PLANNING STATEMENT

BARRATT HOMES
LAND TO THE SOUTH OF CONISTON AVENUE, DARTON

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1.0 INTRODUCTION

1.1 This Planning Statement has been produced in support of a full planning application for the development of 53 units on land to the south of Coniston Avenue, Darton, Barnsley.

1.2 This Statement has been prepared in support of the planning application, providing details of the proposed development and an assessment of its compliance with relevant planning policy. The application is accompanied by a separate Design and Access Statement, which provides further details of design and access matters relating to the proposed development.

1.3 The application package comprises of the following documents:

- Location Plan
- Site Plan
- Notice 1 Form
- Planning Statement
- Design & Access Statement (including BFL12 Assessment and Energy/Sustainability Assessment)
- House Type & Garages Drawing Pack
- Affordable Housing Statement
- Geo-Environmental Ground Investigation Report (including Coal Mining Risk Assessment and Contaminated Land Assessment)
- Additional Geo-Environmental Ground Investigation Report
- Ecological Appraisal
- Tree Survey
- Flood Risk Assessment
- Drainage Feasibility Layout
- Planning Obligations (Draft S106)
- Engineering Feasibility Works
- Travel Plan
- Transport Statement
- Statement of Community Involvement
- Landscape Masterplan
- Site Sections
- Streetscenes
- Topographical Survey
- Boundary Treatment Drawings
- Materials Plan

Planning Statement

1.4 This Statement identifies the relevant planning policies at national and local level for residential development on land which is the allocated housing site HS6 within the adopted Barnsley Local Plan. The proposed scheme seeks to locate high quality family housing in a sustainable location which is appropriate for residential use.

2.0 SITE DESCRIPTION AND SURROUNDINGS

Site Location

2.1 The planning application site is located on the north eastern edge of the village of Darton, Barnsley, to the south of Coniston Avenue. The site is located 1 mile from the centre of Darton and the centre of Barnsley is 4 miles to the South.

2.2 The village of Darton mainly serves as a residential area, with a good range of local services and amenities. There are shops, places to eat and drink, and schools located nearby to the proposed site. Darton Primary School and Mapplewell Primary School are both located less than 1 mile away from the site.

2.3 The village has strong transport links, with good access to the M1 and Darton railway station with services into both Leeds and Sheffield. There are also easily accessible bus stops along Sackup Lane and Coniston Avenue which provide access to a variety of bus services.

The Site

2.4 The site is bounded by existing housing to the north (along Coniston Avenue), the east (along Sackup Lane) and the south (along Pennine close) and to the west by open fields.

2.5 The site is 1.46 hectares.

2.6 The site currently exists as greenfield/grazing land.

2.7 There are a few trees, mainly located towards the site boundaries, on the site (none of which are protected by TPO). There are no heritage issues associated with the development.

2.8 There are no public footpaths or rights of way surrounding or running through the site.

2.9 Based on the Environment Agency's indicative flood map, the site is situated in Flood Zone 1 at the lowest level of risk.

3.0 PLANNING HISTORY

3.1 There are two previous planning applications associated with the proposed development site for residential development. These were both submitted around 20 years ago. Application B/00/1255/DT was submitted in 2001 and was refused on the grounds of substandard access. Application B/03/0120/DT was submitted in 2003 and was refused on the grounds of both substandard access and issues with greenspace accessibility.

3.2 The proposed development is allocated housing site HS6 within the adopted Barnsley Local Plan.

Pre-Application Meeting

3.3 A pre-application request was made to Barnsley Metropolitan Borough Council in June 2021. In November 2021 a letter of advice was issued by the Council. This included advice and instructions from the Council on matters including highways, access, greenspace, design, drainage, and S106 requirements.

