



PB Planning

Millstones, Oxspring

PLANNING STATEMENT

Yorkshire Land Limited

November 2020

Strategy > Partnership > Delivery

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1.0 INTRODUCTION

- 1.1 This Planning Statement accompanies a full planning application for the following proposed development at Land West of Millstones, Oxspring: -

Development of three affordable homes and two open market properties with landscaping and associated infrastructure.

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

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

- Planning Statement
- Design and Access Statement
- OS1A Site Location Plan (A4)
- S9502 Topographical Survey (A1)
- P1E Site Plan (A1)
- P2B Units 1 to 3 (A2)
- P3C Unit 4 (A1)
- P4C Unit 5 (A1)
- P5A Covered Parking (A3)
- M020-01 Landscape Proposal (A1)
- Tree Survey
- SF2263 Ecological Appraisal
- Drainage information comprising:
 - 19347 Flood Risk Assessment
 - 19347 SW Storage check
 - 19347 DR-C-0100 P1 Drainage Strategy
- 19347 Maintenance Schedule
- Rainwater Harvesting Design
- Phase 1 Land Quality Assessment
- Supplementary Information in relation to Land Contamination Assessment

- 1.4 This statement concludes that the proposed development is in accordance with relevant planning policies at national and local levels. The proposed scheme seeks to provide new high-quality affordable housing and open market housing to meet identified housing needs. Planning permission should therefore be granted in respect of this planning application.

2.0 SITE DESCRIPTION AND PROPOSED DEVELOPMENT

THE APPLICATION SITE

- 2.1 The site is approximately 0.36 hectares in size and is currently located in the Green Belt as designated within the adopted Barnsley Local Plan.
- 2.2 The site is situated between the established Millstones development and an established heavily landscaped tree mound.
- 2.3 Whilst the application site is now being referred to as a separate site to the adjoining Millstones Development, it was clearly just one tract of land extending west of Bower Hill road and terminating at the base of the then recently formed mound which was at that time awaiting planting.
- 2.4 All of this tract of land falls into one category of a Previously Developed site as it was tipped with foundry sands from the David Brown Foundry in the 1950s and 1960s, the Council granted permission (B/96/0259/PR) in May 1996, for the excavation, screening, replacement and compaction of fill material.
- 2.5 These remediation works were then carried out in preparation for future residential development of the site.
- 2.6 In 1997 the site was surfaced in part with crushed limestone and utilised as a compound for Site offices and storage of building materials, during the construction of the Millstones Development.
- 2.7 The application site is situated between an established housing development named Millstones and a heavily landscaped tree mound; this was originally delivered at the Council's request, to provide a physical and enduring demarcation between the Millstones development and the Rocher Valley.
- 2.8 The landscaped mound was designed jointly between landscape architects at that time, Smeeden Foreman, and the Council's Planning and Countryside Officers to create an extension of the wooded hillside located to the north of the site. Permission was granted for the creation of a landscape mound on the 17th March 1994 (Ref. B/94/0109/PR).
- 2.9 Since the construction of the adjoining Millstones development the application site, which was remediated, levelled and prepared to support future development, has remained vacant and undeveloped.
- 2.10 The adjoining high quality, low density Homes forming the Millstones development, consists of 16 dwellings (pursuant to the Council's approval of reserved matters in August 1997 – LPA Ref.

B/97/075/PR). Whereas the then adopted UDP Allocation for the Site (Reference WR2/7) identified the site as being capable of delivering 20 homes.

- 2.11 The northern and western boundaries of the site are lined by dense mature deciduous woodland, and there is an existing area of residential development adjacent to the eastern site boundary. The River Don forms the southern boundary of the site, with further woodland beyond.
- 2.12 The site has strong, well defined and defensible boundaries which clearly separate the land from the wider Green Belt beyond it. This is shown in greater detail within the Landscape Statement produced by Smeeden Foreman and dated May 2014, which was submitted with the previous planning application (Reference 2014/0482) for four detached family/executive open market homes at the site.
- 2.13 The proposed development area extends a modest distance beyond the existing residential area at Millstones, and any further encroachment into the Green Belt beyond would not be possible due to the presence of the mature woodland to the north and west, which would form strong, permanent physical boundaries.
- 2.14 Development at the site would not have a significant impact upon local landscape character. Moreover, the proposed development would create a better defined and more defensible edge to the Green Belt, as opposed to the present situation.
- 2.15 The proposed development would represent a very modest expansion and to all intents and purposes it amounts to an infill scheme on a small, well-screened area of land between existing built development as well as mature trees and the River Don, all of which will form an enduring defensible boundary.
- 2.16 Oxspring represents a sustainable location for new housing development and the village is served by a variety of facilities.
- 2.17 The site is located within walking distance of local amenities within Oxspring Village including a local school, parks and play areas, a public house, countryside walks including the Trans Pennine Trail. Bus stops are located on Sheffield Road providing public transport links to Springvale (1.2 miles) and Penistone (1.8 miles), other local villages as well as Barnsley and Sheffield in the wider area. The site is considered to be in a sustainable location.

THE PROPOSED DEVELOPMENT

- 2.18 The scheme comprises of 5 homes. **60% of which are affordable homes**, double that required by the adopted Barnsley Local Plan for this location of the Borough.

