



PB Planning

Vernon House, Yews Lane, Kendry

Planning Statement

September 2025

Strategy > Partnership > Delivery

# **CONTENTS**

- 1.0 Introduction
- 2.0 Site Description & Proposed Development
- 3.0 The Principle of Development
- 4.0 Presumption in Favour of Sustainable Development: *Environmental Objectives*
- 5.0 Conclusion

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# INTRODUCTION

- 1.1 This Planning Statement accompanies a an outline planning application with access into the site and scale included for the following proposed development at the former Vernon House, Yews Lane, Kendry: -
- Development of five residential dwellings and associated infrastructure***
- 1.2 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 planning policy.
- 1.3 The application package is accompanied by the appropriate planning application fee and comprises electronic copies of the following documents: -
- Application Form
  - Application Cover Letter
  - Site Location Plan
  - Existing Site Plan
  - Proposed Site Plan & Elevations Massing Plan
  - Proposed Elevations – House Type 1
  - Proposed Plans – House Type 1
  - Proposed Elevations Massing Plan – House Type 2
  - Proposed Plans Massing – House Type 2
  - Planning Statement
  - Design & Access Statement
  - Transport Technical Note
  - Site Access & Proposed Levels Plan
  - Preliminary Ecological Appraisal
  - Bat Activity Report
  - Arboricultural Constraints Report
  - Arboricultural Impact Assessment & Method Statement
  - Stage 1 Geo-Environmental Desk Study Report
- 1.4 This statement concludes that the proposed development is in accordance with relevant planning policies at national and local levels. The proposed scheme seeks to provide new housing to meet identified housing needs. Planning permission should therefore be granted in respect of this planning application.

## **2.0 SITE DESCRIPTION AND PROPOSED DEVELOPMENT**

### **THE APPLICATION SITE**

- 2.1 The site is approximately 0.22 hectares in size and is currently located in the Green Belt as designated within the adopted Barnsley Local Plan. The site is located in Flood Risk Zone 1. The site consists of a former residential dwelling and its private garden curtilage. The site is therefore categorised as previously developed land. The old house located on the site was drastically damaged due to fire and is planned to be demolished.
- 2.2 The site is located within the defined Sub-Regional Town of Barnsley, which is referred to as Urban Barnsley within the adopted Local Plan, and is the priority location for development within the Borough.
- 2.3 The site has strong, well defined, and defensible boundaries on all sides which clearly separate the land from the wider Green Belt beyond it. There is existing residential development on the site's eastern boundary. The southern, western, and northern boundary are enclosed by existing landscaping and trees, which are proposed for retention within the proposed development.
- 2.4 The site is located within walking and cycling distance of local amenities within Kendry and the wider Barnsley settlement area. Including Kendry Hospital, Kendray Medical Practice, Oaks Park Primary Care Centre, Barnsley Academy, Hunningley Primary School, and Worsborough Bank End Primary School. With regards to public transport, existing bus stops are located on Chestnut Crescent and Cypress Road within 200m of the site. Barnsley Train Station is also located within 2km of the site.

### **THE PROPOSED DEVELOPMENT**

- 2.5 The proposed development comprises five self-build/custom build dwellings arranged along a shared access drive that follows the natural slope of the site. At the highest point sit two three-storey homes (House Type 02), while three two-storey homes (House Type 01) step down the slope, creating a terraced layout that works with the land's topography.
- 2.6 With regards to matters of scale: -
- House Type 01 appears single-storey from the front but opens to two storeys at the rear.
  - House Type 02 appears two-storey from the front but opens to three storeys at the rear.

