



JohnsonMowat
Planning & Development Consultants

PLANNING CASE REPORT

AVANT HOMES

**LAND TO THE WEST AND EAST OF SMITHYWOOD LANE
DODWORTH
BARNSELY**

LOCAL PLAN HOUSING ALLOCATIONS HS9 & HS15

**FULL APPLICATION FOR THE RESIDENTIAL
DEVELOPMENT OF 198 NO. DWELLINGS INCLUDING
ASSOCIATED WORKS AND PROVISION OF ON SITE OPEN
SPACE**



Avant Homes
Land to the West and East of Smithywood Lane, Dodworth

Planning Case Report

Date: 29 November 2021

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1.0 INTRODUCTION

- 1.1 This Planning Case Report has been produced on behalf of Avant Homes. The report is in support of a Full Planning Application for the residential development of 198 no. dwellings including associated works and the provision of onsite open space on land located to the west and east of Smithywood Lane, Dodworth.
- 1.2 Both sites are allocated (HS9 & HS15) for housing in the adopted Barnsley Local Plan (January 2019) The principle of residential development is therefore considered acceptable.
- 1.3 This Planning Case Report demonstrates how the above matters have been addressed and should be read in conjunction with the following reports which form this planning application submission: -
- Plans and Details – **Avant Homes**;
 - Planning Case Report – **Johnson Mowat**;
 - Design and Access Statement – **Avant Homes**;
 - Geo-environmental Appraisal – **Lithos**;
 - Preliminary Ecological Appraisal Report – **BWB**;
 - Arboricultural Survey – **BWB**;
 - Arboricultural Impact Assessment - **BWB**;
 - Flood Risk Assessment – **Eastwood & Partners**;
 - Transport Statement – **Optima Highways**;
 - Travel Plan – **Optima Highways**;
 - Landscaping Details – **Rosetta Landscape Design**;
 - Air Quality Assessment – **BWB**;
 - Archaeology and Heritage Statement – **BWB**;
 - Lighting Impact Assessment – **BWB**;
 - Ecological Impact Assessment – **BWB**; and,
 - Noise Impact Assessment – **BWB**.
- 1.4 This Planning Case Report identifies the characteristics of the development parcels and their location, the relevant planning history, the relevant planning policy context and the planning case in support of the proposed residential scheme.

2.0 LOCATION AND SITE DESCRIPTION

- 2.1 The application site comprises two parcels of land located on southern side of Dodworth. Both sites are located within the administrative boundaries of Barnsley Metropolitan Borough Council (BMBC).
- 2.2 The western development parcel is to be accessed from Smithywood Lane with the eastern parcel accessed from Calver Lane. Residential housing estates lie to the north, east and west of the sites with agricultural land to the south.
- 2.3 The western development parcel is roughly triangular in shape and measures 1.4 ha in area. The topography is slightly undulating with a slope down to the south east and a steeper slope to the south of the parcel's southern boundary. The western boundary of this parcel comprises wooden garden fences associated with residential properties. The north eastern boundary is defined by is a post and wire fence with gappy hedgerows and mature trees. Beyond this boundary is Smithywood Lane, which at this point has become an unmade track.
- 2.4 The eastern development parcel measures c. 4.5ha in area. The topography is undulating with a general fall to the south. The north western boundary comprises wooden garden fences to existing residential properties on Calver Close. The western third of the northern boundary is open and a public footpath runs to the south. The rest of the boundary is delineated by garden fences and houses along Rockingham Road. A post and wire fences forms the eastern boundary with hedgerows and mature trees along it. The south eastern boundary is made up of dense hedgerows and mature trees.
- 2.5 Both sites are located within a sustainable location in relation to access to services, facilities, employment opportunities and public transport links.
- 2.6 In terms of local primary schools, 'Keresforth Primary School' is located on Keresforth Road (B6099), approximately 400m from each development parcel and 'Dodworth St John The Baptist C Of E Primary School' is located on Barnsley Rd approximately 1.3km from each development parcel. Secondary education is provided at the Horizon Community College which is located on Dodworth Road approximately 1.8km from each development parcel. All are accessible by car/bus from each of the development parcels.
- 2.7 The nearest bus stop is located on Smithywood Lane opposite Intake Crescent approximately 150m from the application sites. This bus stop is served by the 21a and 22



buses which provide direct access to Silkstone Common, Barnsley Town Centre, Gilroyd and Millhouse Green.