- 2.19 The proposal has evolved to meet an identified housing need for Affordable Homes in the Parish of Oxspring, a Western Rural Village within the Barnsley Borough.
- 2.20 The proposals have due regard to the policies and objectives of the adopted Oxspring Neighbourhood Plan (June 2019) in respect of supporting the provision of fair and accessible housing for local needs and local people and of the Barnsley Local Plan (January 2019) namely Policy H7 and supporting paragraph 9.29, which make provision for Rural Exception Sites to be considered to provide affordable homes in rural settlements that are constrained by or washed over by Green Belt.
- 2.21 Three of the proposed homes will be made available as discount for sale affordable homes for first time buyers of the Village/Parish area. The value of these properties will be discounted by 35% from their market value in order to ensure that they are affordable. This level of discount will be legally fixed to the properties, ensuring they remain affordable in perpetuity.
- 2.22 Two detached market homes are also proposed as part of the scheme, which are essential to ensure the Three Affordable Homes are viable. The two detached market homes have been designed to respond to the Council's Housing and Economic Strategies and the 2014 Strategic Housing Market Assessment Update, all of which identify a need for larger family/Executive homes in the Western Rural part of the Borough.
- 2.23 The proposals comprise a carefully considered small scale residential development within a residential area providing much needed good quality local housing within a sustainable location.
- 2.24 The proposals illustrate a development of five dwellings comprising a row of three terraced cottages and two larger detached houses.
- 2.25 The terraces cottages have small front gardens and access to larger private gardens at the rear. They adopt a design style and appearance to similar more traditional cottages within the village being of similar scale and featuring steeply pitched roofs, external walls in stone with stone quoins to principal corners, tall sash windows and front doors with over-lights. Low stone walls provide enclosure to front gardens with space for landscape planting. The design of the terrace is typical of the semi-rural vernacular and provides an attractive streetscape at the entrance to the site. The covered parking (shown on the right of the sketch) extends the frontage and provides sheltered parking for Units 2 and 3.
- 2.26 Units 4 and 5 are larger dwellings but also maintain traditional appearance with dark brown roof tiles, natural stone walling, black ogee section gutters and off white or oak colour window frames with flush casements set into deep reveals. The larger dwellings feature a two-storey principal element with lower additions to provide an interesting and attractive appearance, limiting mass and scale whilst providing good quality and flexible living spaces. In particular large garages

and storage is provided and a Home Office above the garages to provide opportunities for more flexible working.

- 2.27 The proposed dwellings will reflect the design and appearance of traditional dwellings within the area incorporating high quality natural materials. The proposals have been sensitively designed to deliver a scheme which takes full account of the physical characteristics of the site and avoids overlooking and loss of amenity to new and existing dwellings.
- 2.28 Full details in respect access, appearance, landscape, scale and amount are provided within the submitted Design & Access Statement and will not be repeated here for brevity.

3.0 PRINCIPLE OF DEVELOPMENT

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

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

3.2 As identified in Section 2 of this statement, the application site is identified in the Green Belt within the adopted Barnsley Local Plan. The Barnsley Local Plan was adopted in January 2019. The Local Plan is now the statutory development plan for the Barnsley Metropolitan Borough Council local authority area.

3.3 The statutory development plan for the application site also includes the Oxspring Neighbourhood Development Plan which was adopted in June 2019.

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

3.5 The policies of relevance to the development proposals are also supported by supplementary planning documents and other evidence base documents such as the Strategic Housing Market Assessment.

3.6 In this section of the statement we outline national and local planning guidance which supports the principle of the proposed development. We then provide the further evidence needed to demonstrate that the development fully meets the necessary planning policy requirements.

NATIONAL PLANNING GUIDANCE

3.7 Paragraph 145(f) of the National Planning Policy Framework (NPPF) outlines that *“limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites)”*.

3.8 The guidance presented in Paragraph 77 of the NPPF relates to this guidance and states that *“in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this”*.

- 3.9 The specific wording in the paragraph is supported by the general rhetoric of the NPPF in respect of significantly boosting the supply of homes across the Country. Specific extracts from the NPPF in this regard include: -
- Paragraph 59 - *To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.*
 - Paragraph 60 - *To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment.*
 - Paragraph 61 - *Within this context (of Paragraph 60), the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).*
 - Paragraph 78 - *To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.*
- 3.10 Finally, Annex 2: Glossary of the NPPF confirms that Starter Homes and Discounted Market Sale Housing are included in the definition of affordable housing: -
- **Starter homes:** *is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.*
 - **Discounted market sale housing:** *is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*
- 3.11 The development proposals would therefore be entirely in accordance with the guidance presented in the NPPF should evidence be provided to demonstrate that it responds to identified local needs and that the delivery of market housing is needed to facilitate this.

LOCAL PLANNING GUIDANCE

- 3.12 The adopted Barnsley Local Plan provides local planning guidance which reflects that which is set out in the NPPF. In particular Policy H7 of the Local Plan identifies that "*Limited affordable housing to meet community needs may be allowed in or on the edge of villages*".
- 3.13 Further commentary in support of Policy H7 is provided in the justification text which states that:
- Paragraph 9.28 - *The Council will look to accommodate starter homes in developments, in accordance with relevant Government policy.*

- Paragraph 9.29 - *We recognise the importance of providing affordable homes in rural settlements that are constrained by or washed over by Green Belt. Policy H7 makes provision for rural exception sites to be considered. These may in some instances be on the edge of the settlement. Sites on the edge of settlements will need to provide acceptable mitigation of their impact on the countryside or they will not be considered to be acceptable locations for residential development. We will require a planning obligation to make sure the homes remain affordable. If provision of some market housing is necessary to make the affordable housing viable, this would be considered and would be subject to an open book viability appraisal.*
- Paragraph 9.30 - *The Council will seek every opportunity to work positively with developers and other partners to deliver affordable housing and a mix of houses housing types to meet local needs through use of its own land , all available funding opportunities, innovative development models and other initiatives.*

3.14 The wording outlined above from both Policy H7 and the justification text was included following a number of comments made by the Local Plan Inspector in respect of ensuring a more positive approach to development in the Borough's Villages. Key extracts from the Inspector's report include the following: -

- Paragraphs 7 & 79 - *The plan's approach to the villages was not based on up-to-date evidence and not positively prepared.*
- Paragraph 64 - *Policy H8 (now Policy H7) also supports exception sites for affordable housing. As submitted, the wording of the policy would preclude schemes from coming forward within the built-up area of villages that are inset from the Green Belt which is unnecessarily restrictive. In order to ensure that Policy H8 is positively prepared and sets out suitable mitigation measures, MM78 is necessary. For consistency with national policy, MM78 also ensures that Policy H8 includes reference to providing some market housing where it will facilitate the provision of additional affordable housing by improving scheme viability.*
- Paragraph 84 - *The delivery of affordable housing will be supported through other mechanisms including through exception sites and Neighbourhood Plans, in addition to being delivered as a proportion of open market housing through the application of Policy H8 (now Policy H7).*