- 2.7 The design strategy provides potential future plot purchasers to balance privacy, garden access, and views while promoting an efficient use of the sloped terrain.
- 2.8 The development has been carefully considered to enable future plot purchasers to create contemporary dwellings that respect the local vernacular and the neighbouring dwellings. Whilst having low impact on the neighbouring properties and nature.
- 2.9 The proposals have been sensitively designed to deliver a scheme which takes full account of the physical characteristics of the site and its location within the wider green belt.
- 2.10 The proposed homes will benefit from being able to access and egress the site in a forward gear on account of the turning facilities provided to the front of each of the proposed homes.
- 2.11 Appropriate areas of garden amenity can also be provided, taking into account the root protection areas and the impact of shading in relation to the existing trees to be retained at the site.
- 2.12 Existing boundary trees and landscaping will be retained within the development proposals, other than where removal is needed to achieve the proposed access to the site.

## 3.0 PRINCIPLE OF DEVELOPMENT

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that:

***“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 made in accordance with the plan unless material considerations indicate otherwise.”***

3.2 The application site is identified to be in the Green Belt within the adopted Barnsley Local Plan. The Barnsley Local Plan was adopted in January 2019. The Local Plan is the statutory development plan for the Barnsley Metropolitan Borough Council local authority area.

3.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

3.4 Paragraph 2 of the revised National Planning Policy Framework (December 2024) identifies that the guidance presented within it is a material consideration in planning decisions. Which is of key importance to the development proposals.

3.5 Paragraph 155 of the Framework states that the development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply: -

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- b. There is a demonstrable unmet need for the type of development proposed
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
- d. Where applicable the development proposed meets the ‘Golden Rules requirements set out in paragraphs 156-157 below.

3.6 It is the applicant's position that the application site can be categorised as grey belt land and that the development proposals would meet each of the criteria outlined within Paragraph 155 of the Framework. Within this section of the statement we provide the justification for this position.

### **GREY BELT ASSESSMENT**

3.7 Whilst the site is located within the Green Belt, it is the applicant's view that the site can be characterised as grey belt land in accordance with the definition identified within Annex 2 of the Framework and the latest guidance presented within the PPG.

3.8 With regards to the definition within the Framework, the site comprises previously developed land which does not strongly contribute to green belt purposes (a), (b), or (d) in paragraph 143, and the site is not located within a designated 'asset' outlined in Footnote 7.

3.9 With specific regard to the guidance presented within Paragraph: 005 Reference ID: 64-005-20250225 of PPG we provide further comment as follows: -

(A) To check the unrestricted sprawl of large built-up areas

**Weak or None.** The site has strong, well defined, and defensible boundaries on all sides which clearly separate the land from the wider Green Belt beyond it. There is existing residential development on the site's eastern boundary. The southern, western, and northern boundary are enclosed by existing landscaping and trees, which are proposed for retention within the proposed development. The site's defensible boundaries not only prevent further sprawl but also ensures that any new development would relate well to the existing urban pattern, appearing as a logical continuation rather than an incongruous extension. The site is of course previously developed land by virtue of its previous residential use.

(B) To prevent neighbouring towns merging into one another

**Weak or None.** The site is located within the defined urban area of Barnsley and does not form part of a gap between two towns. Furthermore, Given the site's enclosure, containment, and visual separation from the wider Green Belt and urban areas beyond, the site is considered to make a weak or no contribution to Green Belt Purpose (b).

(D) 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 assets.

NPPF Footnote 7

The site is not subject to any designations relating to habitat sites nor irreplicable habitats, local green space, or has any heritage assets. It is not located within a National Landscape or a National Park. It is also located within Flood Risk Zone 1.

3.10 For the reasons outlined above it is unequivocally clear that the site can be characterised as grey belt land in accordance with the definition identified within Annex 2 of the Framework and the latest guidance presented within the PPG.

