



JohnsonMowat
Planning & Development Consultants

Avant Homes (Yorkshire) Limited

Land West of Thurnscoe Bridge Lane,
Thurnscoe, Barnsley

Erection of 296 no. dwellings, including
associated infrastructure, open space
and landscaping

Planning Statement and Statement of Community Involvement

[JM240085]

Johnson Mowat References

Client	Avant Homes (Yorkshire) Limited
Site	Land West of Thurnscoe Bridge Lane, Thurnscoe, Barnsley
Development	Erection of 296 no. dwellings, including associated infrastructure, open space and landscaping
Local Planning Authority	Barnsley Metropolitan Borough Council
Document Type	Planning Statement and Statement of Community Involvement
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Limitations

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Limited during our investigations.

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- b) the date on which the final report is delivered.

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Contents

Executive Summary	i
1. Introduction	1
2. Site Location and Characteristics	3
3. Proposed Development.....	4
4. Planning History.....	6
5. Statement of Community Involvement (SCI)	8
6. Planning Policy.....	12
7. Planning Assessment	15
8. Summary and Conclusion.....	25
Appendix 1. Pre-Application Advice Response	
Appendix 2. Environmental Impact Assessment Screening Opinion	
Appendix 3. Consultation Letter	

Executive Summary

1. Johnson Mowat Planning Limited are appointed by Avant Homes (Yorkshire) Limited (the Applicant) to prepare and submit a full planning application to Barnsley Metropolitan Borough Council (the Council) for the erection of 296 no. dwellings, including associated infrastructure, open space and landscaping at Land West of Thurnscoe Bridge Lane, Thurnscoe, Barnsley (the site).
2. The site forms the majority of housing allocation HS52 (Land West of Thurnscoe Bridge Lane and South of Derry Grove, Thurnscoe) of the Barnsley Local Plan (January 2019). The site was proposed in the Local Plan as an allocated housing site and found acceptable in an independent examination. This application sits within that land allocation.
3. The Applicant submitted a pre-application advice request to Barnsley Metropolitan Borough Council for the erection of 340 no. dwellings on the site. A response was received from the Council on 2nd July 2024.
4. The proposals which form part of this current planning application have been modified to align with the pre-application advice received from the Council.
5. The Applicant carried out a public consultation exercise between September and October of 2024. This entailed a letter drop to local residents and councillors and a webpage being launched which included relevant plans and information.
6. This Planning Statement reviews the proposals against the Development Plan and other material considerations and concludes the proposals to be compliant with the Development Plan when read as a whole.

1. Introduction

- 1.1 This Planning Statement and Statement of Community Involvement is prepared on behalf of Avant Homes (Yorkshire) Limited in relation to Land West of Thurnscoe Bridge Lane, Thurnscoe, Barnsley.
- 1.2 It is submitted to support a full planning application for the erection of 296 no. dwellings, including associated infrastructure, open space and landscaping.
- 1.3 The site is identified as a housing allocation 'HS52 (Land West of Thurnscoe Bridge Lane and South of Derry Grove, Thurnscoe)' in the Barnsley Local Plan (January 2019). Limited details regarding the allocation are provided on Page 83 of the Local Plan.
- 1.4 The proposal will deliver a number of key benefits to the local area including:
 - Provision of 296 no. new homes in a highly sustainable location, including a policy compliant 10% affordable housing;
 - Delivery of an allocated site which creates a natural and logical extension to Thurnscoe;
 - Delivery of a well-designed, high quality scheme;
 - Creation of jobs for local people during the construction phase; and,
 - Delivery of areas of Public Open Space, including a Local Area of Play (LAP).
- 1.5 In order to improve the efficiency and effectiveness of any future decision-making, the Applicant has been proactive from the outset ensuring that the Council and the local community (including elected representatives) have been engaged regarding development proposals. Full details of the Applicant's community consultation strategy are set out in Section 5 of this Planning Statement.

Document Purpose

- 1.6 The purpose of this Planning Statement is to describe the application site and the proposed development and to provide an assessment of it against the statutory Development Plan and other material considerations.

Application Supporting Documents

- 1.7 In addition to this Planning Statement, the application submission comprises the following documentation and drawings:
 - Application Form and Certificates
 - Plans Pack – Avant Homes (Yorkshire) Limited
 - Design and Access Statement – Avant Homes (Yorkshire) Limited
 - Arboricultural Assessment – FPCR
 - Archaeology and Heritage Desk Based Assessment – MAP Archaeological Practice
 - Transport Assessment – TPS
 - Travel Plan – TPS
 - Proposed Right Turn Ghost Island Arrangement – TPS
 - Air Quality Assessment – SLR
 - Flood Risk Assessment – JOC Consultants Ltd
 - Drainage Strategy and Drawings – Eastwood Consulting Engineers
 - Ecological Impact Assessment – FPCR
 - Biodiversity Net Gain Report and Statutory Biodiversity Metric – FPCR
 - Energy Statement – The FES Group
 - Landscape Masterplan – TPM Landscape
 - Landscape Management Plan – TPM Landscape
 - Outline Landscape & Visual Impact Appraisal – TPM Landscape
 - Noise Impact Assessment – SLR

Structure of this Statement

1.8 For ease of reference, the remainder of this Statement is structured as follows:

- Section 2 – Site Location and Characteristics – provides a description of the site and its characteristics.
- Section 3 – Proposed Development – explains the development proposals.
- Section 4 – Planning History – details all relevant planning history relating to the site.
- Section 5 – Statement of Community Involvement – details the engagement undertaken to date with the Council and other relevant parties.
- Section 6 – Planning Policy – sets out the planning policy context for the proposed development.
- Section 7 – Planning Assessment – provides an assessment of the development proposals against planning considerations.
- Section 8 – Summary and Conclusion – summarises the key points from this supporting statement.

2. Site Location and Characteristics

Location

- 2.1 The application site extends to circa 13.7 ha and comprises greenfield agricultural land. It is located immediately south of Thurnscoe, to the north of Highgate and to north west of Goldthorpe.
- 2.2 The site is located to the west of Thurnscoe Bridge Lane and to the north of Derry Grove. It comprises the majority of housing allocation HS52 identified in the Barnsley Local Plan (January 2019).
- 2.3 Existing vehicular access to the site is via a gate access on Derry Grove to the north where it meets Thurnscoe Bridge Lane. Existing pedestrian access is via the Public Right of Way which runs through the site.
- 2.4 The area surrounding the application site comprises a mix of uses, with residential use to the north, commercial use to the east, a scrap yard and rifle club to the south and agricultural fields to the west.
- 2.5 Thurnscoe is a highly sustainable settlement with a wide range of services and facilities to meet the day to day needs of residents. This includes: schools, doctors, supermarkets, shops, areas of public open space, public transport and places of employment, Goldthorpe, which is located to the south, provides a similar range of services and facilities within close proximity to the site.
- 2.6 The closest bus stops to the site are located directly opposite the site on Thurnscoe Bridge Lane and provide sustainable connections to Barnsley Town Centre and towards the centre of Thurnscoe.
- 2.7 The nearest railway stations are Goldthorpe (circa 600m away) and Thurnscoe (circa 800m away) which provide frequent, reliable connections to Leeds, Sheffield and York.
- 2.8 The site is also well connected to the A635 which runs between Manchester and Doncaster.

Characteristics

- 2.9 There are a number of trees located along the site's southern boundary which serve to screen it from the rifle club, scrap yard and former dog race track to the south. There are also trees along the eastern and part of the site's northern boundary. A single tree is located centrally within the eastern part of the site. The site is not subject to any Tree Protection Orders (TPOs).
- 2.10 There is a Public Right of Way (ProW) which runs through the site in a general north south alignment. This provides a traffic-free footpath towards Thurnscoe High Street (to the north), or alternatively connects to another ProW (to the south). ProWs in the vicinity of the site also provide access to Little Houghton, Goldthorpe train station and Thurnscoe train station.
- 2.11 The entire site is located within Flood Zone 1 and is therefore considered to be at low risk of flooding from rivers. Whilst the vast majority of the site is at 'very low risk' of surface water flooding, there is a 'high' risk of surface water flooding adjacent to the site's southern boundary and an area of 'low' risk in the far west portion of the site.
- 2.12 There are no designated Heritage Assets located within the site or its immediate vicinity. The nearest listed building to the site is the Grade II Listed Thurnscoe Hall which is located circa 220m to the north of the site. The site is not located within a Conservation Area. Allocation HS52 of the Barnsley Local Plan (January 2019) acknowledges that archaeological remains are known to be present on site.
- 2.13 With regard to ecology, there are a number of Sites of Special Scientific Interest (SSSI) to the south and west of the site including: Dearne Valley Wetlands SSSI (circa 2.35km) and Carlton Main Brickworks SSSI (circa 3.95km). The site falls within an SSSI Impact Risk Zone.

3. Proposed Development

3.1 The application is for full planning permission for the following development:

“The erection of 296 no. dwellings, including associated infrastructure, open space and landscaping”

3.2 The planning application is accompanied by a suite of technical documents and plans to demonstrate how the site’s constraints, features and surrounding context have been taken into account in arriving at the proposed scheme.

Housing Mix and Density

3.3 The proposed scheme comprises a mix of house types, sizes and tenures to meet the needs of the local community. It will provide a mix of 1-4 bed open market houses and 1-3 bed affordable houses. All dwellings will meet the nationally described space standards (NDSS). 16 no. dwellings will meet the M4(3) wheelchair user dwellings requirements and 123 no. will meet the M4(2) accessible and adaptable dwellings requirements. Affordable housing plots are dispersed across the site and are not concentrated in one sole area.

3.4 The proposed housing schedule is set out below.

Open Market

Name	Arrangement	Bed	NDSS	Storey	M4(2)	Number
Denborough	End	1	Y	2	N	16
Hathersage	End	2	Y	1	M4(3)	10
Ferndale	End	2	Y	2	N	13
Eastbeck	End	2	Y	2.5	N	14
Knarborough	End	2	Y	2	Y	62
Oakwood	End	3	Y	2	Y	14
Leyburn	Det	3	Y	2	N	21
Cadeby	Det	3	Y	2	Y	9
Baildon	End	3	Y	2.5	N	40
Salbury	End	3	Y	2.5	N	38
Wentbridge	Det	4	Y	2	Y	10
Dalton	Det	4	Y	2.5	Y	12
Cookbury	Det	4	Y	2	N	7
Total						266

TABLE 1 OPEN MARKET HOUSING SCHEDULE

Affordable

Name	Arrangement	Bed	NDSS	Storey	M4(2)	Number
Bramley	End	1	Y	2	M4(3)	6
Totley	End	1	Y	2	N	6
R2.1	End	2	Y	2	N	10
A3	End	3	Y	2.5	Y	8
Total						30

TABLE 2 AFFORDABLE HOUSING SCHEDULE

Access and Parking

3.5 Access to the site is to be taken via a new right turn ghost island junction from Thurnscoe Bridge Lane to the east. A refuge island is proposed to be provided to the south of the access, providing a crossing point to access the shared footway/ cycleway to the east of Thurnscoe Bridge Lane and towards the bus stop immediately opposite the site. Further pedestrian access points are to be delivered to the north east from Thurnscoe Bridge Lane and to the south. Access to future

development will also be delivered to the north. Footpaths will be delivered throughout the site, including through areas of Public Open Space.

- 3.6 The scheme will deliver parking in line with the standards set out in the Barnsley Local Plan Supplementary Parking Document 'Parking'. A summary of these standards are provided below.

Dwelling Type	Standard
1-2-bed	1 space
3+-bed	2 spaces
Visitors	1 visitor space per 4 dwellings subject to layout)
Cycle	1 secure space per dwelling (in garage or separate secure covered area within plot)

TABLE 3 RESIDENTIAL PARKING STANDARDS

- 3.7 Secure cycle parking is included within sheds shown on the Site Layout Plan.

Layout and Open Space

- 3.8 The proposed layout has been landscape-led from the outset, with large areas of public open space provided throughout the site. A Local Area of Play (LAP) will be delivered centrally within the eastern part of the site within a parcel of Public Open Space.
- 3.9 The existing ProW (ProW 9) which runs through the site in a general north south alignment is proposed to provide a 3m wide route through the site, preserving this right of way.
- 3.10 The proposed streets will be tree lined with grass verges separating the highway and footways in parts of the site.
- 3.11 A surface water attenuation basin will be delivered in the southern part of the site which will assist with sustainable drainage. A pumping station is located to the east of the attenuation pond.
- 3.12 Substations are proposed in the north western and eastern portions of the site. Each dwelling will have a bin storage area and bin collection points will be dispersed throughout the site for ease of access.
- 3.13 The scheme seeks to retain as much existing landscaping as possible and has been designed around the retention of individual trees T14, T34 and T35 which stand within the main site area. The retention of trees to the north and south of the proposed new access will maintain a level of tree cover along Thurnscoe Bridge Lane, screening the development from the road. However, a small number of trees/hedgerows will need to be removed to facilitate vehicular and pedestrian access to the site from Thurnscoe Bridge Lane and the construction of Plot 267.

Materials

- 3.14 Whilst at this stage there is not a detailed materials palette available, this is expected to include a range of brick and tile materials that are reflective of the location and that can provide an appropriate colour palette for this edge of the urban area location.
- 3.15 The materials used for this development will be a matter to be dealt with through the course of the application.

