



PB Planning

Halifax Road, Penistone

PLANNING STATEMENT

Barratt Homes & David Wilson Homes

February 2020

Strategy > Partnership > Delivery

CONTENTS

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

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1.0 INTRODUCTION

- 1.1 This Planning Statement accompanies a full planning application for the following proposed development at Halifax Road, Penistone: -

“Development of 459 new homes, open space, 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: -

- Completed planning application forms and Ownership Certificates
- Planning Layout
- House Type, Street Scene, Garages & Boundary Treatment Drawings
- Planning Statement
- Design and Access Statement
- Statement of Community Involvement
- Landscape & Visual Impact Assessment
- Transport Assessment
- Travel Plan
- Flood Risk Assessment & Surface Water Management Strategy
- Preliminary Ecological Appraisal
- Wintering Bird Survey
- Heritage Assessment
- Arboricultural Survey & Arboricultural Impact Assessment
- Geo-Environmental Appraisal
- Air Quality Assessment
- Noise Impact 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 housing in a sustainable location. Planning permission should therefore be granted in respect of this planning application.

2.0 SITE DESCRIPTION AND SURROUNDINGS

THE APPLICATION SITE

- 2.1 The site is approximately 15.07 hectares in size and presently consists of private fields. The site is located in Flood Risk Zone 1.
- 2.2 The site is contained on all sides by existing development and strong defensible boundaries. Halifax Road borders the northern edge of the site. Residential properties located on Well House Lane and a railway line bound the site's eastern boundary. Residential properties and Scout Dike bound the site's southern boundary. The site's western boundary consists of mature landscaping and Clayton Penistone Group's business premises.
- 2.3 The main settlement area of Penistone provides the wider development context of the site. Penistone contains predominantly residential areas with pockets of commercial, community and recreational uses associated with the services and facilities that the settlement provides.
- 2.4 The site is currently allocated for residential development under Site Ref. HS75 within the Barnsley Local Plan. The Local Plan identifies the following site-specific elements: -
- Indicative Capacity of 414 homes
 - The development will be expected to: -
 - Be designed to provide an appropriate buffer around Westhorpe Works in accordance with HSE standards.
 - Provide appropriate off-site road safety enhancements.
 - Ensure the wider characteristic landscape setting and the setting of the Penistone Conservation Area are protected and enhanced by the use of appropriate site layout and sympathetic design that reflects their setting, scaling, massing, details and materials.
 - Provide appropriate acoustic treatment to mitigate against road and railway noise.
 - Evaluate the site's importance as overwintering feeding habitat for golden plovers and provide mitigation or compensation habitat as appropriate.
 - Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including field evaluation if necessary) that must include the following: -
 - Information identifying the likely location and extent of the remains, and the nature of the remains.
 - An assessment of the significance of the remains; and
 - Consideration of how the remains would be affected by the proposed development.

- 2.5 The applicant's response to the policy criteria associated with the site's proposed allocation is provided in Section 6 of this statement.
- 2.6 The provision of residential development at the site would not have an adverse impact on the identified local context and land uses located within proximity to the site.

SUSTAINABILITY & ACCESSIBILITY

- 2.7 The site is located within a sustainable location and is well located in terms of accessing jobs, shops and services via non-car modes of transport.
- 2.8 The site is located within walking and cycling distance of a range of leisure and community services. Most notably Penistone Grammar School is located within close proximity of the site's western boundary. There are also bus stops located within walking distance of the site on Well House Lane. The main settlement area of Penistone and Penistone Rail Station are located within a 5-minute cycle ride and 10 to 15-minute walk from the site utilising the footpath connection via Water Hall Lane.
- 2.9 Full details of the services and facilities located within proximity of the application site are provided in the submitted Transport Assessment. The site is considered to be positioned in a sustainable location.

PLANNING HISTORY

- 2.10 In order to fully understand the development context of the site in the preparation of this planning application we have undertaken a planning history search of the application site. Our review of the Council's online database has identified that the site has no previous planning history of relevance to the development proposals.
- 2.11 Formal pre-application discussions have taken place with the Council prior to the submission of this planning application. An Environmental Impact Assessment (EIA) screening opinion was also submitted in October 2018 for a similar scheme to the proposed development. The Council's Screening Opinion concluded that EIA was not required.
- 2.12 Pre-application discussions with the Council have been ongoing since December 2020 in respect of the applicant's proposals for the site. The discussions have included a number of meetings with officers. A number of detailed comments have been received as part of this process and accordingly amendments have been made to the development proposals.

2.13 A Design Panel Review of the development proposals was also undertaken in January 2020. Whilst some initial amendments have been made to the scheme, the applicant will consider a review of the development proposals once all of the formal consultation responses to the planning application have been provided. This will allow the applicant to take on board all comments before seeking to identify whether amendments need to be made to the development proposals.

3.0 PROPOSED DEVELOPMENT

- 3.1 This section of the statement provides a summary of the Proposed Development that forms the subject of this planning application.
- 3.2 The proposals seek to deliver a residential development of 459 new homes, open space, landscape and associated infrastructure. The new homes on the site will be designed and delivered within a sensitively master-planned scheme. The development proposals will seek to provide a highly permeable and legible structure.
- 3.3 The development will have full regard to the existing quality and character of the locality, its existing neighbourhoods and their setting.