**CRITERIA (A) – FUNDAMENTALLY UNDERMINE THE PURPOSES (TAKEN TOGETHER) OF THE REMAINING GREEN BELT ACROSS THE AREA OF THE PLAN**

- 3.11 Paragraph 18.1 of the adopted Barnsley Local Plan identifies that most of Barnsley's countryside is Green Belt. It further states that the changes proposed within the Local Plan (in respect of the allocation of hundreds of hectares of land for housing and employment development to meet identified development needs) would only result in the loss of 2% of land from the Green Belt. This is also outlined in Paragraph 18.1 which confirms that the Green Belt will still account for almost 75% of the Borough, as the Green Belt in the last development plan proposals map amounted to 77% of the Borough.
- 3.12 Paragraph 3.18 of the Local Plan identifies that the whole Borough covers an area of 329 square kilometres. Thus, based on the figures outlined above, the Barnsley Green Belt is currently 246.77 square kilometres in size.
- 3.13 There are 100 hectares in a square kilometre. Accordingly, at just 0.22ha, the application site accounts for only **0.009%** of the Barnsley green belt across the whole of the Local Plan area.
- 3.14 In qualitative terms it is clear that the development of the site would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.
- 3.15 Furthermore, from a qualitative point of view, as identified above the site has strong, well defined, and defensible boundaries on all sides which clearly separate the land from the wider Green Belt beyond it.
- 3.16 There is existing residential development on the site's eastern boundary. The southern, western, and northern boundary are enclosed by existing landscaping and trees, which are proposed for retention within the proposed development. The site's defensible boundaries not only prevent further sprawl but also ensures that any new development would relate well to the existing urban pattern, appearing as a logical continuation rather than an incongruous extension. The site is of course previously developed land by virtue of its previous residential use.
- 3.17 It is therefore clear that the site meets the requirements of criteria a) of Paragraph 155 of the Framework.

**CRITERIA (B) – THERE IS A DEMONSTRABLE UNMET NEED FOR THE TYPE OF DEVELOPMENT PROPOSED**

- 3.18 With regards to housing applications, Footnote 56 of the Framework confirms that this criteria relates to circumstances where a Local Planning Authority cannot demonstrate a 5-year supply of deliverable housing sites (including the relevant buffer where applicable) or where the Housing Delivery Test was below 75% of the housing requirement over the previous three years.
- 3.19 Recent appeal decisions Ref. APP/R4408/W/24/3347461 and APP/R4408/W/25/3359917 have confirmed that the Council cannot currently demonstrate a 5-year supply of deliverable housing sites.
- 3.20 It is therefore clear that the requirements of criteria b) of Paragraph 155 of the Framework are met as there is a demonstrable unmet need for housing within the Barnsley area.

**CRITERIA (C) – THE DEVELOPMENT WOULD BE IN A SUSTAINABLE LOCATION, WITH PARTICULAR REFERENCE TO PARAGRAPHS 110 AND 115 OF THIS FRAMEWORK**

- 2.13 As outlined in Section 2 above, the application site represents a sustainable location for new housing development.
- 2.14 The site is located within the defined Sub-Regional Town of Barnsley, which is referred to as Urban Barnsley within the adopted Local Plan, and is the priority location for development within the Borough.
- 2.15 With regard to the guidance presented in Paragraph 110 and Paragraph 115 of the Framework, we respond as follows: -
- The site is located within walking and cycling distance of a range of serviced and amenities, including local schools, a medical centre, convenience stores, and bus stops located on Chestnut Crescent. The site is considered to be in a sustainable location.
  - The access to the site and internal highway layout has been designed to ensure that the proposals will have no significant adverse effect on the safety of road users. Evidence of which is outlined within the submitted Highways Technical Note.
- 3.21 The application site is located in a sustainable location and it is therefore clear that the site meets the requirements of criteria c) of Paragraph 155 of the Framework.

***CRITERIA (D) – WHERE APPLICABLE THE DEVELOPMENT PROPOSED MEETS THE ‘GOLDEN RULES’ REQUIREMENTS***

- 3.22 Paragraph 156 of the Framework makes clear that the ‘Golden Rules’ apply to major development. The development proposal is not major development, as the development is for less than 10 homes on a site which is below 0.5ha in size.
- 3.23 The ‘Golden Rules’ therefore do not apply to the development proposals and by virtue of this the proposal meet the requirements of criteria d) of Paragraph 155 of the Framework.