4.0 PROPOSED DEVELOPMENT

4.1 Details of the proposed development are set out within the Design and Access Statement accompanying the planning application. The application has been submitted in full detail with all matters for consideration. The development comprises of:

- The erection of 53 residential dwellings
- Formation of new vehicular access off Coniston Avenue
- 20% affordable housing

4.2 The technical constraints of the site have been reviewed and considered during the preparation of the site layout. Properties have been orientated and positioned to form the most appropriate layout for the site, taking into account the identified technical constraints. Site features have been incorporated into the proposed layout to ensure the most appropriate development is proposed.

4.3 The design of the development site and dwellings reflects the local character whilst taking into account published design guidance and standards, including the following SPDs: Design of Housing Development, Open Space Provision on New Housing Developments, and Parking.

4.4 Additional details regarding the design of the proposed development and access arrangements are provided within the Design and Access Statement and plans accompanying this planning application.

5.0 PLANNING POLICY CONTEXT

National Planning Policy

National Planning Policy Framework (July 2021)

5.1 The Government's National Planning Policy Framework forms the relevant policy guidance at the national level for the determination of all planning applications.

Sustainable development

5.2 The NPPF clearly indicates the importance of sustainable development within the planning system, stating, in paragraph 7, "The purpose of the planning system is to contribute to the achievement of sustainable development." Sustainable development can be achieved through the three overarching economic, social and environmental objectives:

- "**an economic objective –** to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure."

- "**a social objective –** to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being."

- "**an environmental objective –** to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

5.3 According to paragraph 9, development should be guided towards sustainable development by planning policies. However, it is important that local circumstances are taken into account and that each area is assessed on an individual basis.

5.4 **Presumption in favour of sustainable development:** This ensures that sustainable development is pursued in a positive way. In the case of decision taking, this means:

- "approving development proposals that accord with an up-to-date development plan without delay"

- "where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - "the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed"
  - "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole"

Decision-making

5.5 The Framework makes it clear, in paragraph 38, that proposed developments should be approached by local planning authorities "in a positive and creative way." It also states that applications for sustainable development should, whenever possible, be approved by decision makers.

5.6 In determining applications, paragraph 47 requires that "applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise."

5.7 In relation to the presumption in favour of sustainable development, "refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination."

5.8 Paragraph 55 explains that where an LPA determines a development to be unacceptable, it should be assessed as to whether it could be made acceptable through the use of conditions or planning obligations.

Delivering a sufficient supply of homes

5.9 Paragraph 60: "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 and that land with permission is developed without unnecessary delay."

5.10 Paragraph 65 sets out a base requirement for at least 10% of the homes in proposed developments to be available for affordable home ownership.

Building a strong, competitive economy

5.11 Paragraph 82 of the NPPF explains that through the planning system, there should be "a clear economic vision and strategy which positively and proactively encourages sustainable economic growth."

Promoting healthy and safe communities

5.12 Paragraph 92 states that "planning policies and decisions should aim to achieve healthy, inclusive and safe places which:"

- "promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other"
- "are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion"
- "enable and support healthy lifestyles, especially where this would address identified local health and well-being needs"

Promoting sustainable transport

5.13 Paragraph 113 of the Framework explains that "all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment."

Making effective use of land

5.14 Paragraph 119 explains that "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions."

5.15 Paragraph 124 relates to achieving appropriate densities, stating that "decisions should support development that makes efficient use of land, taking into account:"

- “The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it”

- “Local market conditions and viability”

- “The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use”

- “The desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change”

- “The importance of securing well-designed, attractive and healthy places”

Achieving well-designed places

5.16 Paragraph 126 states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

5.17 Paragraph 130 states that “Planning policies and decisions should ensure that developments:”

- “Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.”

- “Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.”

- “Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).”

- “Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.”
- “Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.”

- “Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

Meeting the challenge of climate change, flooding and coastal change

5.18 Paragraph 159 of the Framework states that new developments should be steered towards areas with the lowest risk of flooding. If there are available sites within a proposed development area with a low risk of flooding, then development should not be permitted on sites where there is a higher risk.