3.15 For clarity Main Modification 78 (MM78) recommended by the Inspector stated as follows: -

- Policy H7 - *Limited affordable housing to meet community needs may be allowed in ~~Green Belt.~~ **or on the edge of villages.***
- Paragraph 9.29 - *We recognise the importance of providing affordable homes in rural settlements that are constrained by or washed over by Green Belt. Policy H8 (now Policy H7) makes provision for rural exception sites to be considered ~~specifically for affordable housing where market value homes would not be allowed.~~ These may in some instances be on the edge of the settlement. **Sites on the edge of settlements will need to provide acceptable mitigation of their impact on the countryside or they will not be considered to be acceptable locations for residential development.** We will require a planning obligation to make sure the homes remain affordable. **If provision of some market housing is necessary to make the affordable housing viable, this would be considered and would be subject to an open book viability appraisal.***

3.16 It is clear that the Local Plan Inspector sought amendments to the Local Plan in order to ensure that the identified housing needs of the Borough's Villages could be met. At that time, the

identified housing needs of the Villages were set out in the Council's Strategic Housing Market Assessment (SHMA). We discuss the findings of the SHMA further below.

- 3.17 The Local Plan introduces two further policy requirements in respect of the development proposals. The requirement for a planning obligation to ensure that the homes to be provided remain affordable in perpetuity. It also identifies that viability evidence will need to be provided to justify the provision of some market housing to ensure that the delivery of the proposed affordable homes is viable.
- 3.18 The policy wording in the Local Plan and justification text do not set out any other specific requirements in respect of a minimum target/percentage of affordable housing that is required when assessing applications for the type of development being sought by this application. It could therefore be argued that any proposal that delivers a level of affordable homes above the targets set out in the Local Plan could be considered acceptable if they were supported by evidence of local housing need and viability evidence.
- 3.19 To support the policies of the Local Plan, the Council adopted the Affordable Housing Supplementary Planning Document (SPD) in May 2019. The following extracts are of importance to the application proposals: -
- Paragraph 2.2 - *Some people cannot afford to buy or rent houses that are generally available on the open market. The Council aims to provide homes for everyone in the borough, no matter what their income and the cost of buying or renting a house.*
 - Paragraph 2.3 - *The main source of information on local housing needs is taken from the 2014 Strategic Housing Market Assessment (SHMA) and 2017 SHMA Addendum.*
 - Paragraph 2.4 - *The 2017 SHMA Addendum identified an annual net shortfall of 292 affordable dwellings assuming the backlog is cleared over a ten-year period.*
 - Paragraph 2.5 - *The Local Plan seeks to achieve at least 21,546 net additional homes during the plan period 2014-2033. This equates to 1,134 net additional homes per annum. The Local Plan housing growth target seeks to meet the need for market and affordable housing in full, including the backlog from previous years.*
 - Paragraph 2.6 - *The Council's housing waiting list for the whole borough, as of November 2018, is 7,066.*
 - Paragraph 2.10 - *Affordable Housing must comply with one or more of the following definitions: -*
 - **Starter homes** – *are expected to be well designed and suitable to purchase for qualifying first time buyers that are at least 23 years old but have not yet reached 40 years old. The new dwelling should be sold at a discount of at least 20% of the market value up to the price cap of £250,000.*
 - **Discounted market sales housing** – *are dwellings sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*

- 3.20 The SPD identifies the substantial affordable housing needs of the Borough and confirms the Council's objective to meet this need in full. Furthermore, the SPD identifies the Council's aim to provide homes for everyone in the Borough, no matter what their income or the cost of buying a house. Linked to this is the confirmation that Starter Homes or Discounted for Sales Housing is included in the definition of affordable housing in accordance with the NPPF.
- 3.21 The final strand of local planning policy guidance is the Oxspring Neighbourhood Development Plan (June 2019). A key objective of the Neighbourhood Plan is to support the provision of fair and accessible housing for local needs and local people.
- 3.22 With regards to specific policy requirements, Policy OH1 relates to Meeting Local Housing Needs and states that *"affordable housing will be provided in schemes of 15 units or more in accordance with Local Plan Policy H7 Affordable Housing and must be fully integrated with market housing. Affordable housing will be allocated in the first instance to those with a local connection and affordable housing for rent will be let in accordance with Barnsley Council's Lettings Policy for Local Connections"*.
- 3.23 However, whilst the policy identifies a trigger point of schemes above 15 homes in size, in accordance with the NPPF and the Barnsley Local Plan, the Neighbourhood Plan also includes wording in respect of the acceptability of Rural Exception Sites where it states in the Glossary that these are *"small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding"*.
- 3.24 The key additional text outlined in this definition is that the Neighbourhood Plan considers that such sites should seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Whilst this definition isn't policy guidance, it does provide further guidance in respect of establishing local housing needs.
- 3.25 With regards to meeting evidenced local housing needs, the following extracts of the Neighbourhood Plan are particularly pertinent: -
- Paragraph 5.1.5 - *Policies in the NDP should address the need for a greater number of smaller homes suitable for people wishing to downsize, the elderly and first time buyers as identified in the Summary of Housing Needs & Capacity Assessment Advice Notes for Oxspring and in response to changing trends nationally related to the ageing population.*

- Paragraph 5.1.6 - *The results of the questionnaire in early 2015 demonstrated overall support from local residents for emerging policies on accessible housing for local people (81.48% of paper copy respondents agreed with this policy and 76.19% of online respondents) and windfall housing sites (82.72% of paper copy respondents supported this and 90.48% of online respondents).*
- Paragraph 6.1.1 - *There is a need to consider how best Oxspring can improve its housing provision to meet the needs of all residents, including those with lower income and with special needs be they elderly, disabled or the infirm.*
- Paragraph 6.1.5 - *The long term viability of the Parish is compromised by the lack of affordable housing as many local people on lower incomes, including young people, find it difficult to afford housing within their own community where there are existing informal support networks linked to family and friends. Affordable housing levels are set out in the Local Plan which identifies the need to provide 30% of affordable homes in developments of 15 or more dwellings (Local Plan Policy H7).*
- Paragraph 6.1.6 - *The Housing Needs Advice paper produced by URS and commissioned on behalf of the Parish Council for the Oxspring NDP highlights that local housing provision has to be 'fair and proportionate' to the local community's needs. The findings set out in the document demonstrate that in the interest of providing suitable housing for local people, retaining young people, families and older people wanting to downsize and thus having a sustainable and balanced population, a small amount of housing growth is critical. When considered alongside the fairly low level of housing that would be acceptable in planning policy terms in the Parish of Oxspring, it is clear that future housing growth should cater for the needs of the local population first and foremost.*

