


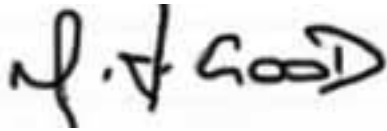
Statement of Common Ground – Five Year Housing Land Supply.

Between Hargreaves Land Limited, G N Wright, M M Wood, M J Wood and J D Wood and Barnsley Metropolitan Borough Council.

Land north of Hemingfield Road, Hemingfield, Barnsley.

Date: May 2025 | LPA Ref: 2024/O122 | Pegasus Ref: P23-1714

PINS Ref: APP/R44O8/W/25/3359917

Signed: 	Signed: 
Name: Emma Coveney MRTPI, Senior Planning Officer	Name: Matthew Good MRTPI, Senior Director
On behalf of: Barnsley Metropolitan Borough Council	On behalf of: Appellant/Pegasus Group (acting on behalf of the appellant)
Date: 16 May 2025	Date: 16 May 2025





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1. Introduction

- 1.1. This topic specific Statement of Common Ground relates solely to Five Year Housing Land Supply.
- 1.2. It is agreed between Between Hargreaves Land Limited, G N Wright, M M Wood, M J Wood and J D Wood ("the Appellant") and Barnsley Metropolitan Borough Council ("the Council"). This Statement relates to a planning appeal submitted pursuant to Section 78 of the Town and Country Planning Act 1990, concerning land north of Hemingfield Road, Hemingfield, Barnsley.
- 1.3. This topic specific Statement of Common Ground should be read in conjunction with the main Statement of Common Ground which relates to planning policy and the planning balance.

2. Matters that are Agreed

2.1. The following table outlines the matters which are agreed in relation to 5 year housing land supply.

Matter	Agreed
Base Date	The relevant base date of the for the assessment is 1 st April 2024. The 5 year period is 1 st April 2024 to 31 st March 2029.
Annual Housing Requirement	The relevant housing requirement for the assessment is 1,134 dwellings per annum as set out within Policy H1 of the Barnsley Local Plan and the supporting text.
Under-supply	It is agreed that the Council has under-supplied against the requirement in Policy H1. The extent of this under-supply is 3,615 dwellings
	It is agreed that the under-supply should be spread over the remaining 9-years of the plan period
	It is agreed that the relevant under-supply for the 5 year requirement is 402 dwellings per annum.
	It is agreed that there has been an under-delivery of affordable homes against the plan target (150 per annum) and the need identified in the 2021 Strategic Housing Market Assessment (190 per annum)
Buffer	It is agreed that in accordance with NPPF, paragraph 78(b), and the 2023 Housing Delivery Test (HDT) result of 84%, this results in a 20% buffer being required to be applied to the 5 year requirement.
5 year requirement (including annual requirement with buffer and undersupply)	It is agreed that the 5 year requirement is 9,215 dwellings
Sources of Supply	<p>It is agreed that the following sources of supply are all relevant</p> <ul style="list-style-type: none"> Non allocated planning permissions >10 dwellings Non allocated planning permissions <10 dwellings (assumption)

	<ul style="list-style-type: none"> Local Plan allocations and planning permissions on local plan allocations Windfall Allowance Predicted Losses
	It is agreed that 310 dwellings are deliverable from Non allocated planning permissions <10 dwellings over the 5 year period
	It is agreed that predicted losses of 45 dwellings over the 5 year period is appropriate.
Five year housing land supply	It is agreed that the Council cannot currently demonstrate a 5 year supply of deliverable housing land.
Tilted balance	It is agreed that due to the lack of 5 year land supply, the most important policies for determining the appeal are out of date and the tilted balance is engaged as per Paragraph 11(d) of the National Planning Policy Framework (and is not disengaged by virtue of paragraph 11(d) (i)).

3. Matters in Dispute

- 3.1. The actual level of deliverable housing land supply is in dispute. This dispute arises to differences in relation to the Council's interpretation of a deliverable site.

Matter	Disputed
Non allocated planning permissions >10 dwellings (assumption)	The Council rely on 217 dwellings from this source. The appellant 178 dwellings.
Local Plan allocations and planning permissions on Local Plan allocations	The Council rely on 4,595 dwellings from this source. The appellant 2,857 dwellings.
Windfall allowance	The Council rely on 631 dwellings from this source. The appellant 426 dwellings.
Overall Deliverable Housing Land Supply	The Council rely on a 3.1-years supply. The appellant 2.02-years supply

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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