***PRINCIPLE OF DEVELOPMENT – OVERALL CONCLUSION***

- 3.24 For the reasons outlined above it is clear that the site can be characterised as grey belt land and that the development proposals would meet with all of the criteria prescribed in Paragraph 155 of the Framework.
- 3.25 Accordingly, 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.
- 3.26 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.

## 4.0 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT: *ENVIRONMENTAL OBJECTIVES*

### MEETING THE ENVIRONMENTAL OBJECTIVE OF SUSTAINABLE DEVELOPMENT

4.1 The Framework defines the environmental objective of sustainable development as being:

*“to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

4.2 The supporting technical documents submitted with the application identify that the development will not have an adverse impact on the local environment. A summary of the key conclusions identified within the submitted technical documents is provided below.

### HIGHWAYS

4.3 The application is supported by a Transport Technical Note prepared by TPS Consultants Ltd.

4.4 Access to the site will be taken via a new priority T-junction on the eastern boundary of the site, from Yews Lane. A preliminary design of the access is provided as part of the Technical Note in order to demonstrate appropriate visibility is achievable from the site access. The site access has been designed to incorporate a 4m wide carriageway; this will provide direct frontage access to all properties. Radii of 6m will be provided at the access with Yews Lane, making it suitable to accommodate the largest vehicles entering and departing the site. The access will have a maximum gradient of 1:12 as it slopes into the site.

4.5 No accidents have been recorded along Yews Lane in the vicinity of the site in the most recent 5-year period. As such, it is not considered that there is an existing road safety concern at this location. As a consequence, it is not expected that the development will give rise to highway safety concerns. Indeed, as part of the proposals, Yews Lane is to be widened, for the benefit of all road users.

4.6 The proposed dwellings could be expected to generate 4 two-way vehicle trips in both the AM and PM peak hour and 39 two-way vehicle trips across a 24-hour period. This level of trip generation is not expected to have a material impact at any off-site junction and, therefore, no operational assessments are proposed.

- 4.7 As part of the development proposals, and based on feedback within the pre-application response, the carriageway of Yews Lane (within the vicinity of the site) is to be widened to provide a continuous 4.8m wide carriageway, to a point just north of the site boundary; providing a betterment to all local road users.
- 4.8 The proposals will therefore accord with Policies Local Plan policies GD1, T4 and S1 and with National Planning Policy for Waste. In relation to the Framework, paragraph 111, states that *'Development should only be prevented or refused on highways 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 proposals accord with local and national guidance and will not result in any harm or unacceptable impact on highway safety.

### **DRAINAGE & FLOOD RISK**

- 4.9 The development is located in Flood Risk Zone 1 and is less than 1 hectare in size, meaning a Flood Risk Assessment does not need to be submitted alongside the planning application.
- 4.10 Final details associated with the drainage strategy for the site will be agreed via planning condition when the final details in respect of the development are known (such as impermeable areas).
- 4.11 The development proposals are in accordance with Policies GD1, CC3 and CC4 of the Barnsley Local as there are no flood risk or drainage concerns that would preclude the development of the site.

### **ECOLOGY**

- 4.12 A Preliminary Ecological Appraisal prepared by Estrada Ecology is submitted alongside the planning application.
- 4.13 The appraisal identifies that the site is characterised by a mix of habitat types. The primary habitat within the site consists of a partial building that has sustained significant fire damage, effectively leaving it without a roof and with most of its walls collapsed. In addition to the damaged building, the site embraces diverse secondary habitat types. Bramble scrub marks the site's perimeter boundaries and spans across the site with a central belt that divides the eastern and western sections. Another significant secondary habitat type identified is tall forbs, which are predominantly located in the central areas to both the east and west of the site. Each of these habitats, including the bramble scrub and tall forbs, is duly noted within the boundary

of the site that is comprised of scattered trees and remnants of ornamental hedging contributing to the site's ecological variety.