Boundary Treatments

- 3.16 Boundary treatments are shown on the supporting Layout Plan and include the following:
- 1.8m timber screen fence;
 - 1.2m post and rail fence;
 - 1.8m timber gate;
 - 0.45 knee high rail; and,
 - 1.8m screen wall and fence panel infill.

4. Planning History

Planning Application History

- 4.1 A review of Barnsley's Public Access shows that there is no planning application history related to the site. An outline application for residential development on the eastern part of the allocation (ref:2020/0422, decision date: 12/3/2021) was refused for the following reasons:
- The proposed would result in piecemeal development of a larger housing allocation, prejudicing the ability to take a master planned approach to comprehensively address the constraints across the site allocation and deliver the wider policy aims. This piecemeal approach is contrary to Local Plan Policies HS52 and GD1 as well as policies HE6 and BIO1. In addition, the development proposed results in an unviable scheme that cannot appropriately mitigate its impact on infrastructure requirements, contrary to Local Plan Policy I1.
 - In the opinion of the Local Planning Authority, the proposed access would result in vehicles overhanging the pavement when entering the site to the detriment of pedestrian safety. This is contrary to Local Plan Policy T4 New Development and Transport Safety.
- 4.2 The site extended to circa 1.10 hectares and indicatively proposed 26 no. dwellings.
- 4.3 An allocation wide Masterplan will be provided prior to determination to show how the whole allocation would be laid out to demonstrate that the current application does not prejudice the remaining part of the allocation coming forward.

Planning Allocation History

- 4.4 With regard to allocation history, the site and land to the north west was allocated for an indicative number of 308 dwellings in Allocation HS52 of the Barnsley Local Plan (January 2019).

Pre-Application Advice

- 4.5 Paragraph 39 of the National Planning Policy Framework (2023) states that *"early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."*
- 4.6 The Applicant has followed the advice of the NPPF, in undertaking early engagement with the Council.
- 4.7 A pre-application advice request was submitted to the Council in for the erection of 340 no. dwellings on the site. A response was received from the Council on the 2 July 2024 and is included at Appendix 1 of this Planning Statement, alongside supporting responses from Highways and the Sustainability & Climate Change Team.
- 4.8 The pre-application advice concluded that the principle of residential development at the site is acceptable. However, the Officer noted concerns around the number of dwellings proposed and the overall density of the site, as well as the lack of an allocation masterplan and piecemeal approach to development.
- 4.9 The current proposal addresses the pre-application received as is explained later in this Planning Statement.

Environmental Impact Assessment Screening Opinion

- 4.10 An Environmental Impact Assessment (EIA) screening letter was submitted to the Council on 12th September 2024 which seeks to confirm that all on and off-site development impacts associated with the Avant application and site HS52 as a whole are capable of mitigation through the design of the

scheme and its supporting infrastructure and that none of the impacts either individually or cumulatively are so significant as to require the production of an Environmental Statement.

- 4.11 A response was received from the Council on 23rd October 2024 (Appendix 2) confirming that the proposal is not considered to warrant classification as an EIA development and as such, the submission of an Environmental Impact Statement is not required.

5. Statement of Community Involvement (SCI)

Planning Policy

- 5.1 Planning shapes the places where people work and live, so it is right that people should take an active part in the planning process. National planning policy is evolving to make community involvement an essential component of planning. The approach taken towards consultation for these development proposals has been strongly influenced by the latest Government policy, the Planning and Compulsory Purchase Act (2004) and the Council's specific guidance on community consultation for planning applications.

Localism Act (2011)

- 5.2 The Localism Act received royal assent in November 2011. The Localism Act aims to reform the planning system to make it clearer, more democratic and more effective. In order to further strengthen the role of local communities in planning, the Act introduced a new requirement for developers to consult local communities before submitting planning applications for very large developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.

Planning and Compulsory Purchase Act (2004)

- 5.3 The Planning and Compulsory Purchase Act (2004) ("the Act") introduced significant changes to the planning system. One of the changes means that Councils must carry out effective and useful consultation so that decisions are made in consultation with people affected by them.

Barnsley Council Statement of Community Involvement (SCI)

- 5.4 The Act requires each local planning authority (LPA) to prepare a SCI, which formally sets out its commitment to involving the public in planning matters and the way it will ensure this happens.
- 5.5 The Council's SCI was adopted in April 2020 and clearly sets out what the Council expects from developers with regard to community involvement.
- 5.6 Section 3 of the SCI addresses community involvement in the planning application process. It sets out a useful guide and actively encourages an inclusive and transparent process that enables communities to get involved at an early stage.
- 5.7 Accordingly, our overall approach to community consultation adheres with the guidance set out in the Council's SCI and the Applicant is committed to ensuring high standards of consultation are adhered to throughout the lifetime of the project.

Community Engagement Exercise

- 5.8 A community engagement exercise was carried out between September and October 2024. It involved a letter drop to 437 homes. Letters were issued to residents between 12th September and 4th October, with the letter being sent via email to Councillors Bellamy, Cain and Morrell on 30th September.
- 5.9 The letter (shown in Appendix 3) included a description of the proposed development and technical considerations, alongside a draft proposed site plan. Residents were given 2 no. ways to provide comments – by sending a letter or an email. A copy of the information contained within the letter was also made viewable online on Avant Homes (Yorkshire) Limited website.
- 5.10 A total of 8 responses were received in relation to the consultation. This included an objection letter which was signed by 74 residents.

- 5.11 It is considered that the consultation exercise has been successful in obtaining the views from residents and thoroughly ensured that all members of the community have been given an opportunity to provide comment.
- 5.12 Copies of the consultation responses are available at request of the Council but are summarised below.
- 5.13 The key issues raised are set out and addressed below.

Traffic and Road Safety

Issue raised:

- The proposal will lead to additional traffic.
- There have been a number of accidents in the vicinity of the site.
- The proposals will increase the chance of accidents.

Response:

A Transport Assessment has been prepared by TPS in support of the application that confirms that there are no accident trends that might be exacerbated by the addition of development related traffic. It also confirms that the local highway network has sufficient capacity to accommodate the predicted trip generation of the proposed development.

Lack of Amenity/ Strain on Local Infrastructure

Issue raised:

- Proposals will result in additional strain on schools and health services.
- Thurnscoe has limited bus services and train services.
- Lack of facilities, shops and services.
- Additional strain on water/ energy supplies.

Response:

Funding from S106 contributions will assist the Council in providing the right infrastructure to meet the needs resulting from the new development. With regard to energy, the Energy Statement prepared by The FES Group sets out the proposed Energy Strategy which will be adopted by Avant. The proposed fabric and building services specification will permanently reduce regulated emissions by 75.97% and the proposed energy demand by 48.65% which is a significant betterment and demonstrates that the proposal will have a reduced reliance on national resources.

Flood Risk and Drainage

Issue raised:

- Impact of the proposal on drainage/ flooding in the area.
- The site is on a slope which allows surface run off for the surrounding area.

Response:

A Flood Risk Assessment and Drainage Strategy have been prepared in support of the application by Joc Consultants Ltd and Eastwood Consulting Engineers respectively. The report confirms that the effect of the development on surface water runoff will be mitigated by the proposed drainage strategy which provides attenuation storage and a controlled discharge rate limited to 3.5 l/s.

Impact on Existing Residents

Issue raised:

- Loss of natural light and overshadowing of properties on Derry Grove.
- Disruption during construction phase.

Response:

With regard to loss of natural light and overshadowing, the scheme has been carefully designed to consider the residential amenity of both existing and future residents. Sufficient separation distances have been provided between the proposed dwellings along the site's northern boundary and dwellings on Derry Grove to the north. Existing vegetation will be retained between Plots 234 and 262 to provide screening and a new formal hedge will be planted along the remaining parts of the boundary where existing and proposed dwellings are situated adjacent to one another.

The Applicant recognises the importance of concerns raised regarding disruption during the construction phase and will satisfy any conditions imposed by the Local Planning Authority relating to this matter.

Impact on Environment and Wildlife

Issue raised:

- Noise and air pollution.
- Impact on local wildlife.
- Impact on biodiversity.
- Suggestion of mitigation proposals.
- Impact on Dearne Valley Wetlands SSSI.
- Impact on dyke to the south.

Response:

With regard to noise and air pollution, a Noise Impact Assessment and Air Quality Assessment have been prepared by SLR in support of the application. The Noise Impact Assessment confirms that subject to the adoption of design guidance, any significant adverse noise impacts will be avoided in the finished development as to accord with local and national planning policy. The Air Quality Assessment similarly concludes that site is considered suitable for residential development from an air quality perspective.

In terms of impact on local wildlife, an Ecological Impact Assessment has been undertaken by FPCR which concludes that with mitigation and enhancement measures, the proposals are anticipated to lead to negligible to minor beneficial effects across all Important Ecological Features.

With regard to biodiversity, FPCR have prepared a Biodiversity Net Gain Report in support of the application which confirms that the proposals will achieve a combined net gain of +4.27 area-based habitat units resulting in an overall 16.82% biodiversity net gain and +2.40 hedgerow units resulting in an overall 364.63% gain, which is well in excess of the mandatory 10% biodiversity net gain.

The mitigation proposals suggested are noted and will be considered as the design of the scheme progresses through the application process.

In terms of the Dearne Valley Wetlands SSSI, whilst it is noted that this is an Important Ecological Feature within the site's vicinity, the Ecological Impact Assessment concludes that with mitigation and enhancement measures, the proposals are anticipated to lead to negligible to minor beneficial effects across all Important Ecological Features.

With regard to the impact on the dyke to the south, whilst this is not recognised within the Ecological Impact Assessment to be an Important Ecological Feature, mitigation and enhancement measures will be implemented in relation to ecology and biodiversity.

Impact on Green Belt and Arable Land

Issues raised:

- The proposed development site is arable land and it is important to retain soil in this area.

Response:

The site is allocated for residential development and thus the scheme is in accordance with the planned system.

Loss of Green Space

Issues raised:

- The area is well-used by walkers and dog walkers as it connects to a bridleway. Suggestion that increased walking routes and green recreation areas are included in the proposals.

Response:

Areas of public open space are provided throughout the site and will be accessible to both existing and future residents. Footpaths will be delivered throughout the site and the existing ProW will be preserved.

Brownfield Land Should be Prioritised

Issues raised:

- Other disused brownfield sites and wasteland should be the focus for any proposed housing developments.

Response:

The site is allocated for residential development and thus the scheme is in accordance with the planned system.

Summary

- 5.14 The consultation has informed residents of the next stage of the planning process in advance of the planning submission, and as such many are aware that further opportunity to comment on the scheme will be provided as part of the statutory process. The Applicant is committed to maintain a dialogue with the local community throughout the process.
- 5.15 The comments received through the consultation exercise have been important in shaping the scheme prior to submission to the Council. However, the Applicant is mindful that discussions remain ongoing on many aspects of the scheme as the proposals continue to evolve.

6. Planning Policy

Introduction

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004), and paragraphs 2 and 47 of the Revised National Planning Policy Framework (2023), hereinafter referred to as the NPPF, state that planning law requires applications to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. In this case, the Site is located within the administrative boundary of Barnsley Metropolitan Borough Council where the statutory Development Plan comprises the Local Plan (January 2019) and the Barnsley, Doncaster and Rotherham Joint Waste Plan (March 2012).

Barnsley Local Plan (January 2019)

- 6.2 The Barnsley Local Plan was adopted in January 2019 and provides local planning policy for the future development of Barnsley up to the year 2033. The Local Plan replaced the Barnsley Core Strategy and UDP. The Local Plan was reviewed by the Council on 24th November 2022. The outcome of the Council's review was that the Local Plan should be retained in its current format.
- 6.3 The adopted policies map shows that the site is falls within the settlement boundary and is allocated for housing. It falls within a Nature Improvement Area and has the Green Belt to its south and west, alongside a Green Way which runs in a general north west to south east alignment to its west.
- 6.4 The following policies are considered relevant to this application:
- Policy SD1 (Presumption in Favour of Sustainable Development)
 - Policy GD1 (General Development)
 - Policy LG1 (City Regions)
 - Policy LG2 (The Location of Growth)
 - Policy H1 (The Number of New Homes to be Built)
 - Policy H2 (The Distribution of New Homes)
 - Site HS52 (Land West of Thurnscoe Bridge Lane and South of Derry Grove, Thurnscoe)
 - Policy H3 (Uses on Allocated Housing Sites)
 - Policy H6 (Housing Mix and Efficient Use of Land)
 - Policy H7 (Affordable Housing)
 - Policy T3 (New Development and Sustainable Travel)
 - Policy T4 (New Development and Transport Safety)
 - Policy D1 (High Quality Design and Place Making)
 - Policy LC1 (Landscape Character)
 - Policy HE1 (The Historic Environment)
 - Policy HE2 (Heritage Statements and General Application Procedures)
 - Policy HE6 (Archaeology)
 - Policy GI1 (Green Infrastructure)
 - Policy GS2 (Green Ways and Public Rights of Way)
 - Policy BIO1 (Biodiversity and Geodiversity)
 - Policy CC1 (Climate Change)
 - Policy CC2 (Sustainable Design and Construction)
 - Policy CC3 (Flood Risk)
 - Policy CC4 (Sustainable Drainage Systems (SuDs))
 - Policy RE1 (Low Carbon and Renewable Energy)
 - Policy Poll1 (Pollution Control and Protection)
 - Policy I1 (Infrastructure and Planning Obligations)
 - Policy I2 (Educational and Community Facilities)

National Planning Policy Framework

6.5 The following chapters of the latest version of the National Planning Policy Framework (hereinafter referred to as the NPPF) (December 2023) are considered relevant to the determination of this application:

- 2 – Achieving Sustainable Development
- 4 – Decision Making
- 5 – Delivering a Sufficient Supply of Homes
- 8 – Promoting Healthy and Safe Communities
- 9 – Promoting Sustainable Transport
- 11 – Making Effective use of Land
- 12 – Achieving Well Designed Places
- 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- 15 – Conserving and Enhancing the Natural Environment
- 16 – Conserving and Enhancing the Historic Environment

Emerging National Planning Policy Framework

6.6 The Government have recently undertaken a consultation seeking views on a revised National Planning Policy Framework in order to achieve sustainable growth in the planning system. The consultation closed on 24th September 2024.

