewed from Bank End Lane but will be three storeys to the rear by taking advantage of the sloping site and creating a lower ground floor which will be designated as an entertainment space'. The dwelling will be complimented by a detached double garage along with a bike store and bin store area. External works will consist of a new entrance with a parking and turning area to the front of the dwelling to ensure that all vehicles can leave the site in a forward gear.

In addition, there will be external terrace areas accessed from various levels and rooms.

There will be an opportunity to create new soft landscaping / garden areas within the plot and where existing trees are present on site, these are to remain. There are no trees near to the proposed building that would be affected by the development.

The application is complimented by an arboricultural report and an ecological appraisal, both of which are included within the overall submission documentation.

Existing trees beyond the site boundaries will provide established landscape screening from the outset.

Vehicular access will be from a new access created off Bank End Lane.

A sliding gate will be set back a minimum of 5m from the roadside and located between stone piers. The front boundary will be formed in a 1500mm high dry-stone wall. Once within the site a parking and turning area will be created in front of the dwelling and the detached garage.

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Pedestrian access will be from this external parking area with access into the dwelling being DDA compliant. The external turning and parking areas will be surfaced and sealed, with no excessive gradients.

## **Building materials and Green credentials**

The proposed self-build dwelling has been designed to meet the government future building standard criteria in respect of energy, efficiency, ventilation, and overheating

The architecture of the proposed dwelling will respect the locality and vernacular of surrounding dwellings having external brick walls, locally sourced, natural stone heads and cills, flat tile or slate roof coverings and windows and doors will be finished in colour coated PVC or composite.

Naturally, locally sourced walling stone will be used for boundary wall detail at a height of no more than 1.8m. The lower ground floor and first floor access floor foundation construction will be a fully externally insulated reinforced raft slab, preventing cold, bridging issues.

The walls will be constructed using insulated concrete form work ICF and where exposed externally will be clad in facing bricks and naturally sawn stone detailing to window and door apertures.

Floors will be either block and beam and insulated engineered timber joist and the roof will be SIPS panels faced with roof flat slate or tile and solar PV panels.

High levels of air tightness will be achieved throughout, and potential cold bridging details will be avoided. An air source heat pump will be introduced along with a mechanically vented heat recovery system as part of a comprehensive scheme.

A water treatment plant will be introduced along with grey water harvesting.

## 5.0 PLANNING POLICY CONTEXT

The whole purpose and intention of the planning system is to enable the development of appropriate sites which are sustainable as defined by the NPPF and as set out at Paragraph 8.

The purpose of the planning system is to positively promote the spatial organisation of land in order to achieve long-term sustainable development. In the Planning Acts, 'sustainable development' means managing the use, development and protection of land, the built environment, and natural resources in a way, or at a rate, which enables people and communities to provide their social, economic and cultural wellbeing while sustaining the potential of future generations.

Planning is a vital means of securing the long-term wellbeing of our communities. It enables the efficient use of resources and infrastructure, with multiple benefits to society, the environment and the economy. England is a geographically small, densely populated nation, with multiple demands on land and built environment.

### Development Plan

The duty in Section 38(6) of The Planning and Compulsory Purchase Act 2004 ("the Act") enshrines in statute the primacy of the Development Plan.

The Act states: -

***"If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise."***

The development plan for this residential scheme comprises the following local documents: -

- Barnsley Local Plan (adopted January 2019) (LP).

The correct approach to determining whether a proposal complies with a development plan is uncontroversial: -

- All the relevant policies should be identified.
- An assessment should be made as to whether the proposal complies or not with each of those policies and the weight to be given to these.
- The development plan must be read as a whole.
- It must be recognised that separate policies within the same development plan can pull in different directions; and,
- A development can conflict with one individual policy and still comply with the development plan as a whole.

The reasons for a decision must be intelligible and must be adequate. They must enable the reader to understand why the matter was decided as it was and what conclusions were reached on the principle important controversial issues, disclosing how any issue of law or fact was resolved.<sup>1</sup>

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

Section 39 of the Act requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.