- 4.14 With regards to designated sites, the appraisal identifies that no Statutory Designated Sites were recorded within the 1 km search radius. No Non-Statutory Designated Sites were recorded within the 1 km search radius. The site is not recorded as being within any notable designated sites or impact zones.
- 4.15 No priority habitats were recorded within the redline boundary. No trees which are on the Ancient Tree Inventory were recorded on site. The protected and/or notable flora listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) that were recorded during the survey are as follows: bluebell (*hyacinthoides non-scripta*). No non-native invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded during the survey. It is recommended that the vegetation within the site is cleared utilising a precautionary method statement and under ecological supervision.
- 4.16 No further recommendations are required in terms of formal mitigation for breeding birds.
- 4.17 No bats were recorded in situ. In addition, field signs of bats were not recorded on the site. Both buildings and trees were located within the site. There were features present in buildings and trees that could provide suitability for roosting or serving as a place of shelter.
- 4.18 One tree along the eastern boundary had a PRF-I potential bat roost feature, however, not all the trees were surveyed due to overriding health and safety reasons. If the trees are to be impacted each tree will need a further ground level roost assessment in respect of bats.
- 4.19 Due to the potential roosting features within the fabric of the building, further surveys have been undertaken to ascertain presence/ likely absence of use by bats. The submitted Bat Activity Survey Report identifies that Two dusk activity surveys, following BCT Survey Guidelines 2023, were undertaken following suitable weather conditions. During the survey, no bats of any species were recorded emerging from or entering the building on site. A low level of bat contacts was recorded throughout the duration of the survey, consisting of predominantly fly-bys and short bursts of foraging within the area. Based on field survey evidence, Vernon House is deemed not to be used by bats for roosting or as a place of shelter. As a result, no further surveys are recommended, and no formal mitigation is proposed, other than standard best practice. The building was also assessed for its potential to support features which bats could utilise for hibernation. The structure recorded low potential for hibernacula use, due to the absence of crevices or cracks of a suitable depth and thermal mass which could support hibernating bats.

- 4.20 Whilst the undertaking the further Bat Activity surveys the ecologists noted that there was no evidence of breeding birds was recorded at the time of survey within or upon the building. Accordingly, no impacts are predicted on breeding birds at this juncture.
- 4.21 No field sign evidence was recorded of hedgehog, amphibians, badgers, and reptiles within the site during the survey. However, due to the limited suitability of habitats within the site and the surrounding area, it is deemed necessary for a precautionary method statement to be adopted within the scheme to ensure these species are not impacted. This will detail the requirement for an Ecological Clerk of Works to be present prior to works commencing to clear the debris and vegetation.
- 4.22 Due to the presence of sensitive receptors within close proximity of the site, a CEMP is deemed necessary. Any impacts during the demolition and construction phases of the proposed project on sensitive receptors should be mitigated for via the implementation of a CEMP. This should detail the precautionary method statement for site clearance works and the necessity of a lighting scheme in respect of bats.
- 4.23 Due to the size of the site and location, applicable specific habitat enhancements could include:
- Bat and bird boxes integrated into the scheme design to enhance roosting provision over the wider site.
  - A planting scheme should be implemented within the scheme to create a greenspace within the site. Plantings should comprise native species of high biodiversity value.
  - Boundary features should be kept open and allow passage for small mammals such as hedgehog.
- 4.24 The development proposals are exempt from mandatory Biodiversity Net Gain requirements on account of the being proposed to be delivered as self-build housing.
- 4.25 The development proposals will meet the requirements of the Framework, Local Plan Policy BIO1, and the Council's Biodiversity and Geodiversity SPD.