RESIDENTIAL DEVELOPMENT

- 3.4 The development will comprise 459 high quality new homes of an appropriate style of housing type and mix, whilst ensuring that the residential amenity of neighbouring residents of the site can be safeguarded. The proposed density of the scheme is 30 dwellings per hectare (gross).
- 3.5 The dwelling mix of the proposed development is as follows: -
- 87 x 2 Bedroom Homes.
 - 190 x 3 Bedroom Homes.
 - 182 x 4 Bedroom Homes.
- 3.6 With regards to affordable housing, the submitted planning layout identifies the delivery of 138 affordable properties (30%). The proposed mix of affordable properties is as follows: -
- 74 x 2 Bedroom Homes; and
 - 64 x 3 Bedroom Homes.
- 3.7 The proposed affordable homes have been “pepper-potted” across the site on eight separate streets. The affordable homes will be indistinguishable from the open market units by having the same appearance and finish and being built from the same materials as the market plots. In accordance with Policy H1 of the Penistone Neighbourhood Development Plan
- 3.8 With regards to scale, all of the homes to be delivered within the development will be 2 storeys high.
- 3.9 Overall, the development proposals provide a housing mix that will deliver a sustainable community for first-time buyers, couples and families.

- 3.10 The proposed housing mix and density of the development proposals is in accordance with the guidance presented within Policy H6 of the adopted Local Plan and Policy H1 of the Penistone Neighbourhood Development Plan. The development includes a broad mix of house size, type and tenure to help create mixed and balanced communities. The homes being delivered are suitable for different types of households.
- 3.11 Policy H6 of the Local Plan identifies that a net density of 40 dwellings per hectare is expected in Penistone. Whilst the gross density of the development proposals is 30 dwellings per hectare, 15% of the site area is provided as public open space which equates to 2.26ha of on-site open space, in accordance with the Council's Open Space Provision on New Housing Developments SPD. Resulting in a net density of 36 dwellings per hectare. Whilst still below the policy requirements, it is our view that the development proposals respect the character and appearance of the area.
- 3.12 The Planning Layout and Design & Access statement which accompany the application establish that the proposed quantum of development detailed above can be accommodated at the site whilst ensuring that a high-quality residential development can be delivered.
- 3.13 With regard to residential amenity, the proposed development has been designed to ensure that appropriate separation distances are achieved between each of the proposed homes. Furthermore, the development proposals include the provision of additional landscaping on the site's eastern and southern boundaries adjacent to existing neighbouring properties in order to protect the amenity of existing residents.

HIGHWAYS & ACCESS

- 3.14 The submitted Planning Layout and Transport Assessment identify that the vehicular access into the proposed development will be via a priority junction on A629 Halifax Road, with another simple priority junction on Well House Lane.
- 3.15 Pedestrians and cyclists will be able to access the development from both Halifax Road and Well House Lane and, on Well House Lane, there will be an additional pedestrian/cycle access further to the south of the vehicular access.
- 3.16 In accordance with Policy BE3 of the Penistone Neighbourhood Development Plan, the development proposals will not have any impact on the amenity value of public rights of way in vicinity of the development proposals.
- 3.17 The access and road layout have been designed to the relevant standards and to accommodate refuse vehicle movements.

OPEN SPACE & LANDSCAPING

- 3.18 The layout, size and distribution of areas of open space and landscaping delivered as part of the development proposals have been dictated by the recommendations of the environmental and technical assessment work undertaken to support the planning application. Specifically, the landscape, ecology and drainage assessment work. The requirement to incorporate a sufficient stand-off from specific operations of Clayton Penistone Group has also been considered. Further details of which are provided below.
- 3.19 The areas to be provided within the site perform a number of functions as follows: -
- The central area of public open space is approximately the size of a football pitch and will provide a central focal area of the site. It will incorporate areas of natural play and for general amenity. The area is located on a plateau within the site, where the principle views to and from Penistone are provided. Meaning sensitive views onto the site from the wider Penistone area will be provided, this preserving the character of Penistone Conservation Area. Existing stone walling found within the site will be re-used within this area as part of the detailed landscaping design.
 - The large area of public open space on the site's southern boundary will enable the site to integrate with the Scout Dike area. The site's Sustainable Urban Drainage Systems will be focused in this location, with the ability for general amenity greenspace and landscaping planting in this area.
 - The third area of public open space is provided adjacent to Clayton Penistone Group in order to meet specific HSE buffer area requirements (discussed further below). This area will be used as general amenity greenspace within the site. It will provide design and landscape benefits through the provision of an area of greenspace that can will be in view when entering or leaving the site via Halifax Road. Existing stone walling found within the site will be re-used within this area as part of the detailed landscaping design.
 - Areas of existing boundary landscaping and hedgerows will be retained and enhanced where possible. The development proposals include the provision of additional landscaping on the site's eastern and southern boundaries adjacent to existing neighbouring properties in order to protect their amenity.
- 3.20 A total of 15% of the site area equating to 2.26ha of open space will be provided by the development proposals.
- 3.21 Whilst the areas of public open space have been located to consider views onto the site from Penistone and vice versa, it is important to point out that the site is not located within any of the key views towards the countryside identified within the Penistone Neighbourhood Development Plan. The development will also have no impact and thus protect the local heritage assets identified within Policy BE2 of the Penistone Neighbourhood Development Plan.
- 3.22 Furthermore, the site is not identified as a Local Green Space or within a Green Infrastructure Corridor within the Penistone Neighbourhood Development Plan and will not have any impact on those designated within vicinity of the site (Scout Dike) ensuring that that development complies with Policies BE4 and CGI1 of the Plan.