## Adopted Planning Policy

The site is in the Green Belt where LP Policy GBI 'Protection of Green Belt' applies. Other relevant policies include: -

- SD1 - Sustainable Development.
- GD1 - General Development.
- LG2 - The Location of Growth.
- H1 - The Number of New Homes to be Built.
- H2 - The Distribution of New Homes.
- D1 - High Quality Design and Place Making.
- LC1 - Landscape Character.
- BIO1 - Biodiversity and Geodiversity; and,
- CC2 - Sustainable Design and Construction

## National Policy

### National Planning Policy Framework (December 2024)

The revised National Planning Policy Framework (the Framework) was published on 12 December 2024. The Framework now forms the relevant policy guidance at the national level for the determination of all planning applications. The Framework is a material consideration which must be taken into account in all planning decisions.

On the same date, the Government publish the results of the 2023 Housing Delivery Test (HDT). Over the preceding three years 84% of the Council's housing requirement was delivered, this has decreased from 102% which was the measurement in the 2022 HDT. The consequence of the underperformance is now a 20% buffer should be applied to the Council's supply of specific deliverable sites.

The Council cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 2 of the Framework recognises the provisions of the Act stating: -

***"planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account when preparing the development plan, and is material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements".***

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

Para. 10 sets out that the heart of the framework is a presumption in favour of sustainable development.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Para. 11 of the Framework identifies how this presumption is to be applied in making decisions on individual applications stating: -

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

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b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>1</sup>, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>2</sup>; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".

Beyond Chapter 2 of the Framework there are 15 topic areas (as well as Annex 1 and 2) which form the Framework document; those topic areas considered of relevance to this planning application are set out below: -

- **Chapter 3:** Plan Making.
- **Chapter 4:** Decision Making.
- **Chapter 5:** Delivering a Sufficient Supply of Homes.
- **Chapter 6:** Building a Strong, Competitive Economy.
- **Chapter 8:** Promoting Healthy and Safe Communities.
- **Chapter 9:** Promoting Sustainable Transport.
- **Chapter 11:** Making Effective Use of Land.
- **Chapter 12:** Achieving Well Designed Places.
- **Chapter 13:** Protecting Green Belt Land; and,
- **Chapter 14:** Meeting the Challenge of Climate Change, Flooding and Coastal Change.

## Grey belt

The site is in the Greenbelt LP and policy GB1 states that the Greenbelt will be protected from inappropriate development in accordance with national planning policy. Paragraph 153 of the framework states that inappropriate development is by definition harmful to the greenbelt. Paragraph 155 of the framework indicates that the development of homes in the Greenbelt should not be regarded as inappropriate subject to the specified criteria. The proposed development site does not fulfil greenbelt purpose as per NPPF 143.

The site is in a sustainable location, and appropriate location for residential development. The site is located in washed over green belt in a defined village and can be classified as infill in nature and also windfall site.

The site was formally used to house water supply tank to the village in the early 1900s as can be verified by historic deeds to the land.

There is a loose pattern of development in High Hoyland with property set well back from the road. There are mature trees to the western/southern boundary, along with well established hedge bordering

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<sup>1</sup> This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.

<sup>2</sup> The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable areas at risk of habitats; flooding designated or coastal change heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and

the eastern boundary, the fields on the opposite side of Bank End Lane combine to create a semi-rural character.

The statement concludes that the proposed development is in accordance with the relevant policies at national and local levels. The proposed application seeks to provide a one off high-quality self-build dwelling in line with housing needs as identified. Planning should therefore be granted in respect of this application.

## **Grey Belt Assessment**

Whilst the site is located within the Greenbelt, it is the applicant view that the site can be characterized as grey belt land in accordance with the definition identified within annex two of the framework, and the latest guidance presented within the PPG.

With regards to the definition within the framework, the site comprises other land 'which does not strongly contribute to Greenbelt purposes B or D in paragraph 143 and the site is not located within a designated asset outlined in footnote 7.

With specific regard to the guidance presented within paragraph 005 reference ID 64—005- 20250225 of PPG we provide further comments as follows.