3.26 The Neighbourhood Plan clearly supports the delivery of affordable homes within the Village, with a specific focus put on supporting the need of **first-time buyers**. It identifies that the long-term viability of the Parish is compromised by the lack of delivery of affordable housing in recent years. The evidence base which supports the Neighbourhood Plan's housing policies is provided by the URS Housing Needs Advice Paper, this document is discussed further below, however, it is clear that the evidence base identifies that a small amount of housing growth in the Village is critical in order to meet affordable housing needs.

3.27 The planning policy support for the development proposals is clear and accordingly the principle of what is being proposed is acceptable, subject to the provision of evidence to demonstrate that the development would meet an identified local housing need; that the proposed open market homes are required to enable the delivery of the affordable properties from a viability perspective; and that the affordable homes should remain affordable in perpetuity.

3.28 The following section of this statement provides this evidence.

MEETING IDENTIFIED LOCAL AFFORDABLE HOUSING NEEDS

3.29 At the Borough level, the Council's SHMA identifies an annual affordable housing need of 31 homes in the Rural West (Villages). Which over the 18-year Local Plan period equates to 558 affordable homes alone.

- 3.30 Indeed, Paragraph 6.33 of the Council's Sustainability Appraisal prepared in support of the Publication Version Local Plan identifies that there is a particularly high demand for affordable housing in the rural settlements to the west of the Borough.
- 3.31 Under the current policy wording of the adopted Local Plan, the only opportunities to deliver new homes in the Villages would be through small-scale windfall sites or rural exception sites. Mechanisms that have historically been available and which have failed to meet identified housing needs on account of their lack of availability; the size of sites being below the affordable housing policy thresholds; the fact that a large majority of the sites will be located in the Green Belt; and there being no desire/evidence of developers/landowners seeking to bring rural exception sites forward.
- 3.32 It is well evidenced that the historic delivery of affordable homes within Villages is only viable through the release of open market housing. Due to there being no rural exception sites being delivered anywhere in the Borough over the last ten years.
- 3.33 Notwithstanding the above, no new affordable homes have been delivered in Oxspring for over 20 years. The current planning application at Roughbitchworth Lodge (Ref. 2018/1433) has the potential to deliver 7 affordable homes. However, this development has yet to commence and we are not aware that the affordable housing offer will include any starter homes/discount for market sale properties.
- 3.34 Indeed, recent correspondence we have been made aware of confirms that no starter homes/discount for sale properties have been delivered anywhere in the Borough ever.
- 3.35 Previous discussions with the Council in respect of the application site during 2019 identified that as part of the preparation of a new SHMA, the Council would be looking to establish a more micro-level understanding of the housing needs for each settlement of the Borough. Including the Villages. This work has not been prepared yet, but we are aware that Oxspring Parish Council rejected the opportunity to take part in this process and instead wanted to rely on the evidence base which supported the Oxspring Neighbourhood Plan (as identified in Item 8A. Minutes of Oxspring Parish Council Meeting, Monday 03 February 2020).
- 3.36 As outlined above, the evidence base supporting the Oxspring Neighbourhood Plan included an independent URS Housing Needs & Capacity Advice Note for the Village commissioned by Planning Aid England on behalf of the Parish Council.

- 3.37 The URS Report was prepared on behalf of Oxspring Parish Council in order to aid the delivery of Oxspring's 'fair share of development' and to subsequently inform the policies and proposals of the Oxspring Neighbourhood Plan.
- 3.38 A key conclusion of the report was the identification of a housing need of 68 homes in the previous plan period (i.e. to 2026), which can be extrapolated to 96 homes over the current Barnsley Local Plan period to 2033. The report identifies the need to deliver a range of house types, including affordable housing.
- 3.39 The conclusions of the URS Study provided the evidence base for the Oxspring Neighbourhood Plan to identify the need to provide fair and accessible housing for local needs and local people as a key objective of the Plan. Including the need to deliver affordable homes for first time buyers. As otherwise the long term viability of the Parish would be compromised by the lack of affordable housing *"as many local people on lower incomes, including young people, find it difficult to afford housing within their own community where there are existing informal support networks linked to family and friends"*.
- 3.40 However, whilst the affordable housing objectives of the Neighbourhood Local Plan are clear, its policies rely on those of the adopted Barnsley Local Plan when it comes to delivery i.e. the housing allocation at Roughbitchworth Lodge; non-Green Belt windfall sites; and rural exception sites.
- 3.41 We previously undertook an assessment of the available non-Green Belt housing sites located within Oxspring (*Non-Green Belt Windfall and Safeguarded Land Housing Deliverability and Capacity Assessment – July 2015*) to identify whether there are sufficient deliverable sites to meet Oxspring's identified housing needs in the Barnsley Local Plan period to 2033.
- 3.42 The findings of the assessment were clear in that there are no deliverable non-Green Belt sites that could meet the Village's identified housing needs. Furthermore, even if these sites were considered deliverable, all of these sites would deliver less than 15 homes and thus there would be no requirement to deliver affordable housing as part of any housing proposals in accordance with Local Plan Policy H7.
- 3.43 Accordingly, the only way in which the identified affordable housing needs of Oxspring will be met is through the release of Rural Exception Sites. This policy mechanism has been available for a considerable period of time and has failed to deliver any affordable homes in the Village.
- 3.44 Consequently, a more innovative delivery mechanism should be considered as prescribed by Paragraph 9.30 of the adopted Barnsley Local Plan. Such as facilitating the delivery of

affordable homes through the provision of some market housing to ensure scheme viability. Which is exactly why the Barnsley Local Plan Inspector recommended that the policies and justification text of the Local Plan should be updated to enable such developments to come forward. The application proposals represent this type of development.