- 3.23 The proposed development will also deliver internal landscape areas throughout the site, providing street trees, pockets of landscape form features to terminate views and green frontages to soften the streetscape setting and views of the built-form behind.
- 3.24 The Tree Survey and Ecology Survey work have been utilised to ensure the protection of the site's key areas of arboricultural value. Particularly, the retention of boundary hedgerows. Additional planting of hedgerows and trees will also be delivered within the proposed areas of public open space.
- 3.25 As alluded to above, the existing stone walls that run through the site will also be re-used where possible within the site's areas of public open space and landscape areas.
- 3.26 Through utilising the conclusions of the aforementioned technical work, the applicant has sought to formulate a development which provides a sensitive extension to the existing area, whilst importantly providing public open space and the enhancement of well-defined boundaries in perpetuity.
- 3.27 The location of the site's identified areas of public open space will also importantly fully safeguard views onto the site from Penistone and protect areas of biodiversity value. These issues will be discussed in more detail in Section 5 of this statement.

BUFFER TO CLAYTON PENISTONE GROUP IN ACCORDANCE WITH HSE STANDARDS

- 3.28 Enclosed with the application is a letter provided by the applicant's solicitors Shulmans. The letter details the correspondence that has taken place between the applicant and the Health & Safety Executive (HSE) prior to the submission of the planning application to determine the appropriate buffer that should be provided from the Clayton Penistone Group in order to accord with HSE standards.
- 3.29 The submitted letter includes the following advice received from the HSE by email dated 13th February 2020 in response to a pre-application request by the applicant. The reference to "H82 Development" refers to the application site's previous reference in the Barnsley Local Plan before it was adopted: -
1. With regard to the proposed H82 development, the area of interest affects the two fields closest to the Penistone site. The safeguarding zones in place run around the Penistone building for **48 metres**.
 2. Inhabited buildings are not permitted within the area of interest; places of public gathering i.e. sports field are not permitted within the area of interest. Roads must be at 24 metres away from the closest Penistone building. Consideration must be given to the construction of any building even if it is not habited, as during the construction phase it will be classed as public gathering.

3. The only way to reduce the zones is to change the construction of one of the buildings to steel and mound the complete building. Building a wall will not reduce the zones.
4. At the moment the HSE have no expressed intention of revoking the licence. However, if the proposed developments were to take place, it would have a duty to consider reducing the licensed quantities to limits where the safeguarding zones would not impact on the development. This option might make the operation of the company unviable. However, HSE's guidance is clear that the proposed development should not be compromised by the licence.
5. A licence is revoked if a company has total disregard for H&S legislation. The company can give the licence back to the HSE if it no longer requires it. A licence can be varied at a cost to the company if they require alterations to their storage/manufacturing requirements. However, once a licence has been granted, it is normally for as long as the duty-holder wishes to keep it, subject to the issues raised in 4 above.
6. HSE's Explosives Inspectorate is a statutory consultee for certain developments within the consultation distances of an HSE licensed explosives site. The responsibility is on HSE to identify the consequences of the potential development and then for the local planning authority to decide whether to grant permission based on all the available information. If permission were granted in this instance, HSE has a statutory duty to review the licence. This review could result in a variation of the licence which could include a reduction in the quantity of explosive permitted. In some circumstances it may be necessary for HSE to revoke the licence if adequate safeguarding distances cannot be achieved which would impact on the viability of the site.

- 3.30 The development proposals include an area of public open space adjacent to the relevant operations of Clayton Penistone Group to which the requirement for a buffer relates. This area of public open space provides the necessary 48m buffer from this existing operation as required by the HSE's guidance.
- 3.31 The development proposals therefore comply with Point 1 and Point 2 of the HSE's guidance to the applicant and by doing so do not put any pressures on the operation or viability of Clayton Penistone Group in accordance with Point 4 of the HSE's guidance.
- 3.32 A more detailed response to this issue is provided in the letter prepared by Shulmans. We will not seek to repeat it here for brevity. The letter highlights the relevant HSE guidance.
- 3.33 Importantly, the Local Plan's indicative capacity for the site was influenced by the belief that the required buffer area to Clayton Penistone Group needed to be much larger. Notwithstanding the evidence provided by PB Planning through the Local Plan Examination in Public process. The correction of the required buffer area to 48m in response to the guidance presented by the HSE in their pre-application response dated 13th February 2020 therefore confirms that the proposed capacity of the site is appropriate.
- 3.34 The correction of the required buffer area and the resultant increase in the number of homes that the site can deliver does of course result in a substantial increase in the socio-economic

benefits that the development proposals can provide, including an uplift in much needed affordable homes.