- To check the unrestricted sprawl of large build up barriers

### Weak or none

The site does not adjoin a defined large built-up area. The site has strong well defined and defensible boundaries which clearly separate the land from the wider green belt beyond it. There is existing residential development on the sites, eastern and Western boundaries the southern boundary, is contained by mature natural Woodland, which is protected from removal/development by TPO.

- To prevent neighbouring towns merging into one another

### Weak or none

The site does not form part of a gap between two towns.

- To preserve the setting and special character of historic towns

### Weak or none

The site does not form part of a setting of a historic town. There is no visual physical or experiential connection between the site, and any heritage asset site is not within a conservation area.

For the reasons outlined above, it is unequivocally clear that the site can be characterized as grey belt land in accordance with the definition identified within annex two of the framework, and the latest guidance presented within the PPG.

Grey Belt Assessment - Overall Conclusion For the reasons outlined above, it is unequivocally clear that the site can be characterized as grey belt land, and that the development proposals would meet with all of the criteria prescribed in paragraph 155 of the framework.

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Accordingly, having regard to the guidance presented in paragraph 11 (d) of the framework, as the relevant development plan policies of the borough local plan are out of date by virtue of the council being unable to demonstrate a five-year deliverable supply of housing, the tilted balance is engaged. Consequently, permission should be granted for the development unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework taken as a whole.

Paragraph 9.11 of the local plan further states that sites in towns and villages can offer good opportunities for providing houses where other people already live near to shops and services. The points made above also highlight a need for more larger family housing in order to stem the flow of high-income households out of the borough in search of larger properties and also to attract the higher income population into Barnsley. The level of larger family housing currently being developed in the borough falls a long way short of achieving these aims.

A large proportion of the borough of Barnsley is Greenbelt land. The site represents a very small amount of this land. Development on this parcel of land would not fundamentally undermine the purposes of the remaining green belt across the area of the plan. The council cannot demonstrate a five-year supply of deliverable housing sites. Also, the development would be in a sustainable location moreover, as the proposal is not major development, the golden rules do not apply for these reasons the proposals would comply with the criteria set out within paragraph 155 of the framework consequently the proposed dwelling would not be inappropriate development in the Greenbelt.

There is no requirement for this Planning Statement to be assessed against other exceptions specified in paragraph 154 of the framework as we believe the development is not inappropriate.

The Lee Valley versus Epping Forest District Council judgment outlines where the development is not inappropriate in the Greenbelt applying the exceptions identified in the framework it should not be regarded harmful to the openness of the Greenbelt.

An assessment on the effect of the proposed development on the openness is not therefore required likewise very special circumstances do not need to be demonstrated for the proposal to be considered acceptable.

Accordingly, it is concluded that the proposal would not be inappropriate development in the Greenbelt having regard to local and national planning policy proposal and would comply with LP policy GB 1 and paragraphs 153 and 155 of the framework for the reasons given above.

## **Principle of development Conclusion**

Taking all the above into account in applying paragraph 11 (d) (ii) of the framework. There are no adverse impacts of granting permission that would significantly and demonstrably outweigh the benefits of the development when assessed against the policies in the framework taken as a whole and having particular regard to keep policies for significantly boosting the supply of homes the principle of development is therefore acceptable and the development proposal should be approved by the council without delay.

On account of the information presented in this section it is considered that the development proposals comply with the guidance presented in the framework and the development plan. The same conclusion was also reached in the recent planning, appeal and planning application. (Ref 2025/0279).

Consequently, the development proposals can be considered sustainable development as defined by the framework and consequently, there is a presumption in favour of granting Planning permission for

this development without delay in accordance with paragraph 11 (d) and also policy SD 1 of the Barnsley local plan.

This statement provides a review of relevant planning policy at the national and local levels. It demonstrates support for the proposed development of the application site.