- 2.8 The nearest doctors surgery to the site is the Dodworth Medical Practice which is located approximately 790m from the application sites
- 2.9 The development parcels are not located within or partly within any Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar Site and is not likely to significantly effect the notified interest features of such sites. The application sites are not located within or partly within a National Park, Area of Outstanding Natural Beauty or Heritage Coast and is unlikely to impact upon the purposes for which these areas are designated or defined.
- 2.10 The development parcels are located solely within Flood Zone 1 (lowest risk) according to the Environment Agency (EA) Flood Zone maps for planning.



3.0 PLANNING HISTORY

3.1 This is no relevant planning history associated with either of the sites.

Pre-Application Meeting

3.2 A pre-application meeting was held on 7 June 2021 with James Hyde (Planning Officer).

3.3 Formal responses to the pre-application meeting were received on 11 June 2021 and 15 June 2021. The primary focuses of these responses related to policy, design and ecology, all of which have been addressed within the final 'Planning Layout'.

4.0 PROPOSED DEVELOPMENT

- 4.1 The application seeks full planning permission for the erection of 198 no. dwellings including associated works and the provision of on-site open space on land located to the west and east of Smithywood Lane, Dodworth.
- 4.2 Further detail of the proposals are provided in the accompanying Design and Access Statement and detailed on submitted plans.

Summary of Development

- Number of Dwellings – 198 dwellings
 - Dwelling Type – Detached, Semi Detached and Terraced
 - Bedroom Range – 2, 3, 4 & 5 bedroom
 - Storey Height – 2 storey and 2.5 storey
- 4.3 The western development parcel is accessed from Smithywood Lane with the following quantum and type of development proposed: -
- 44 no. dwellings including a mix of two, three and four bed detached, semi-detached and townhouses;
- 4.4 The eastern development parcel is accessed from with the following quantum and type of development proposed: -
- 154 no. dwellings including a mix of two, three and four bed detached, semi-detached and townhouses;
- 4.5 The proposals as submitted provide 59 no. affordable dwellings (30%).
- 4.6 The proposals work with the character of the site to enable the development to integrate comfortably within its setting. The response to the site characteristics and surrounding context inform the design and layout of development to create an appropriate and distinctive design which responds to adjacent land uses and creates character areas within the development.
- 4.7 A landscaping and planting scheme accompany the application which seeks to create a visually pleasing environment with biodiversity benefits.



5.0 PLANNING POLICY

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

5.2 Section 38(6) of the PCPA 2004 states:

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

5.3 Paragraph 2 of the Framework recognises the provisions of Section 38(6) 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”.

5.4 The correct approach to determining whether a proposal is in compliance 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.

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

- 5.6 The reason for a decision must be intelligible and they must be adequate. They must enable the reader to understand why the matter was decided as it was and what conclusions were reached on the principle important controversial issues, disclosing how any issue of law or fact was resolved¹.
- 5.7 The development plan for this residential development comprises solely of the adopted Barnsley Local Plan (BLP) (January 2019). The BLP covers both the strategic and site specific proposals.