PLANNING OBLIGATIONS

3.35 It is envisaged that discussions will be required in relation to potential Section 106 Obligations that the development proposals will be required to deliver. At present the development proposals are expected to deliver the following obligations in accordance with the Council's relevant Supplementary Planning Documents: -

- Affordable Housing – 138 Homes (30% provision)
- Education – £2.6m to local primary and secondary schools to accommodate the capacity of new pupils as a result of the development proposals.
- Open Space - £470k towards improvements to existing public open space and recreation facilities in Penistone.
- Sustainable Travel - £321k towards improvements to local sustainable transport facilities including Penistone Train Station.

3.36 The applicant will submit a Section 106 Agreement to the Council once these discussions have taken place.

4.0 PRINCIPLE OF DEVELOPMENT

4.1 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.”

4.2 As identified in Section 2 of this statement, the application site is identified as housing allocation Ref. HS75 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.

4.3 The statutory development plan for the application site also includes the Penistone Neighbourhood Development Plan which was adopted in August 2019.

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

4.5 The principle of residential development at the site is therefore established by its allocation in the adopted Barnsley Local Plan.

4.6 The following chapter of this planning statement identifies the main planning issues associated with the proposed development and considers how the proposals are in accordance with national planning guidance and the adopted statutory development plan.

4.7 The NPPF identifies that there are three dimensions to sustainable development: economic, social and environmental. We set out in the chapter below how the development proposals can be considered as sustainable development in respect of each of these objectives.

4.8 The final chapter of the statement then specifically identifies how the development proposals meet the site-specific requirements identified within the adopted Barnsley Local Plan.

5.0 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT: *ECONOMIC, SOCIAL & ENVIRONMENTAL OBJECTIVES*

MEETING THE ECONOMIC OBJECTIVE OF SUSTAINABLE DEVELOPMENT

5.1 The NPPF defines the economic objective of sustainable development as being:

“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”

5.2 The economic benefits that the development would deliver to the local area are as follows: -

- Creating sustainable communities through meeting market and affordable housing needs, offering existing and potential residents of the Borough the opportunity to live in the house and location they desire.
- Delivering significant financial contributions towards the improvement of Penistone's and the Borough's infrastructure currently estimated to be: -
 - £2.6m to local primary and secondary schools to accommodate the capacity of new pupils as a result of the development proposals.
 - £470k towards improvements to existing public open space and recreation facilities in Penistone.
 - £321k towards improvements to local sustainable transport facilities including Penistone Train Station.
- New capital expenditure in the region of £64m creating substantial direct and indirect employment opportunities of approximately 70 new direct jobs and 99 new indirect jobs of which 70% are usually retained in the local area.
- Sustaining and improving the Borough's labour market through delivering the right homes in the right locations.
- Increasing retail and leisure expenditure in the local area by approximately £11m per annum, creating 65 jobs in these sectors.
- Provision of funding towards public services from an estimated figure of £3m from the Government's new homes bonuses & annual council tax payments of circa £750k per annum.

5.3 The development of the site will deliver a £64m construction investment to Penistone and the wider Barnsley area over a 9-year build period. This level of investment will deliver a wide range of direct and indirect economic benefits to the area, stimulating employment growth during and post-construction.

- 5.4 A large proportion of the workforce for each Barratt Homes and David Wilson Homes development is drawn locally. It is therefore highly likely that the majority of the proposed construction jobs will be taken up by a 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.
- 5.5 Following the construction of the development new employment opportunities will be created and existing facilities/services sustained as a result of the spending patterns of new residents within Penistone and the local area. It is estimated that the development will generate approximately £11m of spending power each year to the local retail and leisure economy, creating 65 new jobs in these sectors. With an estimated initial first occupation expenditure of £2.5m.
- 5.6 The development will deliver significant economic gains through the Government's New Homes Bonus incentive and annual Council Tax payments. At a time when local authorities' budgets are being reduced these areas of financial gain can provide beneficial ways in which Councils can continue to support their communities.
- 5.7 The development will also deliver a significant financial contribution through Section 106 contributions towards the improvement of local infrastructure, including local educational facilities and public open space. The total level of investment that the development is estimated to deliver to local infrastructure in Penistone is **£3.4m**. The provision of funding towards improvements to local educational facilities is specifically in accordance with Policy CF1 of the Penistone Neighbourhood Development Plan.
- 5.8 Overall, the development will deliver a number of economic benefits to Penistone and the wider Barnsley area and in doing so, will meet the Government's economic objectives of sustainable development. The proposals will also comply with policies LG2, H1, I1 & I2 of the Barnsley Local Plan and Policy CF1 of the Penistone Neighbourhood Development Plan.

MEETING THE SOCIAL OBJECTIVE OF SUSTAINABLE DEVELOPMENT

- 5.9 The NPPF defines the social objective of sustainable development as being:

“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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being”.