5.19 Paragraph 169 explains that “major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- "take account of advice from the lead local flood authority"
- "have appropriate proposed minimum operational standards"
- "have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development"
- "where possible, provide multifunctional benefits"

Conserving and enhancing the natural environment

5.20 Paragraph 180 expresses the importance of biodiversity, stating that "developments whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design."

Local Planning Policy

The Barnsley Local Plan

5.21 This Planning Statement makes use of The Barnsley Local Plan (Adopted January 2019), which "provides local planning policy for the future development of Barnsley up to the year 2033."

5.22 The Local Plan was adopted by Barnsley Council in January 2019, replacing the Core Strategy, and plays a key economic, social and environmental role for all residents.

5.23 The key policies for consideration as part of the determination of this application are set out below:

Policy SD1: Presumption in favour of Sustainable Development

5.24 "When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area."

Policy GD1: General Development

5.25 "Proposals for development will be approved if:"

- "There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents"
- "They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land"
- "They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land"
- "They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are

planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape"

- "Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated"
- "Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas"
- "Any drains, culverts and other surface water bodies that may cross the site are considered"
- "Appropriate landscaped boundaries are provided where sites are adjacent to open countryside"
- "Any pylons are considered in the layout"
- "Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing."

Policy LG2: The Location of Growth

5.26 The Local Plan includes a settlement hierarchy in this order: "Urban Barnsley; Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (which includes Thurnscoe and Bolton on Dearne), Penistone and Royston; and villages

5.27 "Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town"

Policy H1: The Number of New Homes to be Built

5.28 "We will seek to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033. A minimum five year supply of deliverable sites will be maintained."

5.29 "The supply of housing sites is made up of Local Plan allocations and sites that already have planning permission."

Policy H2: The Distribution of New Homes

5.30 For the period 2014 – 2033 Urban Barnsley will see 5812 new homes and 3258 planning permissions.

5.31 "Sites within Urban Barnsley and the Principal Towns have been assessed at an indicative density of 40 dwellings per hectare"

Policy H3: Uses on Allocated Housing Sites

5.32 This policy prevents non-residential development on allocated housing sites.

Policy H6: Housing Mix and Efficient Use of Land

5.33 This policy relates to housing mix and efficient use of land. The policy states "Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs. A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages."

Policy H7: Affordable Housing

5.34 This policy states the amount of affordable housing required for developments containing 15 or more dwellings. It states "30% affordable housing will be expected in Penistone and Dodworth and Rural West, 20% in Darton and Barugh; 10% in Bolton, Goldthorpe, Thurnscoe, Hoyland, Wombwell, Darfield, North Barnsley and Royston, South Barnsley and Worsbrough and Rural East."

Policy T3: New Development and Sustainable Travel

5.35 "New development will be expected to:"

- "Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists"
- "Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document"
- "Provide a transport statement or assessment in line with guidance set out in the National Planning Policy Framework and guidance including where appropriate regard for cross boundary local authority impacts"
- "Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework including where appropriate regard for cross boundary local authority impacts. Travel plans will be secured through a planning obligation or a planning condition."

Policy T4: New Development and Transport Safety

5.36 "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. If a development is not suitably served by the existing highway, or would create or add to problems of safety or the efficiency of the highway or any adjoining rail infrastructure for users, we will expect developers to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition."

Policy D1: High Quality Design and Place Making

5.37 This policy states that "Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley"

Policy GS1: Green Space

5.38 This policy, relating to green space, states that "In order to improve the quantity, quality and value of green space provision we will require qualifying new residential developments to

provide or contribute towards green space in line with the standards set out in the Green Space Strategy and in accordance with the requirements of the Infrastructure and Planning Obligations Policy."

Policy BIO1: Biodiversity and Geodiversity

5.39 "Development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured."

Policy CC3: Flood Risk

5.40 "The extent and impact of flooding will be reduced by… Requiring site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3."