3.45 Whilst the housing needs evidence presented in the Council's SHMA and the Oxspring Neighbourhood Plan is clear, in order to ensure that the development proposals unequivocally comply with national planning guidance, the applicant has undertaken their own survey of the Village to seek to establish the local housing need for starter homes/discount market sale housing.

3.46 The survey consisted of distributing an advisory leaflet to every household in the Village (Tuesday, 03 November 2020) and placing public notices in the Barnsley Chronicle (Friday, 16 October 2020), Penistone Living Magazine (Friday, 30 October 2020) and on the Social Media Account of our client's Agent, Lancaster's Property Services.. A copy of the leaflet and the notice are enclosed.

3.47 The leaflet/notice provided details of the proposed development and invited residents of the Village/Parish in need of affordable housing to register their interest with our client's agent. Following the receipt of the responses, the applicant's agent then wrote to each interested party to request confirmation that: -

- They are a resident of the Village/Parish; or
- They are related to someone who lives in the Village/Parish; or
- They are in full time employment at an established business located in the Village/Parish.
- They are between 23 and 40 years of age; and
- They do not have a gross household income of over £80,000 per annum.

3.48 The applicant's agent also asked what type/size of home they were in need of. The responses received are summarised in the table below (for private & confidentiality reasons). Full details of the responses will be provided separately to the Council.

Resident Name	Address/Location	Local Need Relationship	Age	First Time Buyer	Type/Size Housing Need
Mr M	Oxspring	Lives in Village	Under 40	Y	2 Bedroom
Ms L	Oxspring	Lives in Village with Parents	31	Y	3 Bedroom
Ms H	Oxspring	Lives in Village with Parents	21	Y	2 & 3 Bedroom
Ms Pot	Oxspring	Lives in Oxspring	27	Y	2 Bedroom
Mr B	Oxspring	Lives in Oxspring	24	Y	2 Bedroom
Ms J	Penistone	Parents Live in Oxspring	Under 40	Y	3 Bedroom

Ms L	Oxspring	Lives in Oxspring	Under 40	Y	2 or 3 Bedroom
Ms Por	Not Oxspring	Parents Live in Oxspring	Under 40	Y	2 Bedroom
Mr H	Oxspring	Lives in Village with Parents	25	Y	2 or 3 Bedroom
Ms F	Oxspring	Lives in Oxspring	39	Y	3 Bedroom
Mr S	Not Oxspring	Brother Lives in Oxspring	26	Y	2 or 3 Bedroom
Ms W	Not Oxspring	Grandparents Live in Oxspring	Under 40	Y	3 Bedroom
Ms C	Oxspring	Lives in Village with Parents	23	Y	2 or 3 Bedroom

- 3.49 The survey undertaken by the applicant provides robust evidence that there is an established local housing need in the Village for the three affordable homes being delivered as part of the development proposals.
- 3.50 The table above only lists those responses which met with the locational criteria stipulated in Paragraph 3.47 above. A significant number of additional responses were received from people seeking to buy their first home from the wider Oxspring/Penistone area, demonstrating that the acute affordable housing needs identified in local planning policy guidance and evidence exists.
- 3.51 The survey findings therefore corroborate the evidence presented in the SHMA and the Oxspring Neighbourhood Plan/URS Study.
- 3.52 Notwithstanding the fact that the evidence presented is robust, as the Council has yet to update the SHMA and as the Parish Council have rejected the opportunity to undertake their own survey of the Village, the evidence provided in support of this application is the only micro-level local housing needs evidence which is available for use in the determination of this planning application.
- 3.53 Accordingly, the development proposals would meet an evidenced local community need as required by national and local planning guidance.
- 3.54 Finally, with regards to mechanisms of delivering starter homes/discount market sale housing, enclosed with this statement is a letter from Kester Horn of Space Partnerships dated 30th October 2019. Mr Horn works with a large number of Registered Provider Housing Associations (RP's) to deliver both Homes England grant funded and S106 affordable housing within Yorkshire, including Barnsley.
- 3.55 The letter from Mr Horn confirms that the delivery of starter homes/discount market sale housing will in reality only be delivered by private developers and not registered providers. Which has

led to little or no delivery of this form of affordable housing in recent years. Mr Horn's letter specifically comments as follows: -

"Whilst the majority of affordable homes delivered have been for affordable rent, rent to buy and shared ownership, we have seen limited delivery of starter homes by housing associations. In our experience, starter homes are not provided by housing associations as part of their intermediate tenure products, as they do not fit within their business models.

Housing associations are run on the basis of long-term business plans, relying upon incomes from rents modelled over 30 years, or shared ownership accommodation, where the RP receives a rent on their retained proportion of the property. A short-term sales income through the starter homes model does not fit with this strategy.

The consequence of this, is limited delivery of starter homes, as they are not being delivered at any scale via Homes England grant, whilst RP's will shy away from this tenure if made available through S106 affordable homes. As a result, there is an unmet housing need for those that are seeking an affordable home ownership product but have sufficient capital to take a greater initial share than if offered via shared ownership. Starter Homes or a Discount for Market Sale product would help to meet this unmet need."

3.56 The evidence provided in Mr Horn's letter therefore identifies that the only available mechanism to deliver the established first time buyer/discount for sale local housing needs of Oxspring is via private development proposals such as those being proposed by this planning application.

3.57 The development proposals should therefore be strongly supported for this reason.

VIABILITY

3.58 The development proposals seek to reduce the Open Market Value (OMV) the proposed affordable starter homes/discount market sale homes by 35%. This level of reduction is proposed to ensure that the affordable homes are truly affordable for first time buyers now and that they remain affordable in perpetuity.

3.59 The applicant's appointed agent Richard Crossfield of Lancaster's Property Services has valued the proposed two-bedroom homes at £235,000 each and the three-bedroom home at £250,000 on an OMV basis.

3.60 The proposed 35% reduction in value would thus result in the two-bedroom homes being sold at a reduced price of £152,750 and the three-bedroom home being sold at a reduced price of £162,500.