- 5.10 Paragraph 59 of the NPPF identifies that 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 allocated housing sites are developed without unnecessary delay.
- 5.11 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 both present and future generations within Penistone and the wider Penistone area.
- 5.12 The development will deliver high quality homes for local people at a site which is identified as a housing allocation within the adopted Barnsley Local Plan.
- 5.13 The development is located within walking and cycling distance of a range of employment, retail, leisure and community services. The development will help to sustain local services and facilities by providing new pupils for the school and new retail & leisure expenditure.
- 5.14 In respect of the provision of a good housing mix within the development, in order to meet the identified needs of the community the proposals will provide dwellings of a mix of 2, 3 and 4-bedroom homes to ensure that the housing needs of all members of the community can be met including first-time buyers, couples of all ages and families.
- 5.15 With regards to affordable housing, the development proposals will seek to deliver 30% affordable homes on-site in compliance with Policy H7 of the Barnsley Local Plan.
- 5.16 The proposed housing mix of the development proposals is in accordance with the guidance presented within Policy H6 of the adopted Local Plan and Policy H1 of the Penistone Neighbourhood Development Plan. The development includes a broad mix of house size, type and tenure to help create mixed and balanced communities. The homes being delivered are suitable for different types of households.
- 5.17 The development proposals will deliver a high quality of design that will complement the character of the settlement, creating an attractive place to live. A total of 2.26ha of open space will be provided by the development proposals providing new Natural & Semi-Natural Green Space, Amenity Green Space and Equipped Play Space provision for Children & Young People. The public open space aims to create useable and functional space which meets the needs of prospective residents of the site and also provides a benefit to existing neighbouring residents of the site.
- 5.18 With regards to density, Policy H6 identifies that a net density of 40 dwellings per hectare is expected in Penistone. Whilst the gross density of the development proposals is 30 dwellings

per hectare, 15% of the site area is provided as public open space which equates to 2.26ha of on-site open space in accordance with the Council's Open Space Provision on New Housing Developments SPD. Resulting in a net density of 36 dwellings per hectare. Whilst still below the policy requirements, it is our view that the development proposals respect the character and appearance of the area.

- 5.19 The design of the proposals will result in a high-quality local environment for residents with appropriate levels of private amenity space for new residents of the development and existing residents who neighbour the site. Care has been taken to ensure that appropriate separation distances have been provided where new properties are located within the vicinity of existing residential properties.
- 5.20 The development proposals also include the provision of additional landscaping on the site's eastern and southern boundaries adjacent to existing neighbouring properties in order to further protect their amenity.
- 5.21 The Design and Access Statement submitted alongside the planning application demonstrates that the proposals accord with relevant national and local planning policy and design best practice in relation to design. It identifies that the proposed layout has been developed based on a clear set of design parameters. These principles ensure a well-designed detailed proposal with careful consideration given to a range of dwellings in a pleasant, safe and secure environment. New residents will benefit from links to public transport, footpath/cycle permeability with well-defined public green spaces. These combined elements will ensure a pleasant, attractive and thriving environment to live.
- 5.22 We consider the quantum of development proposed will deliver a high-quality residential development whilst ensuring an efficient use of land.
- 5.23 In accordance with the definition provided within Annex 2 of the National Planning Policy Framework, the site can be considered as a viable and deliverable residential development site on account of: -
- **Suitability** - The site is located in a suitable location for residential development now. A sustainable development can be delivered at the site with pedestrian and cycle access to existing services, facilities and public transport. A suitable access can be provided from existing highways and there are no technical constraints which would preclude the development of the site for residential use.
 - **Availability** - The site is available for development now as there are no legal or ownership constraints as Barratt Homes and David Wilson Homes have an interest in the site and by virtue of this planning application have expressed an intention to develop the site for residential use.

- **Achievability** - A viable housing development can be delivered on the site within the next 5 years. Barratt Homes and David Wilson Homes are seeking to develop the site for residential use. Prior to the progression of development sites, they undertake a thorough marketing and economic viability assessment for each site, including an assessment of any site-specific abnormal costs. The site is considered to be achievable for residential development now as there is a realistic prospect that the site can deliver new homes within the next 5 years.

5.24 With regard to proposed delivery timescales, subject to the approval of the planning application within the next 6 months, it is currently envisaged that first dwelling completions on the site will take place in the monitoring year 2021/22. It is anticipated that the development will deliver a yield of up to 50 homes per annum on account of there being two developers operating simultaneously at the site. The table below provides the site's cumulative dwelling delivery projection per annum: -

Year	No of Homes Cumulative
2020/2021	0
2021/2022	50
2022/2023	100
2023/2024	150
2024/2025	200
2025/2026	250
2026/2027	300
2027/2028	350
2028/2029	400
2029/2030	459

- 5.25 The development proposals can deliver a number of social benefits to Penistone within a 9-year period alongside making a significant contribution to the Council's ongoing 5-year housing land supply and housing delivery test requirements.
- 5.26 Overall, the development will deliver much needed new homes in a sustainable location and will meet the Government's social objectives of sustainable development as set out in Paragraphs 11, 59, 67 & 73 of the NPPF. The proposals also comply with policies GD1, LG2, H1, H2, H6, H7 and D1 of the Barnsley Local Plan and Policy H1 of the Penistone Neighbourhood Development Plan.