Policy CC4: Sustainable Drainage Systems (SuDS)

5.41 "All major development will be expected to use Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that all types of SuDS are inappropriate."

Supplementary Planning Documents

5.42 This section reviews the proposed development against the relevant supplementary planning documents that have been published by Barnsley Metropolitan Borough Council.

SPD: Design of Housing Development (2019)

5.43 This supplementary planning document has been prepared by the Council to provide greater detail on the policies in the Local Plan. A series of criteria are set out within the document, which the Council will use as part of the assessment process of the proposal. The general criteria set out in this SPD include:

- Relationship with existing dwellings and space between proposed dwellings
- External spacing standards
- Internal spacing standards
- Character
- Protection of Existing Larger Dwellings
- Health and Wellbeing
- Designing Out Crime
- Streets
- Design of residential car parking and garages
- Front gardens and boundary treatments
- Landscape design
- Walls and fences
- Existing trees and hedgerows and other features of ecological value
- Public rights of way
- Drainage and flood risk
- Recycling/waste provision
- Obscure glazing
- Signage and street furniture
- Technical requirements
- Removal of permitted development rights

- Infill development
- Backland development
- Corner sites
- Conversions of buildings to residential accommodation

SPD: Open Space Provision on New Housing Development (2019)

5.44 This SPD provides guidance on open space provision expectations in relation to % of area of the new housing development and the importance of good quality green space.

5.45 The SPD also provides guidance on circumstances where on site open space provisions cannot be met by a developer: “Development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily. Where the necessary provision is not made directly by the developer, contributions will be secured through planning obligations.”

SPD: Parking (2019)

5.46 The SPD states that C3 Dwellinghouses (housing and flats) should allow for the following recommended number of dwellings:

- 1 space for dwellings with 1 or 2 bedrooms
- 2 spaces for dwellings with 3 or more bedrooms

6.0 PLANNING CASE

6.1 Chapter 5.0 of this Planning Statement identified the relevant national and local planning policies in relation to this application.

6.2 This chapter identifies the main planning issues associated with the proposed development and demonstrates how the proposals are in accordance with national and local planning policies and guidance.

National Planning Policy Framework

Achieving Sustainable Development

6.3 Chapter 2 of the NPPF identifies the importance of the planning system contributing towards sustainable development.

6.4 The NPPF identifies that there are three overarching aspects of sustainable development. These are economic, social and environmental. Set out below are how the development proposals can be considered as sustainable development.

Economic Role

6.5 The NPPF defines the economic role of sustainable development as:

"To help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure."

6.6 As explained in paragraph 81 of the NPPF, the Government is committed to achieving economic growth, and states that significant weight should be placed on the need to support economic growth through the planning system.

6.7 Listed below are the estimated economic benefits that the housing development would deliver to the local area based on the Lichfields Economic Toolkit:

- Total construction value: £7,423,313
- Total economic output over build period: £10,085,811
- First occupation expenditure (on goods and services, some of which will be captured locally): £288,750
- Estimated additional resident expenditure (within local shops and services per annum): £1,291,290
- New homes bonus payments (to LPA over a 4 year period): £350,910
- Additional council tax revenues (per annum): £87,728
- New jobs (supported by increased resident expenditure in the local area per annum): 8

6.8 The development of the site will bring significant investment to Darton and Barnsley by delivering a wide range of direct and indirect economic benefits. This will stimulate employment growth during and post construction.

6.9 Despite being a national company, a large proportion of the workforce for each site is drawn locally. It is, therefore, highly likely that a large majority of the proposed construction jobs will be taken up by the local workforce. Furthermore, local business

will also benefit from trade linkages established through the construction of the development, meaning that a large proportion of the indirect jobs would be supported locally from suppliers of construction materials and equipment.

6.10 Following the construction of the development, new employment opportunities will be created, with existing facilities/services sustained as a result of the spending patterns of new residents within the local area. It is estimated that the development will generate almost £1.3 million each year of spending power to the local retail and leisure economy.