3.61 The 35% reduction in revenue equates to a loss of sales income of **£252,500**.

3.62 The two open market properties are therefore required to absorb this reduction in sales revenue.

- 3.63 The two open market properties (including the garage and home offices) have an average selling price of £575,000.
- 3.64 It is therefore clear that the two open market properties are required to ensure the viability of the three affordable homes.
- 3.65 Further evidence of this conclusion is found in the fact that no rural exception sites have been delivered in the Borough for over 10 years or ever in Oxspring. Accordingly, in the spirit of the justification text outlined in Paragraph 9.30 of the Barnsley Local Plan, the Council should support every opportunity to work positively with developers to deliver affordable housing and a mix of houses housing types to meet local needs through the use of innovative development models such as that being proposed by this planning application.

AFFORDABLE HOUSING IN PERPETUITY

- 3.66 The planning application will be supported by a Section 106 Legal Agreement which stipulates that the proposed 35% reduction of market value of the three affordable homes will remain in perpetuity through restricting future re-sales to this level of reduction and that the properties must be sold to first time buyers.
- 3.67 In addition, this will be further re-enforced by placing a restriction on the title of each property, effectively ensuring that the 35% discount is maintained in the future. Such a proposal is in accordance with the guidance presented in the enclosed letter of Mr Horn.
- 3.68 We also propose to include the local needs restrictions (identified in Paragraph 4.26 above) within the S106 legal obligations to ensure that future purchasers of the affordable homes meet the planning policy requirements associated with the development.
- 3.69 Finally, to safeguard the delivery of the proposed affordable homes **ahead of the open market properties**, the S106 agreement will also contain legal obligations that require the completion of the affordable homes prior to the occupation of the open market properties.
- 3.70 These obligations will ensure that the affordable homes remain affordable in perpetuity; that they will only be made available to meet the needs of the local community; and that they must be delivered simultaneously with the open market properties. Providing the Council with certainty that the proposals unambiguously comply with the relevant national and local planning policy guidance.

MEETING IDENTIFIED OPEN MARKET HOUSING NEEDS

- 3.71 Whilst the focus on demonstrating the principle of development has been on the proposed affordable homes, great weight should also be given in the determination of the application to the delivery of the two detached open market properties on the basis that they meet another pressing housing need identified in the SHMA.
- 3.72 The SHMA identifies that the provision of executive/family homes is needed in the Borough to support economic growth and to address social imbalances by pulling higher income earners into Barnsley.
- 3.73 Indeed, the SHMA states that a challenge for the Borough *'must be to provide more large houses in the better areas of Barnsley MB to retain, and also attract, mid-upper income households.'* The SHMA states that executive housing provision will have a role in responding to *"the need for diversification and expansion of the sub-regional economy and in contributing towards achieving wider population and economic growth objectives for the Region".*
- 3.74 In the Promotional Video recorded on 24 February 2014 for the Oxspring Neighbourhood Plan the Council's Planning Officer made clear when discussing the SHMA that it: -
"...will be able to give some detail about the type of housing that we want to see in Oxspring over the next 15 years. That's looking to support not only local needs housing but also to make a significant contribution to the Council's economic aspirations, to make a significant contribution to the provision of executive, low density housing to meet the aspirations of the economic strategy."
- 3.75 The SHMA identifies that in terms of locations for "executive" family housing it was agreed by all of the housing developers consulted as part of the SHMA's preparation that the western area of the Borough would *"provide more favourable locations for executive type housing giving good access to the motorway network, Leeds and Sheffield".*
- 3.76 The SHMA concludes that there is a shortfall of all property types in the Borough, but specifically in detached executive family house types. It concludes that future development should focus on addressing identified shortfalls to reflect household aspirations by delivering a house type mix that should take account of the identified imbalances.
- 3.77 Furthermore, the Council's adopted Economic Strategy entitled *"Growing Barnsley's Economy (2012 – 2033)"* recognises the need to deliver a "step change" in the quality and mix of housing available in the Borough. To ensure the delivery of these aspirations the Strategy recognises that the Council will need to work in collaboration with the private sector to deliver a housing mix which meets the future requirements of the Borough.

- 3.78 It is well documented that Barnsley has experienced the trend of more people on higher and medium incomes moving out of the Borough than are moving in, which of course can be attributed to the fact they are unable to find suitable housing options to meet their needs. The Council's Economic Strategy recognises this and also identifies that if left to market forces the economic performance gap between Barnsley and the region is likely to widen thus placing the Borough in an even less favourable position for inward investment, indigenous business growth and generally providing local residents with lower levels of new economic opportunities. An identified issue that requires tackling to solve the economic issues of the Borough is the *"inadequate supply of appropriate development sites and executive housing"*.
- 3.79 BMBC's adopted Housing Strategy for the period 2014-2033 reiterates the key messages of the adopted Economic Strategy. It again identifies the key objective of increasing the number of larger (4 and 5 bed) family/higher value homes across the Borough and specifically identifies the objective of delivering *"c.2500 larger family/higher value homes"* in the strategy period.
- 3.80 All of the evidence highlighted above clearly points to a need for more executive housing in order to stem the flow of higher income households out of the Borough in search of larger properties, and also to attract the higher income population into Barnsley. The level of executive housing currently being developed in the Borough falls a long way short of achieving these aims.
- 3.81 The need for family housing is also recognised in the URS Study which supports the Oxspring Neighbourhood Plan, alongside other historical evidence base papers and transcripts that the applicant has reviewed.
- 3.82 Furthermore, the delivery of two executive/family open market homes at the site has also been proposed to reflect the character of the existing Millstones development. In doing so we consider that the development as a whole can be read as an appropriate extension to the surrounding area of the site.
- 3.83 The design of the homes has been amended to include home office working areas as we expect the current patterns of home working as a result of the COVID-19 pandemic to be continued into the future. This element is in accordance with Policy OEN3 and Paragraph 6.3.2 of the Neighbourhood Plan which seek to strengthen the local economy by supporting the provision of business space through encourage home working. Paragraph 6.3.2 further states that *"without these, Oxspring could become a less sustainable community with fewer opportunities for employment"*.