Local Policy

Barnsley Local Plan (January 2019)

- 5.8 The BLP was adopted by Full Council on 3 January 2019. The BLP replaced the Barnsley Core Strategy and Unitary Development Plan.
- 5.9 The BLP, Section 2 Vision and Objectives sets out that to meet its objectives it will enable the delivery of at least 21,546 homes.
- 5.10 Para 5.4 sets out the spatial strategy for Barnsley and identifies the main area of focus for development within Barnsley. Para 5.9 sets out the Settlement Hierarchy and classifies Dodworth as 'Urban Barnsley and Principle Towns'. Urban Barnsley the Principle Towns are the main focus for development, and will support the important role of Barnsley Town Centre.
- 5.11 Policy SD1 sets out the presumption in favour of sustainable development.
- 5.12 Policy GD1 sets out the general approach to development within the authority. The policy details a series of criteria of which development meeting each of the requirements will be approved without delay. Such considerations include impacts on amenities of existing and future occupiers, compatibility with neighbouring uses and environmental impacts. The proposal does not conflict with the requirements of this policy.
- 5.13 Policy LG2 sets out the location of growth in the district.
- 5.14 Policy H1 sets out that the Council will seek to achieve the completion of at least 21,536 net additional homes between 2014 and 2033. Para 9.1 sets out a target of 1,134 dwellings

¹ [2017] EWHC 664 (Admin)



per annum. Policy H2 proposes a total of 9,070 new homes between 2014 and 2033 which is 43% of the overall supply for the district.

5.15 The eastern development parcel is allocated for residential development (Site HS9 – Land East of Smithy Wood Lane, Gilroyd) within the BLP and has an indicative capacity of **144** dwellings.

5.16 The supporting allocation text states:

The development will be expected to:

- ***Provide adequate access to allow the complete development of the entire site for residential purposes including bringing the necessary section of Smithy Wood Lane up to adoptable standards and the investigation and evaluation of other potential improvements;***
- ***Provide off site highway safety enhancements; and,***
- ***Retain and buffer boundary vegetation which has ecological value, the hedgerow at the south-west, the tree strip at the south-east adjacent to the wildlife corridor, and the mature trees at the north.***

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) 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; and Consideration of how the remains would be affected by the proposed development;***
- ***Consideration of how the remains would be affected by the proposed development.***

5.17 The western development parcel is also allocated for residential development (Site HS15 – Land to the West of Smithy Wood Lane, Gilroyd) within the BLP and has an indicative capacity of **36** dwellings.

5.18 The supporting allocation text states:

The development will be expected to provide off site highway safety enhancements.

The development will be expected to retain the woodland at the north-east corner plus the hedgerows in the northern half of the site. These should be buffered and managed.

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) 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; and***
- ***Consideration of how the remains would be affected by the proposed development.***

5.19 Policy H6 relates to housing mix and the efficient use of land. The policy seeks an appropriate mix of house type, size and tenure, together with a target density of 30 dwellings per hectare in villages. The policy does support lower densities where they are necessary for character and appearance, need, viability or sustainable design.

5.20 Policy H7 relates to affordable housing and sets out that developments of 15 or more dwellings will be expected to provide affordable housing. It sets out that 30% affordable housing will be expected in Dodworth, as such it is proposed that 59 no. affordable houses are provided on site.

5.21 Policy T3 relates to new development and sustainable travel and expects new development to:-

- “Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists;
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document;

- Provide a transport statement or assessment in line with guidance set out in the National Planning Policy Framework and guidance including where appropriate having regard for cross boundary local authority liaison; and
- Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework including where appropriate having regard for cross boundary local authority liaison. Travel plans will be secured through a planning obligation or a planning condition.”

5.22 Policy T4 relates new development and transport safety it requires development to be safe and secure access for all road users.

5.23 Policy D1 relates to high quality design and place making. The policy sets out the design principles and a checklist of design considerations for development proposal to consider. The proposal does not conflict with the requirements of this policy.

5.24 Policy CC3 sets out sites over 1 hectare in Flood Zone 1 requires a site specific flood risk assessment. It also requires development of brownfield sites to reduce surface water run off by 30%.

5.25 Policy CC4 requires SuDS to manage surface water drainage unless SuDS are inappropriate. The policy sets out that detailed planning applications must be supported by a detailed drainage plan and SuDS design statement.