The planning justification for the proposed development of the site is summarized as follows: -

- The proposal aligns with all relevant policies as set out in the local plan. Consequently, there are no adverse effects that would significantly or demonstrably outweigh the benefits when assessed against the policies in the framework taken as a whole. As a result, the presumption in favour of sustainable development applies and the proposals should be approved without delay.
- The previous planning decision (2025/0279) established the precedent. The site can be characterized as grey belt land. The development proposal would meet with all the criteria prescribed in paragraph 155 of the framework. Having regard to the guidance presented in paragraph 11 (d) of the framework as the relevant development plan policies of Barnsley. Local plan is out of date by virtue of the council, being unable to demonstrate a five-year deliverable supply of housing. The tilted balance is engaged.
- Planning permission should be granted for the development unless any adverse impacts would significantly and demonstrably outweigh benefits when assessed against the policies in the framework taken as a whole. The development proposal will make an important contribution to meeting, identified local housing needs.
- Substantial weight should be given to these benefits in the determination of the planning application.
- The development proposal is situated in a suitable and sustainable location in respect of existing settlement form, and there are no technical or environmental built or natural constraints that would preclude the development of the site.
- The site is available now as the applicant is actively seeking to secure planning permission for the residential development of the site.
- The submitted plans, identify that the proposal will deliver a high-quality dwelling that reflects the character of the site and its surroundings.

The development proposal will make an important contribution to meeting identified and evidenced local housing needs. Substantial weight should be given to this benefit in the determination of the planning application.

## **6.0 THE PLANNING CASE**

Any planning application for proposed development will fall to be determined by Barnsley Council ("the Council") against the policies contained in the development plan, and other material planning considerations.

The Council's five-year land supply position below five years. In these circumstances footnote 8 establishes that the policies which are most important for determining the application are out of date. Consequently, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

The site is grey belt and is therefore not inappropriate development in the Green Belt, having regard to local and national planning policy. Accordingly, the proposal would comply with LP Policy GBI and paragraphs 153 and 155 of the Framework for the reasons given above. Further there is no requirement for this planning statement to assess the proposal against other exceptions specified in paragraph 154 of the Framework.

The design of the proposed two/three storey dwelling is informed by the recent appeal decision and the neighbouring approval. The overreaching design and detailing will not be incongruent in the street scene, which is already characterised by a number of one, two and three storey houses. Overall, the design is considered to result in a dwelling capable of enhancing the character and appearance of its immediate environs and most importantly the surrounding street scene. Accordingly, there is no conflict with Local Plan Policy DI and the SPD Design of Housing Development.

Local facilities, services, shopping and work can be easily accessed from the site. Accordingly, the site is an appropriate location for residential development and would be in general accordance with LP Policy T3.

The development of this site will not have an adverse impact on protected species on or within the vicinity of the site and accordingly there is no conflict with local plan policy BIOI or the SPD biodiversity and Geodiversity.

### **The Presumption in Favour of Sustainable Development**

The Framework makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development, through 3 over-arching and inter-dependant objectives economic, social and environmental.

There are three dimensions to sustainable development: economic, social and environmental<sup>3</sup> Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

The consideration of whether a development proposal represents sustainable development is a question unaffected by whether it accords with policies in an up-to-date Development Plan. The determination of whether a proposal represents sustainable development is a planning judgment based upon the criteria set in the Framework.

In making the planning balance the Framework does not indicate that any one element should represent a trump card<sup>5</sup>. However equally that does not mean that a proposal has to pass all three of the sustainability tests to be acceptable and that any of the three roles can act as a trump card against the development. The Framework is clear, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

It is rare for any development to have no adverse impacts and on balance many fail one of the roles. For the Framework's sustainability test to have meaning then, all of the competing considerations have to be assessed together, and an overall balanced conclusion reached.

Whilst the starting point for decision making is the development plan, the presumption in favour of sustainable development always applies and feeds into the planning balance. Consequently, it is necessary to consider the proposals against the three dimensions of sustainable development.

## **The Economic Objective**

The economic objective of sustainable construction contributes to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and also by identifying and coordinating development requirements including the provisions of infrastructure.

The economic benefits associated with the development of the Site are broadly categorised (all are relevant) as: -

- Capital Investment and Expenditure Benefits.
- Construction Benefits.
- Direct Employment Benefits.
- Indirect and Induced Employment Benefits.
- Customer Expenditure Benefits.
- Public Finances.