3.84 Furthermore, in the Promotional Video filmed on 24 February 2014 for the Oxspring Neighbourhood Plan the Chair of the Oxspring Neighbourhood Plan Steering Committee commented that: -

“What we know from what local people have told us so far is that what we need is affordable housing or at least a mixture that would allow for starter up homes as well as maybe more executive homes and we feel that if we can try to encourage working from homes or businesses that use their home as a base...that might help create jobs in a way that perhaps benefits our village and our parish”

3.85 Finally, the need for executive family homes in the Borough has also recently been established through an appeal decision associated with Land off Huthwaite Lane, near Thurgoland, Huthwaite (Appeal Ref: APP/R4408/W/15/313478). The appeal was allowed by the Inspector on account of the following key factors: -

- The development would provide high-quality detached dwellings aimed at the executive end of the housing market. Various strategies of the Council identify that housing plays a key role in stimulating and supporting economic growth.
- The Economic Strategy acknowledges the need to deliver a step change in the quality and mix of housing available in the district. The document goes on to identify that an inadequate supply of appropriate development sites and executive housing is an issue to be addressed.
- The Housing Strategy 2014 to 2033 has as a key objective the need to increase the number of larger, 4/5-bedroom, family/higher value homes across the district.
- The 2014 SHMA refers to the need to provide for executive dwellings to support economic growth. Executive housing is identified as having a role in responding to the need for diversification and expansion of the sub-regional economy.
- The development would assist in achieving these objectives. Thus, the provision of dwellings of the type and size proposed would make an important, albeit small, contribution to the delivery of a wide choice of high-quality homes and meeting the needs of different groups in the community.

3.86 In conclusion, the two proposed market homes have been specifically designed to meet an established housing need of the Borough and to be sympathetic to the character of the surrounding area of the site. Weight should be attached to this important element of the proposal in the determination of this planning application.

CONCLUSION

3.87 The conclusive evidence presented in this section of the planning statement unequivocally establishes that the development proposals are in accordance with relevant national and local planning guidance as: -

- They will deliver three affordable homes to meet an established local housing need.
- The two open market properties are required to facilitate the viable delivery of three affordable homes at a discounted value of 35%.

- Section 106 planning obligations will ensure that the affordable homes remain affordable in perpetuity; will only be made available to the local community; and that they are all delivered prior to the occupation of the open market dwellings.
- The two proposed open market properties have also been designed to meet an identified need for executive/family homes in the Village and Borough.

3.88 We therefore believe that the Council should support this innovative development opportunity to deliver the evidenced local housing needs of Oxspring.

3.89 The proposals comply with national and local planning policy guidance of relevance and planning permission should therefore be granted in respect of this planning application without delay in accordance with the guidance presented in Paragraph 11 of the NPPF.

3.90 The NPPF identifies that there are three dimensions to sustainable development: economic, social, and environmental. In responding to the principle of development we have set out the socio-economic benefits associated with the development proposals. We therefore set out in the chapter below how the development proposals can be considered as sustainable development in respect of environmental objectives.

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

MEETING THE ENVIRONMENTAL OBJECTIVE OF SUSTAINABLE DEVELOPMENT

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

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

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

DRAINAGE & FLOOD RISK

- 4.3 A Flood Risk Assessment and Drainage Strategy prepared by Topping Engineers are submitted alongside the planning application.
- 4.4 The report demonstrates that the proposed development is not at significant flood risk, and simple mitigation measures have been recommended to address any residual risks that may remain. The identified risks and mitigation measures.
- 4.5 The site is located in Flood Risk Zone 1. Mapping produced by the Environment Agency shows that there are no areas of surface water flooding on the site.
- 4.6 The current site is considered to be greenfield. This results in the amount of impermeable area on this site being increased. Therefore, it is proposed that the site will be attenuated at greenfield discharge rates. This will also follow the SuDs hierarchy for the disposal of surface water drainage from the site.
- 4.7 The submitted Drainage Strategy identifies that rainwater/surface water from the development will at first be harvested, before then being attenuated in a cellular storage chamber before being released at a restricted rate to the River. Foul water from the development will discharge into the existing sewer located at the north-east corner of the site.

- 4.8 In compliance with the requirements of NPPF, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area as a result of suitable management of surface water runoff discharging from the site.
- 4.9 On account of the evidence provided within the submitted Flood Risk Assessment and Drainage Strategy it is considered that the development proposals are in accordance with Policies GD1, CC3 and CC4 of the Barnsley Local as there are no flood risk or drainage concerns that would preclude the development of the site.

ARBORICULTURE

- 4.10 A Tree Survey undertaken by Arboricultural Consultant James Royston is submitted alongside the planning application.
- 4.11 The survey includes the 10 trees and/or groups of trees located on the site's boundaries. Some of the trees included in this survey were of low value and have been allocated a category C, but but several trees are of higher value and these should be retained where possible.
- 4.12 One of the trees identified in the Tree Survey is recommended for removal. However, the Landscape Proposals submitted with the application identify that a significant number of additional trees, hedges and planting will be delivered as part of the planning application.
- 4.13 Accordingly, it is considered that the development proposals are in accordance with Policy GD1 and BIO1 of the Barnsley Local and Policy OEN1 of the Oxspring Neighbourhood Development Plan.

ECOLOGY

- 4.14 An Ecological Appraisal has been undertaken by Smeeden Foreman to support the planning application.
- 4.15 The appraisal identifies that the development is considered feasible with minimal impact on biodiversity provided that mitigation and enhancement measures detailed within the report are incorporated within the site proposals.
- 4.16 No impacts on designated nature conservation sites are anticipated from the development proposals.