Barnsley Developer Contributions SPDs

5.26 BMBC have adopted a series of lower order planning documents known as Supplementary Planning Documents (SPD's). There are a number of SPD's that set out where the Council will seek planning contributions. These are:

- Financial Contributions for School Places
- Sustainable Travel
- Affordable Housing
- Open Space Provision on New Housing Developments

5.27 The overarching Developer Contribution SPD informs at para 4.2 that where contributions are required for school places or sustainable travel, these will take precedence.

National Policy

5.28 National policy is a factor that is required, as a matter of law, to be taken into account. The Government's National Planning Policy Framework (the Framework) now forms the relevant policy guidance at the national level for the determination of all planning applications; this is especially so where the local development plan is either silent, absent or out of date. The Framework is a material consideration which must be taken into account in all planning decisions. The Framework was adopted on 27 March 2012 and subsequently revised. The most up to date version is the 20 July 2021. The Framework is a significant material consideration.

5.29 Para 2 of the advice states:-

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

5.30 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:-

"For decision-taking this means:

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

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, 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; 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."



- 5.31 There are three objectives (Para 8) of sustainable development comprising the **economic**, **social** and **environmental** roles.
- 5.32 It is considered that the proposal complies with the Development Plan which allocates the development parcels for housing.
- 5.33 Beyond Chapter 4 of the Framework there are 13 topic areas (as well as Annex 1 and 2) which form the Framework document; those topic areas considered of relevance (as set out in the formal pre-application response) to this planning application are set out below.
- **Chapter 4:** Decision Making;
 - **Chapter 5:** Delivering a Sufficient Supply of Homes;
 - **Chapter 6:** Building a Strong, Competitive Economy;
 - **Chapter 7:** Ensuring the Vitality of Town Centres;
 - **Chapter 8:** Promoting healthy and safe communities;
 - **Chapter 9:** Promoting Sustainable Transport;
 - **Chapter 11:** Making Effective Use of Land;
 - **Chapter 12:** Achieving Well Designed Places;
 - **Chapter 14:** Meeting the challenge of climate change, flooding and coastal change;
 - **Chapter 15:** Conserving and enhancing the natural environment; and,
 - **Chapter 16:** Conserving and enhancing the historic environment.

Planning Practice Guidance (PPG) (2014)

- 5.34 The Planning Practice Guidance (PPG) provide more detailed guidance to support the provision of the Framework and the policies included.

6.0 THE PLANNING CASE

- 6.1 This section of the report identifies the main planning considerations and provides an assessment of the planning merits of the case in support of the proposed development.

Principle of Development

- 6.2 Both development parcels are allocated (HS9 & HS15) for housing in the adopted Barnsley Local Plan (January 2019). The principle of residential development is therefore considered acceptable.
- 6.3 The supporting allocation text for the sites sets out an **indicative** cumulative requirement of 180 dwellings, there is no restrictive text which states the proposals cannot exceed these requirements. The proposed number of dwellings therefore conforms to the site specific policies.
- 6.4 Policy H6 relates to housing mix and the efficient use of land. The policy seeks an appropriate mix of house type, size and tenure together with a target density of 40 dwellings per hectare in Urban Barnsley and Principle Towns. The policy does support lower densities where they are necessary for character and appearance, need, viability or sustainable design.

The Presumption in Favour of Sustainable Development

- 6.5 At the heart of the Framework is the presumption in favour of sustainable development, which should be at the heart of the plan-making and decision taking². This is the overarching consideration laid out in Government policy. However, the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.
- 6.6 The Framework confirms the presumption in favour of sustainable development applies (as does Local Policy LP1) when determining development proposals, including housing applications.
- 6.7 There are three dimensions to sustainable development: **economic**, **social** and **environmental**³. Planning policies and decisions should play an active role in guiding

² Framework - §10

³ Framework - §8



development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

- 6.8 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.
- 6.9 In making the planning balance the Framework does not indicate that any one element should represent a trump card⁴. 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.
- 6.10 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.
- 6.11 Whilst the starting point for decision making is the development plan, the presumption in favour of sustainable development always applies and feeds in to the planning balance. Consequently, it is necessary to consider the proposals against the three dimensions of sustainable development.