6.7 As part of the consultation, the Government have proposed a new Standard Method for assessing housing needs to support its ambition of delivering 1.5 million homes over the next five years. For Barnsley, the outcome of the proposed revised method will result in the need for 1,092 new homes per annum. This equates to an increase of 261 homes per annum over the Council area when compared to the current standard method figure.

6.8 This is a matter to be returned to once the revised National Planning Policy Framework has been adopted. It is anticipated that this will be at the end of 2024. The written ministerial statement, however, sets out a clear direction of travel for planning which is a material consideration to be taken into account in the determination of this planning application.

National Design Guidance (2019)

6.9 The National Design Guidance (NDG) is a material consideration and sets out ten characteristics of well - designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions. The direction of travel for the NPPF is a more direct link with the NDG to inform layouts in conjunction with local design codes.

Supplementary Planning Documents

6.10 The Council has published a range of SPDs relevant to the determination of this planning application. The key SPDs are as follows:

- Financial Contributions for Schools (May 2019)
- Trees and Hedgerows (May 2019)
- Design of Housing Development (July 2023)
- Open Space Provision on New Housing Developments (May 2019)
- Affordable Housing (July 2022)
- Biodiversity and Geodiversity (March 2024)
- Planning Obligations (November 2019)
- Sustainable Travel (July 2022)
- Parking (November 2019)

- Sustainable Construction and Climate Change Adaptation (July 2023)

Emerging Supplementary Planning Documents

- 6.11 An update to the Financial Contributions to Schools SPD has recently been consulted on with the aim of creating a new Financial Contributions for Educational Provision SPD.

Other Material Planning Considerations

- 6.12 The following documents are material planning considerations and should be considered in the determination of this application:
- South Yorkshire Residential Design Guide (2011)
 - Appeal Decision and Statement of Common Ground - Appeal Decision Reference: APP/R4408/W/24/3341097 (Land North of Shaw Lane, Carlton, Barnsley, S71 3HH)
- 6.13 The relevance of the above Appeal Decision and Statement of Common Ground is that it found that the Council lacked a 5 year housing land supply with the Council's position being 3.6 years supply and as such the Inspector accepted that the tilted balance was in play.

7. Planning Assessment

- 7.1 This section of the report outlines the key planning considerations and evaluates the planning merits to support the proposed development.

Principle of Development

- 7.2 The application site is located within the settlement boundary for Goldthorpe – Dearne Towns (comprising Thurnscoe, Goldthorpe and Bolton upon Dearne) and constitutes the majority of housing allocation HS52 of the Barnsley Local Plan (January 2019).
- 7.3 Given that the site is allocated for residential development, the principle of development is established. The site-specific requirements set out in allocation HS52 are addressed in the relevant sections below.
- 7.4 Notwithstanding this, Paragraph 11 of the NPPF (2023) makes clear that planning decisions should apply a presumption in favour of sustainable development. Paragraph 11d states that for decision-taking this means where the policies which are most important for determining the application are out of date, granting permission unless: *"(i) the application of policies in the 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 the Framework taken as a whole"*. Footnote 8 makes clear that this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply (or a four year supply, if applicable, as set out in Paragraph 226) of deliverable housing sites (with a buffer, if applicable, as set out in Paragraph 77) and does not benefit from the provisions of Paragraph 76).
- 7.5 As set out previously, Barnsley could, as of 1st April 2024, only demonstrate 3.6 years housing land supply according to recent appeal decision ref. APP/R4408/W/24/3341097. As such, the tilted balance is engaged, and development should be approved without delay subject to the 2 no. criteria being met.
- 7.6 With regard to Paragraph 11d (i), Footnote 7 defines areas or assets of particular importance. The only applicable protections in this instance relate to flood risk and heritage assets of archaeological interest.
- 7.7 Whilst the site is located within Flood Zone 1 and is therefore considered at low risk of flooding from rivers, some parts of it are identified as being at low and medium risk of surface water flooding in the EA's flood risk map for planning.
- 7.8 With regard to heritage, the supporting Archaeology and Heritage Desk Based Assessment confirms that development within the site boundary would have no impact on the setting and significance of all nearby heritage assets. Site Allocation HS52 also makes clear that whilst archaeological remains are known to be present on site, the site area has been reduced to allow flexibility in the development to ensure the remains can be preserved in situ if necessary.
- 7.9 Thus, appropriate mitigation is proposed in relation to flood risk and heritage and no clear reasons for refusing the development under Paragraph 11 (d) (i) of the NPPF are considered to exist.
- 7.10 With regard to Criteria 11d (ii), it is strongly considered that there are no adverse impacts of the development proposal that would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole. The proposal will deliver 296 no. much needed houses in a sustainable location on a site allocated for housing and is in line with the Government's principle objective of significantly boosting the supply of homes. This is an important benefit and should be given significant weight.

- 7.11 In addition to the delivery of market and affordable housing, we have set out the benefits below which contribute to achieving sustainable development in accordance with Paragraph 8 of the NPPF (2023). It is considered that the principle of development of this housing allocation is acceptable in accordance with Policies SD1, GD1, LG1, LG2, H1, H2, H3 and H52 of the Barnsley Local Plan.

Economic

- 7.12 The proposed development will support the economic objective by ensuring that sufficient land of the right type is available in the right place at the right time to support growth. It is considered that the site is in the 'right place' given that it will result in a logical and natural extension to Thurnscoe which is a highly sustainable settlement. The site's sustainable location provides good access to employment opportunities across South Yorkshire. The construction phase of the proposal will also create a number of jobs for local people which will further boost both the local and national economy.
- 7.13 Financial contributions arising from the development proposals, in accordance with Policies I1 and I2 of the Local Plan, will be secured through a Section 106 agreement.

Social

- 7.14 The proposed development will align with the social objective by supporting a vibrant and inclusive community through the delivery of 296 no. new homes, including a policy compliant level of affordable homes. The delivery of a mix of house tenures, types and sizes will contribute to meeting the housing needs of current and future generations. Large areas of Public Open Space will be delivered, including a LAP, to provide a pleasant living environment and support the health and wellbeing of existing and future residents.

Environmental

- 7.15 The proposal will support the environmental objective by ensuring that development is located in a highly sustainable location, within close proximity to public transport, including buses and trains, and a range of facilities and services to meet the day to day needs of local residents including education, health care, leisure, retail and employment. This reduces reliance on the private car which is pivotal to adapting to climate change and protecting the natural environment. Electric Vehicle Charging Points will be delivered in line with building regulations, to assist in moving to a low carbon economy.

Design and Housing Mix

- 7.16 A Design and Access Statement (DAS) has been submitted in support of the proposed development, illustrating how the development proposals have been formulated, what has influenced the design and layout of the site and how the various development constraints have been dealt with. This covers in detail matters of use, amount, layout, scale, landscaping, appearance and access, and should be read in full alongside this Planning Statement.
- 7.17 The DAS details the high quality of design that reinforces local character, taking account for landscape character, topography, views into and within the site, as well as the scale, layout, building style and materials within Thurnscoe and the surrounding area. The layout provides connections to the surrounding street and pedestrian network, promoting accessibility throughout, with high quality materials used throughout in accordance with Policy D1 of the Local Plan.
- 7.18 High quality hard and soft landscaping is provided throughout, alongside substantial areas of public open space, and the scale of development ensures that the character and distinctiveness of the landscape area is retained and enhanced in accordance with Policy LC1 of the Local Plan. A public right of way runs north-south through the western half of the Site, and this is protected and enhanced through the development proposal in accordance with Policy GS2 of the Local Plan. All of the proposed recreational open space is made publicly accessible, with direct access to existing public rights of way.

- 7.19 Policy H6 of the Barnsley Local Plan (2019) expects housing proposals to include a broad mix of house sizes, types and tenures to help create mixed and balanced communities. It states that homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. The Policy sets a requirement for a density of 40 dwellings per hectare in Principal Towns but makes clear that lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.
- 7.20 Policy H7 requires 10% of all housing development of 15 or more dwellings on development sites in Thurnscoe to be provided as Affordable. The Affordable Housing SPD was adopted by the Council in July 2022 and offers guidance on planning contributions for affordable housing as well as housing mix and tenure.
- 7.21 The Design of Housing Development SPD sets out a requirement for 26% of all new dwellings to be built to an M4(2) accessible and adaptable standard and 6% of new dwellings to be built to a wheelchair accessible and adaptable standard.
- 7.22 The proposed development will deliver a range of 1-4 no. bed dwellings across 17 no. different housetypes to help meet the needs of the local community and support the creation of a mixed, balanced community. All dwellings will meet the nationally described space standards (NDSS). The scheme will provide a policy compliant level of affordable homes (10%) across 4 no. housetypes ranging from 1-3 bedrooms in size. Affordable units will be pepper potted throughout the site rather than being concentrated in one area to promote tenure blindness.
- 7.23 The proposals make provision for accessible homes suitable for different types of household that are capable of being adapted to meet the changing needs of the population, in line with Policy H6 of the Barnsley Local Plan (2019). 123 no. of the proposed dwellings (41.6%) will meet the M4(2) accessible and adaptable dwellings standard and 16 no. dwellings (5.4%) will meet the M4(3) wheelchair user standard. Whilst it is noted that the scheme is not in compliance with the M4(3) standards set out in the SPD, albeit well exceeding the M4(2) requirements, this is guidance rather than policy and has therefore not been through the same level of viability testing as Local Plan policies. Given that the tilted balance is engaged, it is strongly considered that the delivery of 296 no. dwellings outweighs this minor conflict.
- 7.24 With regard to density, the scheme achieves a net density of 46 dwellings per hectare. As a result of the archaeological investigation undertaken, the developable area of the allocation is significantly greater than assumed during the Local Plan examination. Given the sites location and the housing mix proposed it is considered that the density achieved is appropriate for this site.
- 7.25 Thus, the proposal is in accordance with Policy H6 and H7 of the Barnsley Local Plan (2019), the Affordable Housing SPD (2022) and in broad accordance with the Design of Housing Development SPD (2023).

Flood Risk and Drainage

- 7.26 A Flood Risk Assessment and Drainage Strategy has been prepared by Joc Consultants Ltd in support of the application. A Drainage Strategy Plan and Impermeable Areas Plan has also been prepared by Eastwood Consulting Engineers.
- 7.27 Policy CC1 of the Barnsley Local Plan seeks to reduce the causes of and adapt to the future impacts of climate change by locating and designing development to reduce the risk of flooding.
- 7.28 Policy CC3 makes clear that the extent and impact of flooding will be reduced by: not permitting new development where it would be at an unacceptable risk of flooding from any sources of flooding, or would give rise to flooding elsewhere; requiring site-specific Flood Risk Assessment (FRAs) for proposals over 1ha in Flood Zone 1; expecting proposals over 1000sqm floor space or 0.4 hectares in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or

managing flood risk; expecting all development proposals on greenfield sites to maintain or reduce existing run off rates; requiring development proposals to use Sustainable Drainage Systems (SuDS); and using flood resilient design in areas of high flood risk.

- 7.29 Policy CC4 expects all major development to use Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that all types of SuDs are inappropriate.
- 7.30 The Council's Sustainable Construction and Climate Change Adaptation SPD (2023) sets out the Council's approach to planning decisions in respect of adapting to climate change, including guidance around drainage and flood risk.
- 7.31 The Design of Housing Development SPD (2023) sets out further guidelines in relation to drainage and flood risk.
- 7.32 Chapter 14 of the NPPF (2023) sets out how the Government intend to meet the challenge of flooding. Paragraph 173 states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.
- 7.33 The Report confirms that the site is located in Flood Zone 1. It indicates that the site is generally at a 'very low' risk of surface water flooding but there is some 'high risk' flooding adjacent to the southern boundary and 'low risk' flooding at the western extremity of the site.
- 7.34 The Report confirms that the effect of the development on surface water runoff will be mitigated by the proposed drainage strategy which provides attenuation storage, and a controlled discharge rate limited to 3.5 l/s.
- 7.35 The layout has been sequentially designed to reduce the risk of flooding. Development has been directed away from the area considered to be of 'high' risk of surface water flooding adjacent to the southern boundary where a surface water attenuation basin is proposed. In the western portion of the site, where there is a 'low' surface water flooding risk, public open space is proposed.
- 7.36 Thus, it is considered that that proposal complies with Policy CC1, CC3, CC4 and CC5 of the Barnsley Local Plan (2019), the Sustainable Construction and Climate Change Adaptation SPD (2023) and the Design of Housing Development SPD (2023) and Chapter 14 of the NPPF (2023).