6.11 The delivery of affordable housing in Darton will provide an important vehicle to deliver housing opportunities for those in housing need or assistance.

6.12 Overall, the development will deliver a number of economic benefits to Darton and Barnsley by developing a site which meets the Government's economic objectives of sustainable development.

Social Role

6.13 The NPPF defines the social role of sustainable development as:

"to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being."

6.14 The development proposals will contribute to supporting a strong, vibrant and healthy community by providing a supply of housing that is required to meet the needs of the present and future generations.

6.15 According to paragraph 60 of the NPPF, the Government has a clear objective of "significantly boosting the supply of homes." Land should be developed without delay to ensure that the needs of groups with specific housing requirements can be addressed.

6.16 The NPPF calls for developments to provide a good housing mix to meet the identified needs of the local community. This scheme will provide a mix of 2, 3 and 4 bedroom private homes, as well as affordable housing, to ensure that the housing needs of all members of the community can be met.

6.17 The overall design of the proposed development responds well to the general character of the local area. It will provide a range of dwellings, and ensure that the density of the site will neither constitute over nor under development.

6.18 This scheme will deliver 20% on-site affordable housing, satisfying the requirements of both the NPPF and the Council.

6.19 The NPPF indicates that good design should be seen as a main feature of sustainable development. The Design and Access Statement, which accompanies this Planning Statement, demonstrates how the site design responds to context of the site and provides high quality residential development.

6.20 There is no doubt that this development will provide much needed new homes in a sustainable location. It will provide a mix of housing that would meet both market

demands and affordable housing requirements, and will meet the Government's social objectives of sustainable development as stated in the NPPF.

Environmental Role

6.21 The NPPF defines the environmental role of sustainable development as:

"to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

Sustainable Transport

6.22 The importance of sustainable transport is clear within the NPPF. It states in paragraph 113 that a travel plan and transport statement or transport assessment should be provided. Optima Highways & Transportation have produced a supporting Transport Statement as part of this planning application. Traffic and highways related issues are covered within this document and should satisfy local and national requirements.

Ecology

6.23 An Ecological Appraisal has been produced by BSG Ecology and has been submitted as part of this planning application. As part of the production of this report, assessments were undertaken and the site was searched for evidence of protected/notable species and the habitat potential to support protected/notable species.

Ground Conditions

6.24 A Geo-Environmental Ground Investigation Report, with additional investigation works, was undertaken by Haigh Huddleston & Associates. This has been submitted as part of the planning application.

Flood Risk and Drainage

6.25 A Flood Risk Assessment and Drainage Feasibility Plan were both undertaken by Haigh Huddleston & Associates. This has been submitted as part of the planning application.

The Barnsley Local Plan

6.26 This section of the planning statement summarises how the proposed development accords with the relevant policies contained within the Local Plan.

- **Policy GD1:** This policy states that proposals for development will be approved if the listed conditions are met. We believe that within this planning statement and the documents included within the planning application, these conditions will all be satisfied.

- **Policy LG2:** Located within "Urban Barnsley" the proposed site sits at the top of the settlement hierarchy of the Local Plan. The local plan states that significantly more growth will be accommodated within Urban Barnsley than any individual principal town.

- **Policy H1:** Within the Local Plan it is stated that the Council seeks to achieve the completion of at least 21,546 net additional homes during the period 2014 – 2033. The proposed development will help to meet the needs of the district, contributing 53 residential dwellings.

- **Policy H2:** For the period 2014 – 2033 Urban Barnsley will see 5812 new homes and 3258 planning permissions. The proposed development will contribute towards this.

- **Policy H3:** Non-residential development will not occur on this site.

- **Policy H6:** The proposed development will have a varied housing mix, including 2, 3 & 4 bed dwellings as well as 1 bedroom apartments, 20% of these being affordable. This satisfies the expectations of this policy for a mix of housing types. The varied housing mix will be suitable for different types of households and can meet local needs. The required density of housing can also be achieved.