Economic Role

- 6.12 The economic role of sustainable construction contributes to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and also by identifying and coordinating development requirements including the provisions of infrastructure.
- 6.13 In this context it is useful to identify the economic contribution of construction in terms of both direct impacts (through developers themselves and their contractors) and well as indirect and induced impacts (from other sectors and firms that rely on development and its supply chains and spending). The benefits are broadly categorised (all are relevant) as:
-

⁴ Appeal Ref: APP/N1350/A/14/2217552 – Land off Sadberge Road, Middleton St George, Darlington - §70

- Capital Investment and Expenditure Benefits;
- Construction Benefits;
- Direct Employment Benefits;
- Indirect and Induced Employment Benefits;
- Customer Expenditure Benefits;
- Public Finances;
- Local Authority Revenue Benefits;
- Local Community Benefits; and,
- Other “Softer” Benefits

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

Development as a Driver of Economic Growth

6.15 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

6.16 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

6.17 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

6.18 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.

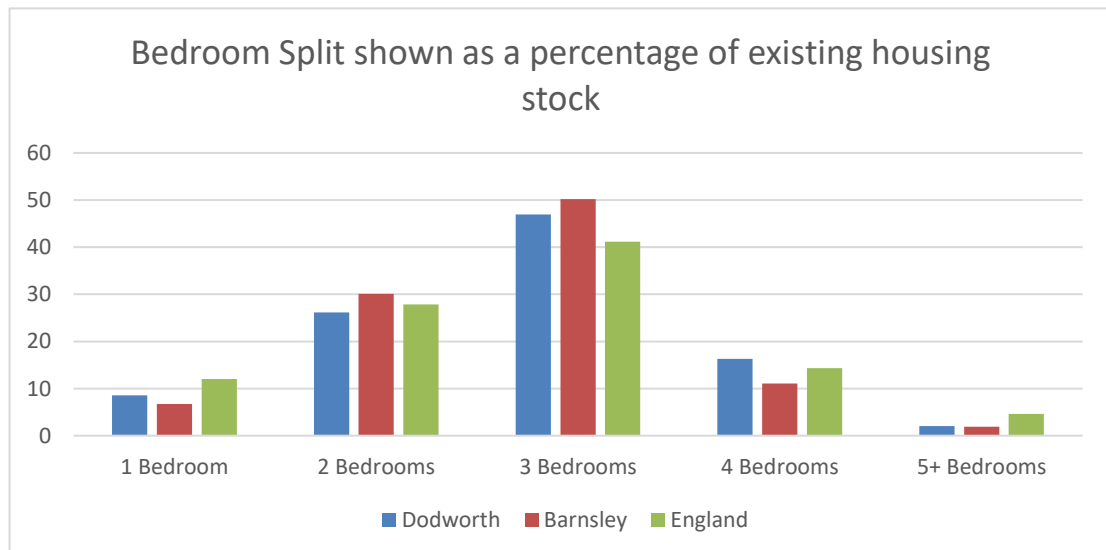
Social Role

- 6.19 The social role of sustainable development supports strong, vibrant and healthy communities by providing the residential accommodation required to meet the needs of present and future generations. It will also provide a high-quality built environment, with accessible local services that reflect the community's needs and support health, social and cultural well-being.

Housing Mix & Demand

- 6.20 The proposals seek to balance the local housing mix through the provision of family housing which will also meet demand in the local area. Dodworth MSOA (E02001527) has a considered lower proportion of 3 no. bedroom and 5+ no. Bedroom properties, 3% and 2.5% respectively, than the Barnsley average (3-bedroom properties) and National average (5+ Bedroom Properties) in terms of housing mix.