Transport

- 7.37 TPS have prepared a Transport Assessment and Travel Plan in support of this full planning application. The Transport Assessment takes into account comments received at pre-application stage with the Council, which was supported by a Scoping Note. The Council's response is provided in the appendices of the Transport Assessment.
- 7.38 Policy T3 of the Barnsley Local Plan (2019) sets out a number of expectations for new development, including for it 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 set out in the relevant SPD for cycles, motorbikes, scooters, mopeds and disabled people; provide a transport statement or assessment and provide a travel plan.
- 7.39 Policy T4 of the Local Plan (2019) expects new development to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.
- 7.40 Allocation HS52 expects the development to provide off site highway enhancements.
- 7.41 The Council's Sustainable Travel SPD was adopted in July 2022 and provides guidance in relation to sustainable travel within the Borough.
- 7.42 Chapter 9 of the NPPF (2023) seeks to promote sustainable transport. Paragraph 114 states that in assessing applications for development, it should be ensured that: appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of

development and its location; safe and suitable access to the site can be achieved for all users; the design of streets, parking areas and other transport elements reflect current national design guidance and any significant impacts from the development on the transport network or on highway safety can be cost effectively mitigated to an acceptable degree. Paragraph 115 makes clear 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.

- 7.43 The Transport Assessment considers that there is good sustainable transport infrastructure within the vicinity of the development site, with a range of opportunities for site users to travel by sustainable modes. The site also benefits from good access to facilities and amenities available in the local area.
- 7.44 The Assessment also concludes that there are no existing road safety issues in the vicinity of the site that would be exacerbated by the proposal.
- 7.45 With regard to parking, the Assessment confirms that parking is provided in line with local parking standards.
- 7.46 Operational Assessments have been undertaken and demonstrate that the local highway network has sufficient capacity to accommodate the predicted trip generation of the proposed development.
- 7.47 With regard to the site-specific requirements of the allocation, the Assessment seeks further guidance on what off-site improvements should be delivered from the highway authority through the consultation process.
- 7.48 The Assessment concludes that there are no substantive highways grounds why the development should not be granted consent.
- 7.49 Thus, the proposals are considered to be in accordance with Policy T3 (New Development and Sustainable Travel) and Policy T4 (New Development and Transport Safety) of the Barnsley Local Plan (2019), the Sustainable Travel SPD (2022) and Chapter 9 of the NPPF (2023).

Ecology and Biodiversity Net Gain

- 7.50 FPCR have prepared an Ecological Impact Assessment, Biodiversity Net Gain Report and Statutory Biodiversity Metric in support of the application.
- 7.51 Policy GI1 of the Barnsley Local Plan (2019) seeks to protect, maintain, enhance and create an integrated network of connected and multi-functional Green Infrastructure assets that enhances biodiversity and landscape character.
- 7.52 Policy BIO1 of the Local Plan expects development to conserve and enhance the biodiversity and geological features of the borough by protecting and improving habitats, species, sites of ecological value and sites of geological value; maximising biodiversity and geodiversity opportunities in and around new developments; conserving and enhancing the form, local character distinctiveness of the boroughs natural assets; following the national mitigation hierarchy; protecting ancient and veteran trees and encouraging provision of biodiversity enhancements.
- 7.53 The Council's Biodiversity and Geodiversity SPD was adopted in March 2024 and sets out the Council's approach to planning decisions in respect of biodiversity and geodiversity.
- 7.54 Chapter 15 of the NPPF (2023) seeks to conserve and enhance the natural environment. Paragraph 180 states that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; recognising the intrinsic character and beauty of the countryside; and, minimising impacts and providing net gains for biodiversity.

- 7.55 The Ecological Impact Assessment identifies that the site is dominated by arable cereal crops, with the subdominant habitat being grassland. These habitats represent common and widespread habitats supporting limited botanical diversity.
- 7.56 The Assessment identified Important Ecological Features present on site or within its Zone of Influence including the Dearne Valley Wetland SSSI, priority deciduous woodland, mixed scrub habitat, native hedgerows and a range of common and widespread bats, common and widespread generalist birds and hedgehog.
- 7.57 The Assessment concludes that with mitigation and enhancement measures, the proposals are anticipated to lead to negligible to minor beneficial effects across all Important Ecological Features.
- 7.58 The Biodiversity Net Gain Report identifies that the proposals will achieve a combined net gain of +4.27 area-based habitat units resulting in an overall 16.82% biodiversity net gain and +2.40 hedgerow units resulting in an overall 364.63% gain. An adjacent area of land approximately 20m southwest of the Site is to be used as off-site compensation where gains cannot be met on site.
- 7.59 The results of the Report demonstrate that the proposals produce appropriate gains for biodiversity in line with legislative requirements.
- 7.60 Thus, it is considered that the proposals are in accordance with Policy GI1 and BIO1 of the Local Plan (2019), the Biodiversity and Geodiversity SPD (2024) and Chapter 15 of the NPPF (2023).

Heritage

- 7.61 An Archaeology and Heritage Desk Based Assessment has been undertaken by MAP Archaeological Practice in support of this application.
- 7.62 Policy HE1 of the Barnsley Local Plan positively encourages developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment. It requires proposals affecting an archaeological site of less than national importance or sites with no statutory protection to conserve those elements which contribute to its significance in line with the importance of the remains.
- 7.63 Policy HE2 requires proposals that are likely to affect known heritage assets or sites to include a description of the heritage significance of the site and its setting.
- 7.64 Policy HE6 of the Local Plan requires applications for development on sites where archaeological remains may be present to be accompanied by an appropriate archaeological assessment.
- 7.65 Allocation HS52 notes that archaeological remains are known to be present on the site area and states the site areas has been reduced to allow flexibility in the development to ensure the remains can be preserved in situ if necessary.
- 7.66 The Council's Heritage Impact Assessment SPD (2019) offers guidance on how to produce a Heritage Impact Assessment.
- 7.67 Chapter 16 of the NPPF (2023) seeks to conserve and enhance the historic environment. Paragraph 200 requires developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest.
- 7.68 The Assessment found that significant Roman/ Romano British archaeology has been recognised to the north of the site, with cropmark data and the results of the geophysical survey indicating that archaeological activity is present across much of the application site. It recommends that a programme of evaluation by trial trenching be undertaken in order to allow the extent, form and date of the features to be established.
- 7.69 The Assessment also confirms that 7 no. listed buildings are present within the vicinity of the site, although it is considered that any development within the site boundary would have no impact on

the setting and significance of all known nearby heritage assets due to its location and screening by existing built form and mature vegetation.

- 7.70 Thus, the proposal is considered to accord with Policy HE1, HE2 and HE6 of the Barnsley Local Plan (2019), the Heritage Impact Assessment SPD (2019) and Chapter 16 of the NPPF (2023).

Noise

- 7.71 A Noise Assessment has been prepared in support of the application by SLR.
- 7.72 Policy Poll1 of the Barnsley Local Plan (2019) states that development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in noise or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. The policy requires developers to minimise the effects of any possible pollution and provide mitigation measures where appropriate.
- 7.73 Chapter 15 of the NPPF (2023) seeks to conserve and enhance the natural environment. Paragraph 180(e) states that planning decisions should contribute and enhance the natural and local environment by preventing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution. Paragraph 191 states that planning decisions should also ensure that new development is appropriate for its location, taking into account the likely effects (including cumulative effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life.
- 7.74 The Stage 1 Assessment found that the site is influenced by dominant transportation noise because of road traffic from local sources. Commercial activities were not considered as influential on the Site and furthermore considered “not dominant” with respect to sources in the local area.
- 7.75 The Stage 2 Assessment established commensurate design specifications and advised that suitable internal and external amenity standards can be readily achieved by the development.
- 7.76 The Assessment confirms that the site has followed good acoustic design principles to mitigate noise from commercial sources. It identifies that key considerations have been provided in terms of the site layout and a stand-off/ SUDS placement to the south. The design also has a predominantly inward aspect, facing amenity areas shielded or away from these sources, such that noise impacts would be ‘low’.
- 7.77 The Assessment concludes that on the basis that the recommended design guidance is adopted, any significant adverse noise impacts will be avoided in the finished development to accord with overarching national and local planning requirements for new residential development.
- 7.78 Thus, the scheme is in accordance with Policy Poll1 of the Barnsley Local Plan (2019) and Chapter 15 of the NPPF (2023).

Air Quality

- 7.79 An Air Quality Assessment has been prepared by SLR in support of the application.
- 7.80 Policy Poll1 of the Barnsley Local Plan (2019) states that development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, dust or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. The policy requires developers to minimise the effects of any possible pollution and provide mitigation measures where appropriate.
- 7.81 Chapter 15 of the NPPF (2023) seeks to conserve and enhance the natural environment. Paragraph 192 states that planning decisions should sustain and contribute towards compliance with relevant

limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts of individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement.

- 7.82 A qualitative assessment of the potential dust impacts during the construction of the development has been undertaken. The site was found to be at worst 'medium risk' in relation to dust soiling effects on people and property and 'low risk' in relation to human health impacts. The Assessment states that provided effective mitigation measures are implemented, residual effects from dust emissions during the construction phase are deemed to be 'not significant'. The Assessment also predicted there would be an 'insignificant' effect on air quality from construction-generated road traffic emissions.
- 7.83 With regard to the operational phase, the Assessment found the impacts of the proposed development on NO₂, PM₁₀ and PM_{2.5} concentrations at all existing assessed receptor locations to be negligible. It identified no predicted exceedances of the relevant NO₂, PM₁₀ and PM_{2.5} AQALs at existing receptors or proposed locations of relevant exposure across the Site. Unmitigated effects associated with NO₂, PM₁₀ and PM_{2.5} concentrations at all assessed receptor locations were therefore considered to be 'not significant'.
- 7.84 The Assessment concludes that the site is considered suitable for residential development from an air quality perspective.
- 7.85 Thus, the scheme is in accordance with Policy Poll1 of the Barnsley Local Plan (2019) and Chapter 15 of the NPPF (2023).

Trees

- 7.86 An Arboricultural Assessment has been prepared by FPCR in support of the application.
- 7.87 Policy GD1 of the Barnsley Local Plan (2019) requires existing trees that are to remain on site to be considered in the layout in order to avoid overshadowing.
- 7.88 Allocation HS52 of the Barnsley Local Plan expects development on site to ensure that the trees and hedgerows around the periphery of the site, in particular on the southern boundary are retained.
- 7.89 The Council's Trees and Hedgerows SPD was adopted in 2019 and offers guidance to landowners, architects and builders on how to deal with existing trees and hedgerows on development sites.
- 7.90 Chapter 12 of the NPPF seeks to achieve well-designed and beautiful places. Paragraph 136 notes the important contribution that trees make to the character and quality of urban environments and can also help to mitigate and adapt to climate change. It states that planning decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly planted trees and that existing trees are retained wherever possible.
- 7.91 Chapter 15 of the NPPF (2023) seeks to conserve and enhance the natural environment. Paragraph 180 states that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services, including the economic and other benefits of trees and woodland.
- 7.92 The Assessment confirms that the removal of a total of five individual trees (T₄, T₅, T₆, T₇ & T₈), one tree group (G₂) and the part removal of another group and hedgerow (G₁ & H₁) is necessary to facilitate vehicular and pedestrian access to the site from Thurnscoe Bridge Lane. A single low quality tree (T₃₃) is also required to be removed to facilitate the construction of Plot 277. With the exception of the above, all boundary tree cover is to be retained ensuring the development is in accordance with Site Allocation HS52 of the Local Plan.

- 7.93 It also confirms that the scheme has been designed around the retention of T14, T34 and T35 which all stand within the main site area. No development or surfacing is shown within the calculated root protection areas of these trees.
- 7.94 With regard to shading, the Assessment makes clear that whilst tree cover along the site's southern boundary will inevitably cast shade over the site, the shading would not be excessive and the proposals should be considered in accordance with Local Plan Policy GD1.
- 7.95 The proposed streets will be tree-lined to delineate the routes through the site and reflect the green character of the area.
- 7.96 The report concludes by setting out tree protection and management measures and stating that the proposals are considered to meet the aims and objectives of local and national policy through careful consideration of the design and retention of a high proportion of the existing tree cover.
- 7.97 Thus, it is considered that the proposal is in accordance with Policy GD1 and Allocation HS52 of the Barnsley Local Plan (2019), the Trees and Hedgerows SPD (2019) and Chapters 12 and 15 of the NPPF (2023).

Energy

- 7.98 An Energy Statement has been prepared by the FES Group in support of the application.
- 7.99 Policy CC1 of the Barnsley Local Plan (2019) seeks to reduce the causes of and adapt to the future impacts of climate change by, amongst other things, promoting the reduction of greenhouse gas emissions through sustainable design and construction techniques and promoting and supporting the delivery of renewable and low carbon energy.
- 7.100 Policy CC2 of the Local Plan states that development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically and feasibly viable.
- 7.101 Local Plan Policy RE1 expects all developments to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions. It states that developments should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.
- 7.102 The Council's Sustainable Construction and Climate Change Adaptation SPD (2023) sets out the Council's approach to planning decisions in respect of sustainable construction and adapting to climate change.
- 7.103 Chapter 14 of the NPPF (2023) sets out the Government's aim of meeting the challenge of climate change. Paragraph 159 states that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and can help to reduce greenhouse gas emissions.
- 7.104 The Energy Statement sets out a proposed Energy Strategy which is recommended to be adopted by Avant Homes (Yorkshire) Limited which addresses climate change and energy security. With regard to climate change, the Energy Strategy includes a fabric first strategy which aims to achieve long term reductions in CO₂ emissions and climate change. Green measures will be implemented including the provision of PV panels and air source heat pumps to serve all dwellings. Electric Vehicle Charging points will also be delivered to promote the use of electric/ hybrid vehicles. With regard to energy security, the proposed fabric and building services specification will permanently reduce regulated emissions by 75.97% and the proposed energy demand by 48.65% which is a significant betterment and demonstrates that the proposed development will have a reduced reliance on national resources and meet the requirements of the Pre-Application Response.