## **ARBORICULTURE**

- 4.26 An Arboricultural Constraints Report and Arboricultural Impact Assessment & Method Statement prepared by Key Tree Solutions is submitted alongside the planning application.
- 4.27 The Arboricultural Constraints Report outlines that the boundary of the site is difficult to delineate due to the overgrown nature of the boundary features and the lack of fencing through most of the site. The centre of the site is relatively devoid of trees with most of the arboricultural elements being located around the perimeter. While there are a number of individual trees of

quality around the edges most of the hedge elements are either in poor condition due to a lack of management or their scale is restricting light or blocking valuable views. To the northeast of the survey area, there are a number of fire-damaged trees, some of which are not considered safe for retention as they could impact the site. It is unclear exactly where the boundary lies in this region and who is responsible for their management.

4.28 According to information on the local authority's website, the site does not fall within a conservation area and no TPO designations are located within or adjacent to the site. development constraints within the site are relatively limited and are confined to the overhanging canopies and root protection areas.

4.29 The subsequent Arboricultural Impact Assessment has been carried out in accordance with BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations. The report identifies the arboricultural features present on site, evaluates their quality and value, and assesses the impact of the proposed development upon them. The key findings are: -

- A range of trees of varying quality and category (A, B, C, and U) are present both on and immediately adjacent to the site.
- The proposed development will require the removal of three category B trees in order to widen the road and develop a footpath in accordance with the highways technical note.
- Retained trees can be protected in line with BS 5837:2012 by implementing suitable fencing, ground protection and supervised working methods.
- Responsibility for tree safety and management lies with the landowner, and regular inspections by a qualified arboriculturist are advised as part of the ongoing duty of care.

4.30 Provided that the mitigation and tree protection measures detailed in the report and its appendices are implemented effectively, no significant long-term arboricultural impacts are anticipated.

4.31 The recommendations of the submitted reports will be adhered to. Accordingly, it is considered that the development proposals are in accordance with Policy GD1 and BIO1 of the Barnsley Local.

#### **GROUND CONDITIONS & MINERALS**

4.32 A Stage 1 Geo-Environmental Desk Study Report prepared by ARP Geotechnical Ltd is submitted in support of the planning application. A summary of the report's recommendations is outlined below: -

Proposed Development	Residential dwellings with private gardens.
Site Description	Sloping site containing a derelict residential property.
Site History	No development prior to the dwelling. Single garage once present (removed later)
Geology	Almost all of the site underlain by undifferentiated strata (mudstones, siltstones and minor sandstones) of the Middle Coal Measures. The northwestern margin of the site is underlain by a thin, unnamed, sandstone bed.
Coal Mining	Site can be considered stable.
Hazardous Gases	Basic radon protection measures required. Landfill 100m to northwest.
Likely Ground Conditions	Generally, natural stony clay over mudstone/siltstone bedrock is considered most likely, below any topsoil, or other surfacing.
Contamination	Considered minimal as only residential dwelling usage, no other site uses indicated.
Foundations	Strip/trench fill likely to be acceptable. Clays are present, so a suitable tree survey is required, if not already available.
Excavations	Likely to be stable within natural strata, but instability can be expected within any made ground, if found. Groundwater ingress should be controllable by intermittent pumping, if it occurs at all.
Soakaways	Ground may have sufficient infiltration potential for disposal of surface water, subject to confirmation by infiltration testing.
Road Pavement	A design CBR value of at least 2% is likely to be applicable on the natural strata.

- 4.33 The report concludes that the environmental risk arising from the ground condition at the application site is low. Accordingly, no further investigations are required.
- 4.34 The development therefore satisfies the requirements of Policy CL1 of the Barnsley Local Plan as there are no ground-related issues that would preclude the development of the site.

## CONCLUSION

- 4.35 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.
- 4.36 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) of the NPPF.

## 5.0 CONCLUSION

5.1 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.

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

- The development is seeking outline planning permission for five residential dwellings on previously developed land.
- 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 a small, but important contribution to meeting identified and evidenced local housing needs. Significant 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 have the potential to deliver a high-quality development that reflects the character of the site and its surroundings.
- There are no technical or environmental issues that would constrain the site's development.
- 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.

5.3 Taking all of 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 key policies for significantly boosting the supply of homes.

5.4 The development proposals should therefore be approved by the Council without delay.