- 6.21 Figure 3.1 Bedroom split in the Dodworth, compared to Barnsley and England:



Source: <https://www.nomisweb.co.uk/census/2011/dc4405ew> (Census 2011)

Table ID: DC4405EW

- 6.22 Furthermore, the demand for family housing in the UK is growing given the high demand for homes with gardens and homes working space. The Home Comforts Report (Place Alliance, October 2020) surveys 2,500 households, representing 7,200 people, to



understand the impact of home design during a period of unprecedented stress on the home environment during the coronavirus lockdown. The findings offer insights into how we should be designing or adapting homes in the future in order that they are more resilient and better able to support happy and healthy lifestyles.

- 6.23 It was found that dwellings built most recently (post-2010) were most uncomfortable, with a clear desire amongst many for a greater degree of cellular design over open plan, including provision for a dedicated home office space. Furthermore, it was found that even for those with good space standards, there is an aspiration for access to better (larger) private external space followed by more living space in the home.
- 6.24 The proposed layout allows for a balanced housing mix with a focus on the provision of 3No. and 5No. bedroom properties which seek to meet the current market demand for larger properties in order to accommodate the needs of modern day families. It is considered that this will provide a greater choice of housing within Dodworth, where the provision of these specific properties is well below the regional and national average.

Design & Sustainability

- 6.25 The design rationale is located within the supporting Design and Access Statement and further full details of the proposed scheme are set out on the supporting plans. The scheme proposes a good mix of detached, semi-detached and terraced properties that would deliver choice and meet local needs within this area of Barnsley.
- 6.26 Well-designed places have individual characteristics which work together to create its physical character. The ten characteristics set out in the National Design Guide help to **1)** nurture and sustain a sense of community **2)** work to positively address environmental issues affecting climate and **3)** contribute towards the cross-cutting themes for good design set out in the Framework. Chapter 6 of the Design and Access Statement addresses each of these characteristics in turn.
- 6.27 As detailed earlier in this document, the sites are highly sustainable given its location on the edge of Dodworth. The site has excellent links with nearby services, facilities and local schools as set out in the site description. This is all reflected in the fact that it's a housing allocation that was proposed by BMBC and endorsed through independent examination.



Environmental Role

- 6.28 The environmental dimension is concerned with protecting and enhancing our natural, built and historic environment. A range of technical documents support this planning application the application (see Paragraph 1.3). It is considered that there are no technical reasons for refusal and any further recommendation can be dealt with via the imposition of appropriately worded planning conditions.

Summary on the Planning Case

- 6.29 The analysis above has discussed the development proposals and conformity against the relevant development plan policies and within the context of the presumption in favour of sustainable development. The principle of residential development on site is considered appropriate by virtue of its Local Plan allocation, which has been a long-standing commitment by the authority, and given its highly sustainable location. The technical assessments supporting the application have not identified any significant impact which would preclude planning permission. Where harms have been identified, appropriate measures can be secured, through condition or S106 contribution, to mitigation any anticipated harm. There is therefore no technical reason why this application should not be granted permission.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 Section 38(6) of the 2004 Act provides for a determination in accordance with an up to date Development Plan unless material considerations indicate otherwise.
- 7.2 Both development parcels are allocated for housing in the BLP and therefore their development will assist the BMBC in meeting its aspirations for the Barnsley District together with a significant number of economic and social benefits.
- 7.3 The proposed development constitutes sustainable development by virtue of having access to a wide range of local facilities. The development parcels provide a logical extension to Dodworth with the accompanying technical reports confirming that the development will not give rise to any adverse impact upon matters of transport, drainage, trees or ecology or the amenities of present and future occupiers.
- 7.4 Therefore taking account of all of the above factors including all merits of the scheme taken as a whole, this report has demonstrated that proposal clearly constitutes 'sustainable development'. There are significant material considerations that weigh heavily in its favour. The scheme is in accordance with the Local Plan and the application should be approved without delay.