- 7.105 The Statement concludes that the Strategy adheres to the principles and aspirations of sustainable design and construction as advanced by national and local government and the house building industry.
- 7.106 Thus, it is considered that the development proposal complies with Policies CC1,CC2 and RE1 of the Barnsley Local Plan (2019), the Sustainable Construction and Climate Change Adaptation SPD (2023) and Chapter 14 of the NPPF (2023).

8. Summary and Conclusion

- 8.1 The Applicant, Avant Homes (Yorkshire) Limited, is applying for full planning permission for the erection of 296 no. dwellings, including associated infrastructure, open space and landscaping at Land West of Thurnscoe Bridge Lane, Thurnscoe, Barnsley.
- 8.2 The site forms the majority of Housing Allocation HS52 and accords with all the site requirements of the allocation set out in the Barnsley Local Plan.
- 8.3 The proposal is in accordance with the Development Plan and the National Planning Policy Framework (2023) when read as a whole.
- 8.4 It is noted that the Council is unable to demonstrate a 5 Year Housing Land Supply. This engages the NPPF 'tilted balance' in the decision making process, that being greater emphasis is attached to housing delivery where any conflict with Local Plan policy may arise. We are, however, not aware of any Local Plan conflicts and respectfully request the Council approves the application at its earliest convenience to assist in making good any housing land supply shortfall.

Appendix 1. Pre-Application Advice Response



Ref: 2024\ENQ\00177
Date: 2nd July 2024
Enquiries: Jess Duffield
Direct: 01226 772589
E-Mail: jessicaduffield@barnsley.gov.uk

Dear Miss Charlotte Hatton

RE: Pre-application enquiry at the Land at Thurnscoe Bridge Lane, Thurnscoe

Introduction

This pre-application enquiry seeks advice regarding a proposed residential development. The site is an allocated housing site (reference HS52) as defined in the adopted Local Plan.

The proposal does not include the entire allocation, with the most eastern (the land to the east of Thurnscoe Bridge Lane) and northern (the land to the south of Howell Gardens) sections of the allocation excluded from this proposal. Outline planning permission was refused at the eastern part of the allocation (ref: 2020/0422, decision date: 12/3/2021) for the following reasons:

- The proposed would result in piecemeal development of a larger housing allocation, prejudicing the ability to take a master planned approach to comprehensively address the constraints across the site allocation and deliver the wider policy aims. This piecemeal approach is contrary to Local Plan Policies HS52 and GD1 as well as policies HE6 and BIO1. In addition, the development proposed results in an unviable scheme that cannot appropriately mitigate its impact on infrastructure requirements, contrary to Local Plan Policy I1.
- In the opinion of the Local Planning Authority, the proposed access would result in vehicles overhanging the pavement when entering the site to the detriment of pedestrian safety. This is contrary to Local Plan Policy T4 New Development and Transport Safety.

The pre-application site area extends beyond the housing allocation boundary and includes a parcel of Green Belt land to the south -west to provide an attenuation basin and biodiversity offsetting. The overall pre-application site area extends to circa 12.9ha.

Site Description and Characteristics

The housing allocation site is located on the southern edge of Thurnscoe, to the west of Thurnscoe Bridge Lane. The site is currently arable fields. There is an established belt of trees which wraps around the southern and western boundary, with a public right of way (Path No: 34- green) running along the south-western and western corner. A separate public right of way (Path No: 9- blue) runs in a north-south direction through the centre of site between the two fields and connects with Path No: 34 to the south of the site, as shown on the map below:



Residential houses/gardens along Derry Grove adjoin the northern boundary of the site. Derry Grove consists of post-war semi-detached dwellings. Howell Gardens is further to the north and consists of 1990s/early 2000s development of detached houses, albeit this does immediately abut this pre-application site boundary (but does adjoin the allocation boundary).

There is an existing gated access into the site at the north-eastern corner, at the junction of Derry Grove/ Thurnscoe Bridge Lane. Large trees are located along the eastern boundary, though less densely than the tree belt to the south.

To the south of the tree belt is an existing rifle club and metal recycling use, in addition to a former dog race track. Thurnscoe Dike meanders around the development to the south and then along the southern boundary of the adjacent (proposed attenuation) field.

The proposal includes the triangle field to the south-west of the site, which is separated from the housing allocation by footpath No: 34 referred to above. The proposal suggests using the southern section of the field for the attenuation basis associated with the development, albeit this field does not form part of the allocation and is washed over by Green Belt. It is also suggested that this land is used for bio-diversity net gain.

As mentioned above, the triangular field to the east of Thurnscoe Bridge Lane, which forms part of housing allocation HS78, has been excluded from this pre-application proposal. Similarly, the northern part of the most western field has been excluded from the proposal, with the pre-application site boundary cutting across the centre of this field.

Planning History

No recorded planning history at enquiry site.

Planning permission refused at adjacent site:

2020/0422 - Outline application for residential development with all matters reserved apart from access, REFUSED, 12/3/2021

The Proposal

The proposal does not relate to the whole HS52 allocation which amounts to circa 13.8ha . Although the area hereby proposed is a of a similar size to the entire allocation, this is due to the addition of the south-western field. There is no information to justify or explain why the other parts of the allocation have been excluded.

The proposed development includes the erection of 340 dwellings, which consists of a mixture of 1, 2, 3 and 4 bedroom properties. The properties vary between terraces, semi-detached and detached. 34 of the dwellings are proposed as affordable dwellings, and these would be positioned within the central parts of the development.

The development would be accessed off Thurnscoe Bridge Lane, with an access proposed at the centre of the eastern boundary. This is the only proposed vehicular access. The proposed masterplan includes the provision of a future vehicular connection into the land to the north.

Public open space is proposed at the western corner of the site, and the existing PROW (Path No: 9) is shown to run through a central landscaped area. The majority of the trees at the site



frontage/along the eastern boundary are to be retained, though those closest to the proposed access would need to be removed. No outdoor areas of play are shown on the proposed site layout.

The existing PROW (between the two separate parcels of land) is excluded from the red line boundary, but the supporting information suggests that the applicant would look to upgrade this section of the bridleway to make it suitable for plant/machinery required to access the attenuation basin. The attenuation basin is positioned on the southern part of the adjacent field with the remainder of the field to be grassland.

The housing blocks are positioned in a fairly linear arrangement, with a street hierarchy clearly indicated by the different coloured road surfacing.

Planning Policy Considerations

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

National Planning Policy Framework (NPPF December 2023)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. At the heart of the NPPF is a presumption in favour of sustainable development, with paragraph 7 stating that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. The document sets out the three overarching objectives to achieving sustainable design, which are interdependent: an economic, social and environmental objective.

The following sections of the NPPF are relevant to this pre-application proposal:

- Section 5 - Delivering a Sufficient Supply of Homes
- Section 8 – Promoting Healthy and Safe Communities
- Section 9 – Promoting Sustainable Transport
- Section 11- Making Effective Use of Land
- Section 12- Achieving Well-designed and Beautiful Places
- Section 13- Protecting Green Belt Land
- Section 15 – Conserving and Enhancing the Natural Environment

Barnsley Local Plan- 2019

The following Local Plan policies are relevant to this pre-application proposal:

Policy SD1: Presumption in favour of sustainable development
Policy SD2: General Development
Policy H1: The number of new houses to be built
Policy H2: The distribution of new homes
Policy H6: Housing Mix and Efficient Use of Land
Policy H7: Affordable Housing
Policy T3: New Development and Sustainable Travel
Policy T4: New Development and Transport Safety
Policy D1: High Quality Design and Place Making
Policy CC1: Climate Change
Policy CC2: Sustainable Design and Construction
Policy POLL1: Pollution Control and Protection
Policy I1: Infrastructure and Planning Obligations
Policy BIO1: Biodiversity and Geodiversity
Policy I2: Educational and Community Facilities
Policy GI1: Green Infrastructure
Policy GB1: Protection of Green Belt
Policy HE6: Archaeology

Supplementary Planning Documents

The Council have adopted SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight. The following SPDs are relevant to this proposal:

Design of Housing Developments, July 2023
Residential Amenity and the Siting of Buildings, May 2019
Open Space provision on new housing developments, May 2019
Affordable Housing, July 2022
Biodiversity and Geodiversity, May 2019
Planning Obligations, November 2019
Sustainable Travel, July 2022
Section 278 Agreements, November 2019
Section 38 Agreements, November 2019
Parking, November 2019
Sustainable construction and climate change, July 2023
Trees & Hedgerows, May 2019
South Yorkshire Residential Design Guide, 2011

Assessment of the Proposal

Principle of Development

The majority of the pre-application site falls within a 'housing allocation' (ref: HS52) as defined in the adopted Local Plan.

Local Plan Policy H1 states that at least 21,546 new homes to are to be built during the plan period (2014 – 2033).

Local Plan Policy H2 states that 1969 new houses are to be developed within the Dearne area.

Paragraph 9.2 builds upon the policy requirements, stating that the supply of new housing sites is made up of Local Plan allocations and sites that already have planning permission. Paragraph 9.5 refers to the site specific polices.

Site Specific Policy - Site HS52 Land west of Thurnscoe Bridge Lane and south of Derry Grove, Thurnscoe Indicative number of dwellings 308:

The development will be subject to the production of a masterplan covering the entire site to ensure that development is brought forward in a comprehensive manner.

The development will be expected to:



- Ensure that the trees and hedgerows around the periphery of the site, in particular on the southern boundary are retained; and
- Provide off site highway enhancements.

Archaeological remains are known to be present on this site. The site area has been reduced to allow flexibility in the development to ensure the remains can be preserved in situ if necessary.

In summary, the principle of residential development at the allocation site is therefore acceptable, subject to according with other local plan policies and national policies, along with the relevant SPD guidance, with particular regard to the site-specific policy.

In terms of developing the land outside of the allocation site, including the land to the south-west, further assessment of this included below.

Planning Policy Comments

In accordance with site allocation Policy HS52, development of the site is subject to the production of a masterplan covering the entire site. The information submitted indicates that any subsequent application will be accompanied by a masterplan covering the whole site (mentioned at page 74 of supporting statement). However, it is not possible to establish through this pre application enquiry (which relates to on only part of the site allocation) whether the proposal will prejudice the ability to take a master planned approach to comprehensively address the constraints across the site allocation and deliver the wider policy aims.

This piecemeal approach is contrary to both the site allocation policy and Local Plan Policy GD1. There is a risk that the proposal will adversely affect the potential development of the wider allocation. Useful advice can be found in the planning practice guidance on masterplans, including that an implementation strategy may be required if the development is expected to be brought forward in a number of phases.

The enquiry does not acknowledge or address the archaeological remains known to be present on site and referred to in the site allocation policy.

The allocation policy also indicates that the existing trees and hedgerows around the periphery of the site, in particular on the southern boundary, should be retained and this needs to be explicitly demonstrated within supporting tree surveys and assessments.

The proposed 10% affordable housing is in compliance with Local Plan policy H7, but the suitability of the proposed house types will require detailed advice from Strategic Housing. Similarly, the suitability of the proposed housing mix and compliance with the first part of Local Plan policy H6 will require detailed advice from Strategic Housing.

The proposal will need to demonstrate that it achieves a density of 40 dwellings per hectare (dph) in accordance with Local Plan policy H6. The indicative number of dwellings on the entire allocation is set out in the Local Plan policy as 308 dwellings. This has taken into account the areas of the site where archaeological remains are known to be present, and that the policy indicates may need to be preserved in situ – i.e. areas that may not be capable of being developed. The pre-application

proposal suggests a higher number of houses (340 dwellings) on this circa 2/3 of the allocation. The increase in density therefore needs to be justified.

The proposal will need to demonstrate that it secures within the allocation 15% on site open space (with equipped play areas and formal recreation provision or a financial contribution to provide/enhance off site facilities) in accordance with Local Plan policy GS1 and the 'Open space provision on new housing' developments SPD.

The enquiry includes an area of land outside the allocation which is designated Green Belt and is proposed as a SUDs attenuation basin and a wider green area (suggested to be used for BNG off-setting). It is not clear why the attenuation basin has been positioned outside of the housing allocation and instead encroaches into the Green Belt. The applicant will need make the case for this development in the Green Belt and further explain why this cannot be accommodated with the allocation boundary.

The intended use of the wider green area is not clear – BNG would be an appropriate use but public open space (to meet the needs of new residents in accordance with policy GS1 and the SPD Open space provision on new housing developments) would not.

The enquiry asks for confirmation of S106 requirements, but these would need to be calculated on the basis of the masterplan and then amounts apportioned to each part of the allocation if development is to proceed in parcels/phases.

On this basis the development cannot be supported in its current form.

Strategic Housing

Local Plan Policy H7 requires 10% affordable housing provision. The policy states that this provision will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable. The developer must show that arrangements have been put in place to keep the new homes affordable.

The Accommodation Schedule suggests S106 provision (34 units) plus 'additionality affordable housing' (66 units). It is noted that the application also seeks 100 PRS units. This conflicts with the Sketch Layout Plan which only references S106 and Open Market dwellings. Clarity on this is required.