MEETING THE ENVIRONMENTAL OBJECTIVE OF SUSTAINABLE DEVELOPMENT

- 5.27 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”

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

HIGHWAYS & ACCESS

- 5.29 A Transport Assessment and Travel Plan prepared by Optima Highways accompany the planning application.
- 5.30 The submitted Transport Assessment has considered the existing and proposed operation of the highway in terms of highway safety, sustainability and capacity. It demonstrates that the predicted traffic from the proposed development has no material or significant impact on any of the junctions assessed.
- 5.31 The Transport Assessment identifies that the vehicular access into the proposed development will be via a priority junction on A629 Halifax Road, with another simple priority junction on Well House Lane. Pedestrians and cyclists will be able to access the development from both Halifax Road and Well House Lane and, on Well House Lane, there will be an additional pedestrian/cycle access further to the south of the vehicular access.
- 5.32 Analysis has demonstrated that this form of junction is suitable to serve the level of development proposed and each will operate with significant spare capacity at the full Opening Year of 2030 and beyond. The junction on A629 Halifax Road has been designed in accordance with DMRB CD 123 'Geometric design of at-grade priority and signal-controlled junctions'.
- 5.33 The Transport Assessment demonstrates that the Site is accessible by foot, cycle and public transport to numerous local facilities and employment opportunities. In accordance with the NPPF, this provides future residents with the choice to travel via alternatives modes of transport and minimise trips made by the private car. Furthermore, the additional use of these facilities by the residents at proposed development e.g. public transport and the local commerce, will assist in supporting and sustaining them.
- 5.34 A review of the personal injury collision data has been undertaken for the study area, which has shown that there are no specific accident concerns and it is considered that the proposed development will not materially exacerbate the existing highway safety situation.
- 5.35 Junction capacity assessments have been undertaken across the local highway network using industry standard software for a development Design Year of 2030. The capacity assessments have demonstrated that the majority of the junctions in the study area are operating well within

capacity in the Base and Design scenarios and as such the impact of the development will be accommodated.

- 5.36 The junction of A628 / B6462 Bridge Street has been shown to be just over-capacity in the PM peak hour as a result of general traffic growth alone. The amount of additional traffic as a result of the proposed development is not considered to be material as it will be imperceptible over and above the usual daily fluctuations in peak hour traffic flows.
- 5.37 In summary, the Transport Assessment has demonstrated that safe and suitable access to the proposed development can be achieved for all users and that there will be no unacceptable impacts from the development on the transport network or on highway safety. It is therefore concluded that there are no reasons on highways or transport grounds why the development proposals should not be granted planning permission.
- 5.38 The submitted Travel Plan outlines a package of measures which seeks to promote greener, cleaner and healthier travel choices and reducing the reliance on the car. It involves the development of a set of mechanisms, initiatives and targets that together can enable the development to reduce the impact of travel and transport on the environment, whilst also achieving a number of other benefits for residents such as a healthier lifestyle.
- 5.39 The aims of the Travel Plan submitted alongside the application are to: -
- Maximise the attractiveness of the development to potential residents by highlighting the accessibility of the Site by a range of sustainable travel options; and
 - Minimise the effect the development has on the environment and the local highway network by promoting the use of these sustainable travel options ahead of less sustainable modes such as single person trips by car / van.
- 5.40 The objectives of the submitted Travel Plan are therefore to: -
- Identify the range of travel options available to residents.
 - Maximise the use of sustainable modes by residents through effective promoting and engagement.
 - Use suitable monitoring and reporting mechanisms to assess, over time, the impact of travel plan measures at the Site.
- 5.41 The aims and objectives of the Travel Plan have been influenced by the guidance presented in the Council's Sustainable Travel Supplementary Planning Document.
- 5.42 It is therefore considered that the development proposals are in accordance with Policies T3 and T4 of the Barnsley Local Plan as there are no transport reasons why planning approval should be withheld.

DRAINAGE & FLOOD RISK

- 5.43 A Flood Risk Assessment and Surface Water Management Strategy prepared by ID Civils Design Ltd is submitted alongside the planning application.
- 5.44 The development will require new drainage system designed to suit the final approved layout, and in compliance with current Building Regulations and Sewers for Adoption. The pipe drainage networks, and the below ground attenuation will be adopted by Yorkshire Water under a section 104 agreement.
- 5.45 A predevelopment enquiry was submitted to Yorkshire Water to ascertain suitable points of discharge and rates for foul and surface water drainage.
- 5.46 Yorkshire Water has confirmed that foul water flows from the development can be discharged to the sewer network in Wellhouse Lane and Barnsley Road to the east and south of the site. The enquiry stated that the site may be built in two phases, however the current proposal is for a single phase and outfall to Barnsley Road. As the previously requested connection points both drain into the 225mm sewer in Barnsley Road there will be no issue in taking the whole site to Barnsley Road.
- 5.47 With regards to Surface Water, in accordance with the hierarchy contained within Part H of the building regulations, NPPF and the SuDS guidance, the surface water strategy should be considered in order of the sustainable hierarchy. The hierarchy and ability of the site to support the particular elements of the hierarchy are identified as follows: -
- Discharge to infiltration drainage/soakaway - The ability of any development to discharge to infiltration drainage is wholly reliant on the ground conditions across the site. The site investigation report confirms that the site is underlain by firm/stiff clay strata and as such will be unsuitable for infiltration drainage.
 - Discharge to Watercourse - Scout Dike flows to the south of the site and the site is naturally within this catchment. This will be the outfall point for surface water drainage from the site.
 - Discharge to a Surface Water Sewer - There are no suitable surface water sewers which could be used to discharge flows from the site.
- 5.48 It is therefore proposed that surface water flows from the development are drained to Scout Dike to the south of the site. In order to reflect the current greenfield flow rate and ensure that the watercourse does not receive further flows following development, the flow rate would be restricted to the equivalent of greenfield rate from the areas of the site to be developed which has been calculated, based on LLFA greenfield rate policy, as 65.6 l/s.