- 4.17 The principal habitat within the proposed site is of low conservation value, species poor grassland with limited areas of ruderal vegetation. The tree lined river corridor habitat along the southern boundary and woodland to the north and west are of local ecological value being UKBAP habitat, supporting species of interest and providing wildlife connectivity. In addition, the woodland to the north is also considered ancient and semi-natural.
- 4.18 Measures recommended to protect features of value and mitigate potential impacts include retention of the river corridor habitat with a 3m buffer, protection of woodland to the western and northern boundaries, temporary fencing during construction, pollution prevention measures including sediment fencing, appropriate drainage design and sympathetic lighting.
- 4.19 Recommendations for general site enhancements include appropriate native species planting, wildflower seeding and incorporation of bird and bat boxes on retained trees/new build.
- 4.20 Precautionary working methods and/or mitigation have been recommended for species such as bats, badger, otter, hedgehog and breeding birds; also, to control and prevent spread of Himalayan balsam, an invasive species.
- 4.21 The development is considered feasible with minimal impact on biodiversity provided that mitigation and enhancement measures detailed within this report are incorporated within the site proposals.
- 4.22 The recommendations identified in the Ecological Appraisal have been included within the development proposals. Evidence of which can be found on the Planning Layout and the Landscape Proposals plan.
- 4.23 Accordingly, it is considered that the development proposals are in accordance with Policies GD1 and BIO1 of the Barnsley Local Plan and Policy OEN1 of the Oxspring Neighbourhood Development Plan as there are no ecological issues that would preclude the development of the site.

GROUND CONDITIONS & MINERALS

- 4.24 Phase 1 Land Quality Report prepared by Roberts Environmental dated March 2014 has been submitted to support this Planning Application. Whilst the report was prepared six years ago, circumstances at the site remain unchanged and therefore the contents of the report remain relevant and valid.

- 4.25 The site currently forms an undeveloped parcel of land, with surfacing comprising grassed pasture. No significant sources of contamination were identified associated with the sites current use.
- 4.26 During the review of historical maps, it has been identified that the subject site remained generally undeveloped. Significant potential historical sources of contamination are unlikely to be present on this site. However, they cannot be wholly discounted and some made ground may be present, associated with the infilled quarry and landscaped mound to the north and west, along with the a series of earthworks regrading works on the eastern side of the site at Millstones.
- 4.27 From a review of the British Geological Survey the geology of the subject site comprises drift deposits of Alluvium and River Terrace Deposits underlain by Grenoside Sandstone, classified as a Secondary-A Aquifer. There are no shallow coal seams within this rock formation and the site is not at risk from shallow coal mining activity.
- 4.28 An assessment of the risk from ground gas has identified a number of potential sources within a plausible migration distance including landfill sites, (although anecdotal evidence indicates infilling occurred with inert material), and the potential presence of naturally occurring organic material within the alluvial deposits below the site. Therefore, the site may be at risk from ground gas and it would be considered prudent to incorporate gas monitoring within the scope of future ground investigation works.
- 4.29 Based on our review of information available, we are of the opinion a plausible pollutant linkage has not been identified at the site for the continued current use. However, in the event of development the potential for a pollution linkage should be further assessed.
- 4.30 The report concludes that the issues identified should not preclude the future redevelopment and that the environmental risk arising from the ground condition at the subject site is Low.
- 4.31 As the report outlines various references to the infilling of a small sandstone quarry, located 10m to the northwest of the site and due to lack of evidence, makes recommendations in respect of potential made ground, which we feel warrant proper address at this stage and accordingly a Supplementary Evidence paper is submitted alongside the planning application. The submitted supplementary paper confirms the following: -
- The creation of a landscape mound, by re-grading works and subsequent restoration, did not involve the importation or exportation of any material.

- Written correspondence was previously received from Mr I D V Gilmour of the South Yorkshire Waste Regulation Unit, confirming that the movement of soils within the site curtilage did not require a waste disposal licence.
- The small sandstone quarry, which lies 10 metres beyond the North Western boundary of the current application site, was infilled in accordance with all required Permissions granted by the Council.
- The excavated surplus soils were excavated and transported to the locations agreed with the Council, including the small sandstone quarry. This material was then covered with sub-soils and ultimately capped with top-soils and then planted with trees.
- All of the material was formed of clean inert soils; hence the works did not require grant of a waste disposal licence. On this basis, it can be ascertained that the materials were not considered to present any contamination risk by either the Council or the South Yorkshire Waste Regulation Unit.

4.32 The development therefore satisfies the requirements of Policy CL1 of the Barnsley Local Plan as there are no ground-related issues that would preclude the development of the site.

CONCLUSION

4.33 On account of the information presented in this section, it is considered that the development proposals comply with the guidance presented in the NPPF and the Development Plan. As a consequence, the development proposals can be considered Sustainable Development as defined by the NPPF and consequently there is a presumption in favour of granting planning permission for this development without delay in accordance with Policy SD1 of the Barnsley Local Plan.

5.0 CONCLUSION

- 5.1 This application seeks full planning permission for the delivery of a Rural Exceptions Site consisting of three affordable homes and two open market homes and associated infrastructure at Land West of Millstones, Oxspring.
- 5.2 This Planning Statement has reviewed relevant planning policy at the national and local levels. It demonstrates considerable support for the proposed development of the application site.
- 5.3 The planning justification for the proposed development of the site is summarised as follows: -
- The proposals will deliver three affordable homes to meet an established local housing need.
 - The two open market properties are required to facilitate the viable delivery of three affordable homes at a discounted value of 35%.
 - Section 106 planning obligations will ensure that the affordable homes remain affordable in perpetuity; will only be made available to the local community; and that they are all delivered prior to the occupation of the open market dwellings.
 - The two proposed open market properties have also been designed to meet an identified need for executive/family homes in the Village and Borough.
 - The development proposals are situated in a **suitable** and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built or natural) constraints that would preclude the development of the site.
 - The site is **available** now as the applicant is actively seeking to secure planning permission for the residential development of the site.
 - The site can also be considered **achievable** as new homes can be viably delivered at the site within the next 5 years.
 - The submitted Planning Layout and Design & Access Statement identifies that the proposals will deliver a high-quality development that reflects the character of the site and its surroundings.
 - The technical reports that have been submitted with this planning application identify that there are no technical or environmental issues that would constrain the site's development
 - The development proposals meet the NPPF definition of Sustainable Development and there is therefore a presumption in favour of granting planning permission for this development without delay.
- 5.4 The evidence presented in this planning statement unequivocally establishes that the development proposals are in accordance with relevant national and local planning guidance.
- 5.5 We therefore believe that the Council should support this innovative development opportunity to deliver the robustly evidenced local housing needs of Oxspring. Planning permission should therefore be granted in respect of this planning application without delay.