The proposed tenure of affordable plots is not distinguished on the Sketch Layout Plan, the affordable units appear to be clustered however the tenure mix of affordable units may go some way to diluting this. The cul-de-sac (plots 321-330) are of particular concern.

The application proposes a mix of 1, 2 and 3 bed affordable units. Given that the scheme incorporates 31 x 4 beds, we would expect to see some larger affordable provision.

None of the affordable units are M4(2) or M4(3) standard which does not comply with section 6 of the Design of Housing Development SPD. Only the Oakwood and Wentbridge open market house types are M4(2) standard.

The applicant should refer to the Affordable Housing SPD and First Homes Technical Note with regards to affordable tenure split and design of affordable units.

Highways/Access

NPPF Paragraph 115 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.

Local Plan Policy T3 states new developments will be expected to be located and designed to reduce the need to travel, be accessible to public transportation, meet the needs of pedestrians and cyclists and provide the minimum levels of parking. Applications must be supported by a transport statement/assessment and a travel plan.



Local Plan Policy T4 states that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

General comments regarding the technical requirements and design of residential streets are included at Appendix 1. The Highways DC Officer has provided site specific comments as follows:

It appears that the development is to include some long stretches of straight road and as such speed reducing measures will be necessary as detailed in the general comments above. Vertical deflection should be avoided where possible in residential areas with horizontal deflection being the preferred method.

It is noted that the applicant has provided an indicative layout sketch plan of the proposed development and new access to the serve the site. It is advised that a designers check list will be required to ensure that all aspects of the design are in accordance with the requirements as set out within CD123 of DMRB. The applicant is proposing a priority junction with a ghost right turn pocket, however there are no proposed pedestrian crossing points such as refuge islands. There is also no existing footway provision along the site frontage, with a shared footway/cycleway on the opposite side of Thurnscoe Bridge Lane, and whilst there is a bus stop opposite the site, residents would have restricted access to bus stops both to the north and south of the site on the same side as the development. It should be noted in the first instance, that it will be necessary to provide crossing points that can accommodate cyclists given that there is a shared footway/cycleway on the opposite site of the carriageway to the site. As such, pedestrian refuge islands should be a minimum width of 3m with the appropriate lining offset thereafter. Consideration should also be given as to the possible cycle links, such as 3m wide footway provision, that can be incorporated into the site design to provide seamless connectivity to the existing network provision.

Given the proposed number of dwellings, Active Travel England (ATE) will be a statutory consultee as part of the part of the planning process for any application that is forthcoming for the site, and it should be noted that ATE will make comments and recommendations in line with LTN120 which will be reviewed holistically between the authority and ATE. The applicant should be mindful of the importance of active travel and the need to drive this forward together.

Transport Assessment comments;

A full Transport Assessment will be required as part of any application to come forward, the scope of which will need to be agreed. The authorities Traffic Team should be made aware of any proposals to undertake a Road Safety Audit and given the opportunity to review the brief and comment. As "overseeing organisation" a member of our Traffic team is to be invited to attend any RSA as a representative of the authority in accordance with GG119.

STATs19 data in relation to personal injury collisions, should be used to inform the TA and this can be requested from traffic@barnsley.gov.uk.

The modelling undertaken as part of the Transport Assessment should include any committed development in the area. It will be necessary to ensure that all junctions with 30 two-way trips or more be included in the modelling for the TA. Whilst the LPA can provide comments with regards to

active travel and sustainable transport links, Active Travel England will provide their views at application stage which may result in further requirements within the site layout.

Urban Design

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

NPPF Paragraph 139 states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Local Plan Policy D1 states that development is expected to be of high-quality design that should respect take advantage of and reinforce the distinctive, local character and features. Developments should contribute to place making; be of high quality; complement and enhance the character and setting of distinctive places and transform environments which lack distinctiveness. Proposals should provide an inclusive environment; clear connections and ensure ease of movement for all users whilst making use of high quality materials and architectural quality.

The Residential Amenity SPD and The Design of Housing Development SPD set out the relevant requirements in terms of separation distances; positioning of buildings and space standards to achieve adequate levels of residential amenity for both existing and future residents. These SPDs should be reviewed in detail to ensure that all requirements are achieved, which includes:

- A separation distance of at least 21m must be provided between back-to-back habitable room windows to ensure that there is no harmful overlooking;
- First floor level windows should be at least 10m from shared boundaries;
- The internal layout of the properties must achieve the internal space standards included in the South Yorkshire Residential Design Guide;
- 3 bedroom dwellings must have at least 60sqm private outdoor amenity space;

The Council's Urban Design Officer has reviewed the pre-application submission and provided the following comments:

The principal sources of guidance are:

- SPD Design of Housing Development (2023)
- SPD Parking (2019)
- SPD Open Space Provision on New Housing Development (2019)
- SPD Affordable Housing (2022)
- South Yorkshire Residential Design Guide (2011)
- National Design Guide (2021)
- Building for A Healthy Life (2020)

Number of dwellings

The planning policy for site HS52 gives an indicative number of dwellings of 308. The red line boundary of the proposal differs to that given on the site allocation in the Local Plan, with omissions of land to the north west and the east. However the proposal is for a total of 340 dwellings. This concentration of greater housing numbers on a smaller space is discouraged as outlined below.

Overdominance of front of dwelling parking

Of the 340 dwellings only 57 have side of dwelling parking, the vast majority are in front of dwelling.

The attached plan (Appendix 2) shows areas where there is an overdominance of front of dwelling parking, and does not meet the guidance contained in the SPD 'Design of Housing Development.' This states, in section 11.4: *'The maximum number of front of dwelling parking spaces acceptable in a row is four. These should be used sparingly in a development and be separated from other parking spaces by a considerable width of soft landscaping, i.e. more than the width of a parking space.'* The point of this specified width of soft landscaping is to allow enough space for tree planting or at least significant shrub planting to break up the line of parking. The proposal includes 23 stretches of overdominance of front of dwelling parking.



On the sketch layout plan no separate pathways are shown from the dwellings to the roads, implying that all access for pedestrians and wheelie bins from house to road is through the driveways themselves. Any additional pathways should not reduce the width of soft landscaping separating the parking spaces.

In terms of parking standards, the SPD 'Parking' recommends one space for 2 bedroom dwellings, whilst the proposal is showing two spaces.

Visitor Parking

Six visitor parking spaces are shown on the sketch layout plan, which seems very low for the size of this development. The SPD 'Parking' states the recommendation '1 visitor space per 4 dwellings subject to layout. Flexibility for visitor parking will be considered on a site by site basis.' Visitor parking should be considered at an early stage of the design to ensure that the design quality of the development is not compromised.

Location of Public Open Space

The SPD 'Design of Housing Development' asks for open space to be located towards the centre of development (rather than towards the edges of a development). This has the advantage of making it accessible for all the dwellings of the development, well overlooked and visible from dwellings and it also helps to create a focal point of the development, enhancing the character of the development.

The proposed gateway location for the public open space by Thurnscoe Bridge Lane is welcomed, as this allows the retention of existing trees, in addition to the north-south strip of open space running by the retained public right of way. However a major part of the open space is tucked to the western end, at the back of the development, which is less accessible for the majority of the residents of this development. The accompanying letter from the applicant states, under the section 'Site Description and Context,' that on the western edge of the site there is a relatively steep slope that dips towards the western boundary. This is shown on the cross section drawing as cross section B-B. This raises the question whether this part of the site is undevelopable land and therefore does not count towards the 15% minimum requirement for public open space.

The attached plan (Appendix 3) shows a suggested more centrally located public open space. This land take would reduce the number of dwellings of the development by about 13 dwellings, moving the total number of dwellings partially closer to the local plan's indicative yield. It would create a focal point within the development, being highly visible from the main access road and help to break up the run of dwellings. In terms of Building for a Healthy Life this addition would help with the assessment of 'distinctive places', under the considerations of 'a memorable character' and 'easy to find your way around' (the latter in the way it will provide a legibility marker when navigating through the development).

Over the whole site there needs to be a balance between providing public open spaces for wildlife and for informal recreation.

External spacing standards

External spacing standards are set in the SPD 'Design of Housing Development' in section 4. In terms of rear garden sizes 2 bedroom dwellings need to be a minimum of 50sq m and 3 bedroom and above a minimum of 60 sqm.

Affordable Housing

The SPD 'Affordable Housing' states, in paragraph 7.5 '*Smaller clusters of affordable housing should be dispersed throughout a housing development to aid integration rather than congregated in specific areas such as at the end of cul-de-sacs.*' (emphasis added). The suggested centrally located open space 'opens up' more the affordable accommodation on the cul-de-sac of plots 321 to 330.

One bed house types

There are a large number of one bedroom dwellings are being provided (64) and these are either semi-detached or in terraces of three, with a dedicated rear garden space for each dwelling and the dwellings will meet the Nationally Described Space Standard. This is welcomed and considered as a positive aspect of the proposal.

M3 Housetype

The sketch layout contains some housetypes only labelled as 'M3', for example plots 145, 146, 79 and 80. However there are no M3's on the schedule and no layouts provided for such a housetype.

Accessibility Standards

The accompanying letter suggests, under the heading 'Overview of the pre-application scheme', that 13% of the dwellings are M4(2) compliant. However, the SPD 'Design of Housing Development' states, in paragraph 6.1...'*housing development should be built to the following accessible standards: 26% of all new dwellings should be built to M4(2) accessible and adaptable standard and 6% of new dwellings should be built to wheelchair accessible M4(3)(2)(b)2.*'

Boundary treatments

Timber screen fences are being shown on the sketch layout where rear garden boundaries are visible from roads. However, they need to be of higher quality in these locations- either brick or brick with timber infill. The SPD 'Design of Housing Development' states in paragraph 15.1 '*...higher quality boundary treatments will usually be required where they are visible from public vantage points. This is particularly so for front and side boundaries, which will be clearly visible from the street.*'

The typical street scenes show front garden boundary treatment in the form of hedges. This would be welcomed as it would help to reduce the visual impact of front of dwelling parking.

Additional information to be provided with an application:

- Building for a Healthy Life Assessment
- Typical Street Scenes
- Cross Sections (as the site slopes)
- An Opportunities and Constraints Plan, within the design and access statement, (to help explain the reasoning behind the proposed layout).

Education

The Education Officer has reviewed the proposal and provided the following comments:

The information provided has been reviewed against current pupil projections across the primary and secondary planning areas, in line with the 'Financial Contributions To Schools' SPD and note the following S106 contributions would be required. This has been calculated an indicative housing yield of 340 residential dwellings, less 64 one bedroomed dwellings (276 dwellings in total), as set out in the Accommodation Schedule attached to the application:



Children's Services - Total Contribution Required					
Number of Dwellings		Pupils per 100 houses	Pupil Yield	Cost Per Place	Total Amount
Primary	276	21	57.96 (58) Pupils	16,000	928,000
Secondary	276	15	41.4 (42) Pupils	16,000	672,000

Biodiversity/ Ecology

Biodiversity & Geodiversity Local Plan policy BIO1 and the SPDs Biodiversity & Geodiversity and Trees & Hedgerows should be complied with. Proposals should provide opportunities for wildlife, through native landscaping and integrated bat and bird boxes within the proposed dwellings in line with the Biodiversity & Geodiversity SPD.

The Ecologist has reviewed the pre-application proposal and provided the following comments:

The site is located within a SSSI Impact Risk Zone. However, the development does not fall into any categories where consultation with Natural England is required. The closest Local Wildlife Site (LWS), a non-statutory protected site within proximity of the site is Bolton on Dearne Wetlands LWS located 1.55 km south. There are also areas of deciduous woodland, a Section 41 Habitat of Principal Importance located on the western and southern boundaries of the site. These should be fully considered within the ecological appraisal.

The northern section of the site comprises allocated site HS52 - Site South of Bridge Lane. The sites policy states that the development will be expected to ensure that trees and hedgerows around the periphery of the site, in particular on the southern boundary are retained.

A Preliminary Ecological Appraisal (PEA) should be undertaken to consider the habitats on and adjacent to site, and their potential to support protected and notable species. There may be ponds within 500 m of the site, these should also be considered within the assessment.

If following the PEA, additional specialist surveys are required and it is anticipated that the proposal could result in an impact upon ecological features of value, an Ecological Impact Assessment (EclA) should support the planning application. The EclA should follow the most recent CIEEM guidelines.

A Preliminary Roost Assessment (PRA) of any trees to be impacted should be undertaken to assess their potential to support roosting bats. If any trees are deemed to have potential to support roosting bats, or a bat roost is located during the PRA, then a suite of bat activity surveys should be completed to fully assess use of the trees by bats, to inform a mitigation strategy and any potential Natural England licencing requirements. The survey/s should follow the most recent BCT guidelines. Bat activity surveys cannot be conditioned as part of a planning permission, as the LPA has a 'biodiversity duty' (S40 of the Natural Environment & Rural Communities Act 2006) and it must 'have regards to biodiversity' when making all its decisions.

The entirety of the site lies within the Dearne Valley Green Heart, a Nature Improvement Area and as such biodiversity enhancements over and above the minimum mitigation/compensation requirements should be provided. This should also be taken into account when undertaking the BNG assessment in that the entire area is located within an area of strategic significance.