- 5.49 This rate reflects the Qbar storm event. Storm intensities greater than Qbar (approx. 1 in 20 months) will generate higher rates. The new surface water system will be designed to limit flows in all events up to the 100-year event (plus climate change) to the Qbar rate, therefore there will be a net reduction in flow rate to the watercourse in these events post development.
- 5.50 Furthermore, Yorkshire Water and BMBC require that the sewer network is designed so as not to surcharge in the 1 in 2-year storm event and not to flood in the 30-year event. Flooding from the 1 in 100-year event plus 30% climate change factor will also be stored in the site.
- 5.51 Due to the site's topography, the potential for storage within the site at a safe location is limited, therefore it is proposed that the 1 in 100-year event plus climate change is stored within a storage tank below the open space to the southern edge of the site as illustrated in the submitted drainage strategy plan.
- 5.52 Safe exceedance routes for flows will be provided through the site in the event of the system being overwhelmed. Exceedance routes have been illustrated on the submitted drainage strategy plan and can be created by careful highway design. This can be conditioned, and detailed following granting of planning consent once full longitudinal sections are available.
- 5.53 All sewers, pumping station and the storage tank will be adopted by YW under a section 104 agreement. The maintenance of the system will be subject to Yorkshire Waters standard maintenance procedures as public sewers. All maintenance in the period prior to formal adoption will be undertaken by the developer. Access for maintenance purposes has been provided by an access road to the hydrobrake which allows YW to park their vehicle off road and access the hydrobrake.
- 5.54 There is a culverted watercourse in the north east of the site. The watercourse will be retained and diverted through the site to a route which is accessible for future maintenance. All work will be agreed with the LLFA who will need to provide a formal consent to divert. Proposals for the routing of the diversion are shown on the drainage strategy plan and it is proposed that the pipe size will be no smaller than the existing culvert. The culvert will need accurately locating and the size will be determined via excavation. Final design details to be covered by condition for agreement with the LLFA.
- 5.55 A detailed Flood Risk Assessment (FRA) and outline drainage management plan has been undertaken. The FRA has been undertaken in accordance with Environment Agency, Yorkshire Water and Barnsley Metropolitan Borough Council development control guidance and considers the setting of the development and likely impact on surrounding areas.

- 5.56 It has been established that the site is located within fluvial Flood Zone 1 and there is a low risk of surface water flooding.
- 5.57 The assessment has identified the current site drainage characteristics and has established that the current level of risk from flooding in respect of fluvial flooding, pluvial flooding, artificial sources and groundwater is **low**.
- 5.58 On account of the evidence provided within the submitted Flood Risk Assessment and Surface Water Management 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.

LANDSCAPE & VISUAL IMPACT

- 5.59 A Landscape & Visual Impact Assessment (LVIA) prepared FDA Landscape is submitted alongside the planning application. The assessment provides information about landscape related issues on the site and within the surrounding area.
- 5.60 In addition to a site walkover, desktop survey work has been undertaken into the current status of the site and surrounding areas in terms of any landscape designations or development management implications. Formal, pre-application meetings have been undertaken with the local authority and comments made during these meetings has also been considered.
- 5.61 The LVIA concludes that development on the proposed, allocated site would create a sustainable residential area on land to the north of Penistone. Impacts on the views from the Penistone Conservation Area would be minimal and would be mitigated with additional planting around the site's boundary and throughout the development.
- 5.62 Adverse impacts from the construction phase would be temporary and limited to localised areas on or adjacent to the site. The proposals deliver a proportion of the site as Green Infrastructure by creating a new public open space retaining and enhancing boundary vegetation where feasible.
- 5.63 The eastern boundary and views into the site would be filtered by proposed buffer planting and a sympathetic layout which looks onto Well House Lane.
- 5.64 A sensitively considered layout and landscape scheme would reflect local character both in style and use of materials.

- 5.65 The properties which back onto the site along the eastern boundary will be affected the most by the development, due to those properties currently taking advantage of the views across the site. Dense buffer planting in these locations will filter views into the site and break up the building line when viewed from outside.
- 5.66 The planting of additional native species within the open spaces and along the boundaries of the site will increase the vegetation of the area, improve long distance views when it has matured and enhance the local biodiversity. The existing site is of low ecological value and new planting will improve local habitats.
- 5.67 The positioning of the central area of Public Open Space seeks to break up the mass of development when viewed from distance, however it is important to emphasise that the small number of distant views towards the site are not located within any of the key views towards the countryside identified within the Penistone Neighbourhood Development Plan. In addition, the development will not impact on any of the heritage assets identified within Policy BE2 of the previously mentioned Development Plan.
- 5.68 On account of the evidence provided within the submitted LVIA it is considered that the development proposals are in accordance with Policies GD1 and LC1 of the Barnsley Local Plan and Policies BE2, BE4 and CGI1 the Penistone Neighbourhood Development Plan as there are no landscape impact concerns that would preclude the development of the site.