- **Policy T3:** The proposed development will meet the needs of pedestrians and cyclists, and will be accessible to public transport. Included within the application documents for this development is a Travel Plan and Transport Statement.

- **Policy T4:** In order to satisfy the requirements of this policy to "provide all transport users within and surrounding the development with safe, secure and convenient access and movement" a Transport Statement and Travel plan accompanies this planning application.

- **Policy D1:** The proposed development will be of high quality design and will take advantage of the local character of Barnsley. Relevant local planning policy and guidance have been reviewed to ensure the most appropriate layout for the site was prepared. Included within the planning application are drawings and plans which will demonstrate the high quality design of this development, as well as a Design and Access Statement.

- **Policy GS1:** The proposed development will contribute towards local green space through S106 contributions. The Draft S106, included as part of the planning application, includes more detail on this.

- **Policy BIO1:** In order to satisfy the requirements of this policy, an Ecological Appraisal was undertaken by BSG Ecology. This has been submitted as part of the planning application.

- **Policy CC3:** As this site is over 1 hectare in size and is located within Flood Zone 1, a Flood Risk Assessment has been produced. This Flood Risk Assessment was produced by Haigh Huddleston & Associates and has been submitted as part of the planning application.

- **Policy CC4:** A Drainage Feasibility Plan, produced by Haigh Huddleston & Associates, has been submitted as part of the planning application.

Supplementary Planning Documents

6.27 This section of the planning statement summarises how the proposed development accords with the relevant SPDs

- **Design of Housing Development:** A detailed review of the application and its site constraints was undertaken prior to the preparation of the proposed layout. A Design

and Access Statement, undertaken by JRP A has been submitted as part of this Planning Application.

- **Open Space Provision on New Housing Development:** Open space provision will be satisfied through the use of S106 contributions. Details of this are included within the Draft S106.

- **Parking:** A Transport Statement has been prepared as part of this application, satisfying the requirements of this SPD.

7.0 SUMMARY AND CONCLUSIONS

7.1 This application seeks full planning permission for the delivery of 53 new homes, access into the site and associated infrastructure.

7.2 This Planning Statement has reviewed relevant planning policy at both the national and local level. It demonstrates that, according to the NPPF, Barnsley Adopted Local Plan & Supplementary Planning Documents, the proposed development should be supported.

7.3 The technical reports that accompany this application demonstrate that the proposed development, with appropriate mitigation, would not give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal. These technical reports are able to satisfy the requirements of the NPPF as well as the relevant policies of the Barnsley Local Plan and relevant SPDs.

7.4 Some of the key benefits, as pointed out within this Planning Statement and accompanying reports are:

- The proposed development will deliver much needed new housing to a sustainable location. This will make a positive contribution towards the local housing objectives in respect of housing needs and demand.
- The new housing development can provide a number of substantial economic and social benefits to Barnsley.
- This development would contribute 53 new dwellings to the target of 21,546 net additional homes by 2033 and the target for 5812 new homes to Urban Barnsley.
- The proposed development will achieve a high standard of design that will not have any adverse impact on the local area.
- As demonstrated in the Transport Statement and Travel Plan, this development is located in a sustainable location, within walking and cycling distance from a number of services and facilities.
- The development is located just a short walk away from bus stops on Sackup Lane and Coniston Avenue, providing multiple services.
- The proposed development will provide a mix of housing to meet current identified local needs, including affordable housing.
- The site falls within Flood Zone 1.

7.5 Based on the evidence set out in this Planning Statement and the accompanying documents, it is considered that the application site will create a sustainable, high quality and accessible housing development. It will provide significant social and economic benefits to Barnsley, with the supporting documentation demonstrating that potential adverse impacts can be satisfactorily mitigated.

7.6 Based on the conclusions of this Planning Statement, the proposed development complies with the NPPF, local planning policies and relevant SPDs.