Biodiversity Net Gain (BNG) became mandatory for the majority of major developments on the 12th February 2024. As the proposals are for a residential development of approximately 340 dwellings and therefore classed a major development, the application will be subject to the General Biodiversity Gain Condition (GBGC) and a minimum level of information will be required with the application, as per the statutory guidance. This will include the pre-development value of the onsite habitat on the date of application (or earlier, if necessary) using the statutory biodiversity metric. Reference should be made to the CIEEM document Biodiversity Net Gain Report and Audit Templates (2021) in regards to what information should be included in support of the metric calculation. Ideally the metric would also indicate how the 10% net gain will be achieved by using any landscape masterplans and consideration of off-site mitigation requirements, if necessary. The BNG assessment should also include tabulated copies of habitat condition assessments and an excel version of the statutory metric.

Due to the large area of land to be lost to development, breeding bird surveys should be undertaken to fully assess impacts to ground nesting birds and inform a mitigation strategy. Thurnscoe Dike and a second watercourse are located adjacent to the southern and western site boundaries, these features and their potential to support riparian species should be considered within the assessment.

Any hedgerows on site should be assessed for their value to the Hedgerow Regulations 1997, if they are to be affected by the proposal.

The mitigation hierarchy should be applied, avoiding or minimising damage to any existing habitats of value. Any proposed landscaping would aim to enhance biodiversity and assist in achieving net gains in biodiversity. External data should be gained from South Yorkshire Bat Group, South Yorkshire Badger Group and Barnsley Biological Records Centre (see: <https://www.barnsley.gov.uk/services/parks-and-open-spaces/wildlife-conservation-and-biodiversity/>).

The provision of BNG plans at an early stage in the planning process is welcomed. Initial comments on the information provided would be that wetland habitats located within the mitigation area to the south west should be created. This could include feature such as scrapes, ponds, reedbeds and infilling the treeline dividing the two sites to enable more functional habitat connectivity.

Trees

Policy GD1 states proposals for development will be approved if existing trees are to remain on site and are considered in order to avoid overshadowing.

Policy BIO1 states development will be expected to conserve and enhance the biodiversity and geological features by protecting ancient and veteran trees.

Section 5.3 of the Trees and Hedgerow SPD (May 2019) states where trees are situated in close proximity to a proposed development a full tree survey is required. The survey should specify any works or pruning that is needed. Section 5.4 states that the submitted site plan must clearly indicate which trees are to be retained and which are to be removed.

Section 6.1 states that the tree survey should inform the layout and design of the development and should ensure that higher category trees are retained. Plans which show the retention of high value trees too close to buildings or roads will not be approved.

The Forestry Officer has reviewed the pre-application proposal and provided the following comments:

The site is relatively unconstrained by trees with all but one (T14) being located on the boundaries. The indicative layout provided keeps all the trees (except those implicated by the site entrance) which is welcomed. With regards to the site access, this does implicate some more prominent trees and as such, an access with a lower impact on trees should be explored. If no alternative can be



found then this will need to be detailed in the arboricultural documents and the justification for the trees removals provided.

Given that some trees will be implicated in order to accommodate access into the site then as well as the tree survey, an arboricultural impact assessment will be required to deal with the tree removal and retention as well as any other issues identified. Tree protection measures will certainly be required as part of an arboricultural method statement along with details of any specialist construction techniques which may be needed. If agreeable to all parties the AMS could be provided as part of a pre-commencement condition otherwise it will need to be provided at the time of the application.

Conservation/ Archaeology

The Conservation officer has reviewed the pre-application enquiry and provided the following comments:

From a heritage setting perspective there would be no objection to the proposed development. The nearest designated (listed) assets are at Thurnscoe Hall whose setting will be unaffected. The housing site contributes nothing to the setting of Thurnscoe Hall and there is no intervisibility. However, it is noted that the allocation (HS52) was red flagged for archaeology as per the site specific policy. South Yorkshire Archaeology Service will need to be consulted and provide comment on this matter.

Drainage

The Council's Drainage Officer has reviewed the proposal and provided the following comments:

The Council has records of the Thurnscoe Dyke forming the southern boundary and a drain forming the western boundary of the site to indicated on the attached plan.

The majority of the site appears in Flood Zone 1 with a small area adjacent to the proposed Attenuation Pond in Flood Zone 3 on the Environment Agency Flooding maps.

Any balancing facility should be designed to accommodate a 1 in 30-year flow from the site and a 1 in 100-year flow retained within the site (including an allowance of 30% for climate change), without causing any flooding to buildings.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the authority where ground conditions are suitable. Sustainable Urban Drainage techniques (SUD's) tackle surface water run-off problems at source using features such as soakaways, permeable pavements, grassed swales, infiltration trenches, ponds and wetlands to attenuate flood peak flows, produce water quality improvements and environmental enhancements.

As the Site area is greater than 1 Ha then a flood risk assessment in accordance with NPPF is required to be submitted with any planning application

South Yorkshire Mining Advisory Service

The SYMAS Officer has provided the following comments:

According to SYMAS records, the area of the proposed housing site is not located within a Coal Authority referral area. Therefore, coal mining legacy risks in this area of the site are considered as low. The adjacent land (proposal drawing appears to show balancing pond) is in a referral area due to the presence of shallow coal; coal mine workings and opencast backfill. Therefore, coal mining legacy issues such as ground instability and fugitive gas migration could affect this part of the development.

Given the scale/nature of the proposals it is recommended that a phase one geo-environmental desk top study report is submitted with the future planning application. The report should, amongst other things, evaluate previous land use and the geology of the site and make recommendations regarding the need for any site investigation/mitigation.

Public Health

There are no initial objections from Public Health to this pre-application. Should a full application go ahead, Public Health would require a Health Impact Assessment to be conducted using the most recent Barnsley HIA for spatial planning framework and guidance.

Pollution Control

The Council's Pollution Control Officer has confirmed that there would be no overall objection to the proposal subject to conditions being attached to any future planning permission relating to the submission of a noise impact assessment; appropriate ventilation; submission of construction Environmental Management Plan and construction hours.

Sustainability

The comments from the Sustainability team have been attached at Appendix 4.

Environmental Impact Assessment (EIA)

As part of this pre-application, the local planning authority have undertaken an informal EIA screening. Based upon the submission documents, initial indicators would suggest that the development falls within Schedule 2 – 10 (b) (ii) development of more than 150 dwellings, as set out in The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The applicant is therefore advised to submit a formal screening opinion to determine whether the development would be subject to a full EIA prior to submitting a formal planning application.

Summary and Conclusions

To conclude, the principle of the proposed development is acceptable. The site is allocated within the adopted Local Plan for housing and therefore residential development is acceptable in principle at the land which lies within the HS52 allocation boundary.

However, development outside of the allocation boundary is not acceptable in principle and further justification to demonstrate why additional land has been included within the proposal would be required. Generally, development within the Green Belt is discouraged except in very special circumstances, and the encroachment upon the adjoining land for drainage purposes should be resisted.

The use of neighbouring land for bio-diversity net gain is considered to be acceptable subject to the comments provided by the Council's Ecologist being fully addressed. Nevertheless, land within the allocation should be utilised in the first instance.

As mentioned in both the Urban Design Officer and Policy Officer's comments, there are concerns regarding the overall density and number of dwellings proposed at the site. There are also significant concerns relating to the lack of allocation masterplan and the piecemeal approach to the development. The proposal is discordant with the adopted site specific policy in this regard, meaning the development would not be supported in its current form.



The proposed site layout should be amended to reflect the Urban Design Officer's comments. The current proposal includes too much frontage parking and poorly located public open space meaning the development fails to achieve the design standards set out in the adopted SPDs.

In terms of housing mix, Section 6: Accessibility of the Design of Housing Development SPD requires 6% of new dwellings to be built to wheelchair accessible M4(3) standard and a minimum of 26% all new dwellings to be built to M4(2) accessible and adaptable standard. No details regarding this type of accommodation has been provided within the enquiry submission.

The site specific policy makes reference to archaeological constraints which will likely further impact the number of dwellings at the site. No information regarding archaeology has been provided within this submission. Detailed advice should be sought via South Yorkshire Archeology Service.

Any favourable planning permission would be subject to the signing of a S106 Agreement which would secure a financial contribution towards education as well as any other off-site contributions such as sustainable travel and off-site highways works.

Prior to submitting a formal planning application, it is encouraged that an EIA screening opinion is requested given that the proposal meets the threshold/criteria of schedule 2.

Should you wish to submit an application, the following documents/plans would be required to validate the application:

- Application Forms
- Planning Fee
- Planning Statement
- Affordable Housing Statement
- Location and Site Plans
- Proposed Floorplans and Elevations for house types
- Design and Access Statement
- Biodiversity Net Gain report/metric
- Tree Survey/ Arboricultural Impact Assessment
- Transport Assessment
- Highways plans
- Preliminary Ecological Appraisal (PEA) & relevant species surveys
- Flood Risk Assessment
- Drainage strategy and plans
- Geo-environmental assessment/ contaminated land assessment
- Energy/sustainability statement
- Health Impact Assessment
- Landscape and Visual Impact Assessment
- Planning & Community Consultation Statement
- Archaeology Report
- Environmental Statement (subject to outcome of screening opinion)

Further information regarding full planning applications can be found at the following website:

This advice is the informal opinion of the Case Officer and is not binding on the Council, who would ultimately determine any future planning application.

Jessica Duffield

Senior Planning Officer (Inner Area Team)

For and on behalf of
Development Management
Garry Hildersley
Head of Service for Planning, Policy and Building Control
www.barnsley.gov.uk/developmentmanagement

Appendix 2. Environmental Impact Assessment Screening
Opinion



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

Ref: 2024\ENQ\00363
Date: 23rd October 2024
Enquiries: Jess Duffield
Direct: 01226 772589
E-Mail: jessicaduffield@barnsley.gov.uk

Dear Mark Johnson,

Re: Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (As Amended)- Request for an EIA Screening Opinion for the proposed residential development of circa 300 dwellings with associated access, infrastructure and landscaping.

I refer to your request for the above screening opinion, which was received by the Authority in September 2024.

I confirm that I am treating your submission as a request for a screening opinion under Regulation 6 (1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 (as amended).

Having given careful consideration to your request, including the submitted letter and covering email, in relation to the criteria laid down in the above Environmental Impact Regulations I am able to advise you as follows:

- Having examined Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the proposal **does not** fall within any of the descriptions of development.
- No part of the proposed development is located wholly or in part in a sensitive area as defined in Regulation 2(1).
- Interpreting Schedule 2 widely, the proposal falls under description of 10(b)(ii): '*Developments including more than 150 dwellings*' and **is therefore a Schedule 2 development.**

Consideration has been given to the likelihood of significant effects on the environment having regard to the '*Selection criteria for screening Schedule 2 development*' as set out in Schedule 3 (characteristics and location of the development and potential impacts).

Following that process, I wish to confirm that **the submission of Environmental Impact Assessment is not required** for the reasons set out in the following assessment:

CUSTOMER
SERVICE
EXCELLENCE



Site Description/Characteristics

The site is located to the south of the settlement of Thurnscoe and is allocated for residential development in the adopted Barnsley Local Plan (site ref: HS52). The site is positioned to the west of Thurnscoe Bridge Lane and to the south of Derry Grove. The proposed development does not include the entire allocation, with the most eastern (the land to the east of Thurnscoe Bridge Lane) and northern (the land to the south of Howell Gardens) sections of the allocation excluded from this proposal.

The site is currently arable fields. There is an established belt of trees which wraps around the southern and western boundary, with a public right of way (Path No: 34) running along the south-western and western corner. A separate public right of way (Path No: 9) runs in a north-south direction through the centre of site between the two fields and connects with Path No: 34 to the south of the site.

There is an existing gated access into the site at the north-eastern corner, at the junction of Derry Grove/ Thurnscoe Bridge Lane. Large trees are located along the eastern boundary, though less densely than the tree belt to the south.

To the south of the tree belt is an existing rifle club and metal recycling use, in addition to a former dog race track. Thurnscoe Dike meanders around the development to the south and then along the southern boundary of the adjacent field.

Proposed Development

The applicant sought pre-application advice earlier this year in relation to the proposed development of 340 dwellings. However, this screening opinion submission indicates that the proposed site boundary and the site layout have been amended in response to the pre-application advice. The proposed number of dwellings has also been reduced. Page 2 of the submitted letter states that the site would deliver circa 305 dwellings within approximately 80% of the HS52 housing allocation.

The pre-application enquiry included an additional triangular parcel of land which lies outside of the adopted housing allocation. The omission of this land is welcomed. However, the proposed development still fails to include the entirety of the housing allocation with the most northern and eastern sections excluded from proposal.

Details regarding housing mix/affordable housing provision have not been provided. However, the amended site plan (shown on page 2) suggests that the development would be accessed via a single access onto Thurnscoe Bridge Lane, with on-site public open space to be provided at the southern and western corners. A central landscape buffer will run through the site to facilitate the existing PROW. A separate buffer will be provided along the eastern boundary meaning properties are set back from the adjacent road.

Consideration of the Screening Criteria

The requirement to provide an EIA should be determined having regard to the Regulations and Government advice set out in the National Planning Policy Guidance (PPG) on Environmental Impact Assessment. In determining whether a proposal constitutes EIA development, the determining body must consider whether a development falls within the relevant thresholds for either Schedule 1 or Schedule 2 development.

Schedule 1 of the Regulations establishes the development categories for which an EIA must be submitted. These are proposals which have a clear potential for significant environmental effects such as crude oil refineries, thermal and nuclear power stations and installations for the processing of irradiated nuclear fuels. There

are 23 types of development in this schedule, however, the development hereby proposed does not fall into one of these development categories.