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<sup>4</sup> Framework - 58 <sup>5</sup> Appeal Ref: APP/N1350W14/2217552 — Land off Sadberge Road, Middleton St George, Darlington - 570

- Local Authority Revenue Benefits.
- Local Community Benefits; and,
- Other "Softer" Benefits

When the quantitative and qualitative benefits are considered in tandem the wider economic benefits are as follows: -

#### Development as a Driver of Economic Growth

Improving the long-term competitiveness of the UK economy, including through its significant network of supply chains and contracting relationships.

#### Delivering "Real" Jobs and Economic Value

Construction is a major source of national employment, with construction supporting more jobs compared with investment in many other sectors of the economy. The construction industry provides a crucial labour market entry point for young, lower skilled workers and those moving out of unemployment.

#### Sector Skills and Employability

The construction industry offers a range of opportunities across different trades and skill sets from bricklaying and carpentry through to plumbing and maintenance. Apprenticeship opportunities are particularly prevalent, and have been increasing over the last few years.

#### Enhancing place Competitiveness and Local Economic Development

The proposals will create competitiveness within the construction industry, and it will be the intention to use local suppliers. This is considered important for an area to remain competitive and attractive to business and economic activity, which in turn will drive the economic growth the country needs.

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

### **The Social Objective**

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

The development provides a significant benefit in providing a new self-build dwelling. It will be occupied by the applicant, who has grown up in the area and has a significant number of historic and family ties. Further the site constitutes a grey belt windfall site and does not prejudice the delivery of the Council strategic or spatial aims and policies.

Overall, the proposed development will contribute to and assist in maintaining a strong, vibrant and healthy community which is capable of meeting the needs of the present and future generations in a well-designed, integrated and accessible environment. In this context the proposed development would satisfy the social objective of sustainable development, which should be given significant weight.

## **The Environmental Objective**

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

The proposals promote the effective use of land in meeting the need for homes which is supported by Para. 124 and Para. 155 of the Framework. The proposed development is looking to maximise the use of recycled and locally sourced materials (particularly stone), for use in boundary walls and the majority of external terrace areas and hard landscape and the dwelling will embrace several green technologies within the building fabric. Details of these are clearly set out in Paragraphs 4.14 to 4.22 above. Further any perceived impacts can be easily mitigated for through the imposition of suitably worded conditions. In this context the proposed development would satisfy the environmental objective of sustainable development, which should be given significant weight.

## 7.0 SUMMARY AND CONCLUSIONS

The proposal aligns with all relevant policies as set out in the LP. Consequently, there are no adverse effects that would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework taken as a whole. As a result, the presumption in favour of sustainable development does apply and the proposals should be approved without delay.

This statement provides a review of relevant planning policy at the national and local levels. It demonstrates considerable support for the proposed development of the application site.

The planning justification for the proposed development of the site is summarised as follows:

- The previous planning approval decision 2025/0279 established the precedent.
- The site can be characterised as Grey Belt Land.
- The development proposals would meet with all of the criteria prescribed in Paragraph 155 of the Framework.
- Having regard to the guidance presented in Paragraph 11 (d) of the Framework, as the relevant development plan policies of the Barnsley Local Plan are out of date by virtue of the Council being unable to demonstrate a 5-year deliverable supply of housing, the 'tilted balance' is engaged.
- Planning permission should be granted for the development unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- The development proposals will make an important contribution to meeting identified and evidenced local housing needs. Substantial weight should be given to this benefit in the determination of the planning application.
- The benefits that the development will deliver will clearly outweigh any environmental harm.
- The development proposals are situated in a suitable and sustainable location in respect of existing settlement form and there are no technical or environmental (built or natural) constraints that would preclude the development of the site.
- The site is available now as the applicant is actively seeking to secure planning permission for the residential development of the site.
- The site can also be considered achievable as new homes can be viably delivered at the site within the next 5 years.
- The submitted plans identify that the proposals will deliver a high-quality development that reflects the character of the site and its surroundings.
- The development proposals meet the Framework's definition of Sustainable Development and there is therefore a presumption in favour of granting planning permission for this development without delay.

For the reasons identified, the principle of residential development at the site is now considered acceptable on account of the changes to national planning policy guidance outlined in the Framework and the development proposals should therefore be approved by the Council without delay.