Schedule 2 of the 2017 Regulations outlines the development categories for which an EIA may be required. Paragraph 10(b)(ii) establishes that developments of more than 150 dwellings may require an EIA. The PPG states (paragraph 017) *'If a proposed project is listed in the first column in Schedule 2 of the 2017 regulations and exceeds the relevant thresholds or criteria set out in the second column the proposal needs to be screened by the local planning authority to determine whether significant effects on the environment are likely and hence whether an Environmental Impact Assessment is required'*.

Paragraph 018 of the PPG sets out the procedure for deciding whether a Schedule 2 project is likely to have significant effects. It states *'when screening Schedule 2 projects, the local planning authority must take account of the selection criteria in Schedule 3 of the 2017 regulations... While it is not possible to formulate criteria or thresholds which will provide a universal test of whether or not an assessment is required, it is possible to offer a broad indication of the type or scale of development which is likely to require an assessment. To aid local planning authorities to determine whether a project is likely to have a significant environmental effects, a set of indicative threshold and criteria have been produced.'*

In summary, for developments that fall within Schedule 2 (but not Schedule 1) it is determined whether the development would be *'likely to have significant effects on the environment'* by reference to Schedule 3. Schedule 3 establishes that the requirement to provide an EIA for Schedule 2 development will be subject to the consideration of 3 criteria's as follows:

- Characteristics of development;
- Location of development;
- Types and characteristics of the potential impact.

The assessment against the criteria should then refer to the PPG Annex: Indicative screening thresholds as follows.

Summary of Consultation Responses

Highways DC – Any future application would need to be supported by a Transport Assessment and associated Travel Plan. Given the nature of the proposal a Construction Traffic Management Plan would also need to be provided within the application submission.

Biodiversity – Due to the distance between the proposed site and any statutory sites or sites of ecological interest, in addition to the lack of known valuable habitats on or adjacent to the site, it is not anticipated that the application would need to be supported by an Environmental Statement in terms of ecology.

Education – Based on the proposed 305 dwellings an education contribution of £1,776,000 would be required for school places.

Pollution Control – Does not consider that an Environmental Statement is required.

SYMAS – Records suggest that the proposed site lies within a low-risk development area as per the Coal Authority maps, although there is potential for shallow coal to be present in certain places. The future application would need to include a geo-environmental assessment which would cover the coal mining legacy issues.

Parks – A development of this size would need to include a LEAP as a minimum as well as centrally accessible public open space which is overlooked.

Public Health – No concerns raised.

Assessment Against the Screening Criteria

1. Characteristic of Development

Schedule 3 Criteria 1 states that the characteristics of development must be considered with particular regard to:

- a) the size and design of the whole development;
- b) cumulation with other existing development and/or approved development;
- c) the use of natural resources, in particular land, soil, water and biodiversity;
- d) the production of waste;
- e) pollution and nuisances;
- f) the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;
- g) the risks to human health (for example, due to water contamination or air pollution).

Whilst the development would include circa 300 dwellings in total, the proposal is not considered to constitute as significant urbanisation. The proposed site is allocated for residential purposes within the adopted Local Plan, with the proposed application site extending to circa 9.8ha. The indicative masterplan demonstrates a fairly typical modern housing development which is not expected to cause significant harm upon the environment.

There are other residential allocations within Thurnscoe (some of which have now been built out) including allocation ref: HS43 and HS54. However, the cumulative impact of these developments has been assessed as part of the Local Plan examination and the overall environmental impact of these housing developments is not considered to be significant.

The development would not require the use of natural resources and any impact upon biodiversity would be assessed as part of any forthcoming planning application.

Although the development would generate additional highway movements within the locality, this is not expected to cause substantial environmental effects in terms of pollution. The development does not relate to the production of waste, pollution or significant nuisance.

No harm regarding major accidents or disasters would be anticipated based on the nature of the development and there is considered to be limited impact upon human health. No significant concerns have been raised by the Pollution Control Officer in this regard.

The indicative threshold included in the PPG Annex makes reference to residential developments in excess of 1000 dwellings likely to require an EIA. This development falls well below that indicative threshold. The development would be an extension to an existing residential settlement and would utilise existing highway networks. Given the characteristics of the proposed development, it is considered that the proposal does not require an EIA on this basis.

2. Location of Development

Schedule 3 Criteria 2 relates to the location of the development and states that the environmental sensitivity of geographical areas likely to be affected by development must be considered with particular regard to:

- a) the existing and approved land use;
- b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- c) the absorption capacity of the natural environment, paying particular attention to the following areas—
 - (i) wetlands, riparian areas, river mouths;
 - (ii) coastal zones and the marine environment;
 - (iii) mountain and forest areas;
 - (iv) nature reserves and parks;
 - (v) European sites and other areas classified or protected under national legislation;
 - (vi) areas in which there has already been a failure to meet the environmental quality standards (retained EU law) and relevant to the project, or in which it is considered that there is such a failure;
 - (vii) densely populated areas;
 - (viii) landscapes and sites of historical, cultural or archaeological significance.

No part of the proposed development is located wholly or in part in a sensitive area as defined in Regulation 2(1). An arboricultural survey has been not submitted with the screening opinion and therefore the Forestry Officer has not provided formal comments. However, the site is relatively unconstrained in terms of trees with those along the eastern boundary looking to be retained. Any proposed loss/impact upon trees would be assessed further during the planning application.

It is considered that the proposal would not have a detrimental impact upon the existing nature within or outside of the site. The entirety of the proposed site lies within Flood Zone 1. The development is not expected to increase flood risk subject to a satisfactory drainage strategy being provided.

The location of the site is not especially sensitive, and it is considered that the natural environment is capable of absorbing the development. The site is not within a wetland, coastal zone, mountain area or nature reserve. The site lies on the edge of an existing residential area, and close to existing community uses, so impact on quality of life is not considered to be an issue for a significant number of people. There are no listed buildings or heritage assets which would be impacted by the development.

In terms of the existing and proposed land uses, the site is primarily used for arable farming. As mentioned, the entirety of the proposed site is allocated for housing development as defined in the adopted Local Plan. The principle of the proposal is therefore acceptable in this location.

In terms of the natural, ecological and environmental value, it is not considered that the proposed site is particularly sensitive to warrant an EIA.

3. Types and Characteristics of the Potential Impact

Schedule 3 Criteria 3 requires the likely significant effects of the development on the environment to be considered with regard to the factors specified in regulation 4(2) and taking account:

- a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- b) the nature of the impact;
- c) the transboundary nature of the impact;
- d) the intensity and complexity of the impact;
- e) the probability of the impact;
- f) the expected onset, duration, frequency and reversibility of the impact;
- g) the cumulation of the impact with the impact of other existing and/or approved development;
- h) the possibility of effectively reducing the impact.

In terms of the potential impacts of the proposed development, there would no doubt be some adverse visual, noise and disturbance, and traffic impacts generated by the development. There is also potential for additional emissions, traffic, noise and a degree of visual intrusion and impact on the surrounding ecology in comparison to the current agricultural use. There may also be an impact upon existing trees and visual landscapes. However, it is considered that appropriate mitigation can be secured to offset/minimise any environmental harm and any impact upon neighbours would not be substantial. The spatial impact of the development is likely to be contained to the nearby properties/ occupiers only.

Residential development is not considered to introduce significant harm upon the environment nor generate hazardous effects. The development would be unlikely to generate any form of pollution providing sufficient precautions are taken against water pollution at the construction phase. In light of the above, it is not considered that the type or character of any potential impact would warrant an EIA.

Conclusion & Summary

As set out above, the development proposed falls within Schedule 2, and as such, the scheme has been considered with the likely effects of the proposed development on this basis, having regard to the selection criteria contained within Schedule 3 of the Regulations.

In consideration of the above, and taking into account Schedule 3 of the Regulations and the guidance contained within the PPG, the impacts of the proposed development is judged not to be of more than local importance and it is the view of the Local Planning Authority that the proposed development is unlikely to have significant effects on the environment and an Environmental Impact Assessment is therefore not required.

Whilst the proposed development may raise a number of planning-related issues, it is not considered that these will warrant classification of the proposal as EIA development. Furthermore, potential environmental issues can be addressed as part of the planning application which should be accompanied by the following documents/assessments:

- Planning Statement
- Affordable Housing Statement
- Location and Site Plans
- Proposed Floorplans and Elevations for house types
- Design and Access Statement

- Biodiversity Net Gain report/metric
- Tree Survey/ Arboricultural Impact Assessment
- Transport Assessment
- Highways plans
- Preliminary Ecological Appraisal (PEA) & relevant species surveys
- Flood Risk Assessment
- Drainage strategy and plans
- Geo-environmental assessment/ contaminated land assessment
- Energy/sustainability statement
- Health Impact Assessment
- Landscape and Visual Impact Assessment
- Planning & Community Consultation Statement
- Archaeological Desk-based Assessment

The thorough assessment of these documents will enable the Council to reach an informed conclusion on the merits of the development proposed. Therefore, the full environmental effects of the proposed development will be assessed as part of the planning application.

The LPA also want to take this opportunity to remind the Applicant that the site-specific policy for this site requires the submission of a masterplan, as referred to in the adopted Local Plan. The masterplan shall provide an indicative layout for the entirety of the housing allocation (ref: HS52). The LPA want to emphasise that the suggested application site cannot be brought forward as a single development independent of the wider allocation and the proposed layout must include the provision of future linkages into the land which falls within the allocation but outside of the proposed application site, in order to be considered acceptable. The masterplan must be submitted in addition to the documents listed above.

In conclusion, the proposed development will not have any significant environmental impacts. Whilst the proposed development will inevitably raise important planning considerations, which will be fully considered through the application process, it is not anticipated that these warrant an EIA.

Jessica Duffield

Senior Planning Officer (Inner Area Team)

For and on behalf of
 Development Management
 Garry Hildersley
 Head of Service for Planning, Policy and Building Control
www.barnsley.gov.uk/developmentmanagement

Appendix 3. Consultation Letter



COMMUNITY CONSULTATION

Proposed residential development west of Thurnscoe Bridge Lane,
Thurnscoe, Barnsley

THE PROPOSED DEVELOPMENT

Avant Homes (West Yorkshire) Ltd are in the process of preparing a full planning application for the construction of approx. 308 dwellings on land at Thurnscoe Bridge Lane, Thurnscoe, Barnsley. This site is an adopted housing allocation within Barnsley's Local Plan document under ref HS52.

Pre-application:

A pre-application enquiry was conducted with Barnsley Council, and a response was received in July 2024. This feedback has shaped the development of the proposed scheme, and the key features outlined below have been informed by the results of the pre-application enquiry.

Key features of our proposed development include:

- Deliver 308 high quality, well designed and energy efficient houses, of which 30 (10%) will be affordable homes to which will assist in meeting identified local housing need;
- An inclusive and accessible development offering a wide range of 1, 2, 3 and 4 bed terraced, semi-detached and detached dwellings, designed to meet the needs of all community including young and growing families, first time buyers and downsizers;
- Our draft Proposed Site Plan highlights that a surface water attenuation basin will be located in the south of the site with an area of public open space and play area located northeast of this basin;
- Existing trees and hedgerows around the perimeter of the site will be retained. The scheme will take into consideration the findings of ecology and tree assessments to deliver a complimentary landscape strategy that will increase the biodiversity by at least 10%;
- Designed with careful consideration of the existing landscape and neighbouring properties, the proposed scheme seeks to complement the existing character of the area and address the key site constraints.
- The development will include improvements within the structures of the new homes. Additionally, 'alternative and renewable' low-carbon technologies within the new homes which will include wastewater heat recovery, Solar Photovoltaic (PV) converting sunlight into electric and electric vehicle charging points.

DRAFT PROPOSED SITE PLAN



Technical considerations

Our Technical Team are assessing a range of site-specific technical matters. These assessments cover matters such as current site conditions, ecology, contamination, archaeology, access, highways, drainage and noise. All supporting technical information underpinning the scheme will be publicly available at the time the application is submitted to Barnsley Metropolitan Borough Council as the Local Planning Authority.

Feedback

Avant Homes are committed to engaging with the local community about this proposal and would like to hear your views on this draft scheme. As part of our consultation, we would welcome and encourage you to share your views, comments, and questions of our initial proposals via the feedback methods listed below so that we can carefully consider all views and, where appropriate and practicable, be incorporated into a final scheme.

Ways to get in touch

Once you have reviewed our proposes, we'd ask that you submit all comments before Friday 4th October 2024. There are two ways in which you can make your views known.

1. Write to Avant Homes Regional Planner at: Yorkshire Planning, Avant Homes West Yorkshire, Unit 2, Mariner Court, Peel Avenue, Durkar, Wakefield, WF4 3FL.
2. Send an email to: yorkshire.planning@avanthomes.co.uk

A copy of this information leaflet, location plan, and the Draft Proposed Site Plan are available to view online at www.avanthomes.co.uk/about-avant/corporate/land-consultations/community-consultation-thurnscoe-bridge-lane-thurnscoe-barnsley

Please note

Our community consultation exercise is designed to involve the public prior to submission of the full planning application to Barnsley Metropolitan Borough Council. It does not replace the statutory consultation exercise undertaken by the Council when dealing with any formal planning application. All responses will be help by the company in accordance with the GDPR 2018. Your contact details will not be made public or retained on any database.