HERITAGE

- 5.69 BWB Consulting have undertaken a Heritage Assessment of the site. The assessment considers the likely potential effects of the proposed development on any cultural heritage assets within the proposed development site. In particular, it considers the impact of the ground works and construction works associated with the proposed development.
- 5.70 The submitted Heritage Assessment establishes that there are no Scheduled Monuments, Conservation Areas or Registered Battlefields within the study area or within the site. Listed buildings have been identified within the study area but their setting will largely be unaffected by the development proposals.
- 5.71 The assessment has determined that there are no known assets indicative of prehistoric or Roman activity recorded within the study area.
- 5.72 A geophysical survey has been undertaken within the site which has determined the presence of some anomalies within the southern extent of the site. The date for these is unknown but

they may be related to agricultural practices which date to the early post-medieval period or earlier. There is nothing in the data to suggest settlement activity. On this basis it is recommended that any further required works are undertaken as a condition of the application.

- 5.73 The development therefore satisfies the requirements of Policies HE1, HE2 and HE6 of the Barnsley Local Plan and Policy BE2 of the Penistone Neighbourhood Development Plan as there are no heritage related issues that would preclude the development of the site.

ARBORICULTURE

- 5.74 A Tree Survey and Arboricultural Impact Assessment undertaken by Brooks Ecological are submitted alongside the planning application.
- 5.75 The Site is rural, pastoral farmland on a village edge location, adjacent to Halifax Road (A629).
- 5.76 The tree survey comprised eighteen individual trees, of which two are inside the Site and two straddle the Site boundary.
- 5.77 The remaining 14 trees are just outside the Site boundary. Five trees are assessed as retention category A (27.8%), five trees as retention category B (27.8%) and eight trees as retention category C (44.4%) including T5 and T13 Elders verging on category U due to late age.
- 5.78 The trees are on the periphery of the Site and none are identified as for removal for the proposed residential scheme. A large ash in the south-west corner has features indicative of veteran or transition veteran and will be retained. Tree protection fencing is recommended to protect tree canopies and root protection areas which extend into the Site.
- 5.79 There is opportunity within the scheme to plant trees and enhance wildlife potential. The development proposals will provide new landscape planting and consequently deliver on this identified opportunity.
- 5.80 The recommendations identified within the submitted Arboricultural Impact Assessment have been incorporated into the design of the scheme and will be adhered to by the development proposals. Accordingly, it is considered that the development proposals are in accordance with Policy GD1 and BIO1 of the Barnsley Local.

ECOLOGY

- 5.81 A Preliminary Ecological Appraisal has been undertaken by Brooks Ecological to support the planning application.

- 5.82 The Preliminary Ecological Appraisal has included a Desk Study of designated wildlife sites and records of protected or notable species, and an extended Phase 1 Habitat Survey carried out in October 2018.
- 5.83 The majority of the Site represents habitat of low ecological value. The species-poor hedgerows are considered to represent poor example of their type but will be of value to certain faunal groups.
- 5.84 A single mature ash located in the Site boundary meet the criteria for classification as an Ancient / Veteran tree. As such this tree must be retained and protected through development. This tree also has the potential to support roosting bats, and precaution will be required should any remedial work be required.
- 5.85 By way of risk management, a precautionary badger survey is recommended prior to commencement to ensure the continued absence of badger.
- 5.86 In light of the findings of the report, the assessment identifies that a sympathetic layout has been designed which retains the hedgerows and mature ash tree (identified as a constraint). Based on this, the layout does not require any amendments and no further surveys are deemed necessary based on this layout.
- 5.87 In accordance with the Site-Specific policy associated with the site's allocation in the Local Plan, a Wintering Bird Survey of the site has been prepared by FPCR and submitted alongside the planning application.
- 5.88 Wintering bird surveys were initially conducted between November 2017 and March 2018. A total of 24 bird species were recorded within the Site during the wintering bird surveys, of which eight were considered 'notable' species. Golden Plover was not recorded on Site, nor were they recorded within 2km of the site.
- 5.89 The wintering bird assemblage making use of the Site was typical of the habitats present, comprising for the most part common and widespread species, and was therefore considered to be of Local importance.
- 5.90 A further winter bird survey was carried out on 4th November 2019. Eleven species, including four notable species, were recorded. Small numbers of Lapwing, Black-Headed Gull and Starling were found to be foraging on Site. However, given the abundance of arable habitats in

the surrounding landscape and the mobility of these bird species, their presence was considered not to be a constraint to development of the Site.

- 5.91 Accordingly, it is considered that the development proposals are in accordance with Policies GD1 and BIO1 of the Barnsley Local Plan and Policy CGI1 of the Penistone Neighbourhood Development Plan as there are no ecological issues that would preclude the development of the site.

GROUND CONDITIONS & MINERALS

- 5.92 A Geo-Environmental Appraisal prepared by Groundtech Consulting has been submitted alongside the planning application. The report identifies the following key conclusions: -

- Geology – No Made Ground or superficial deposits are indicated to underlie the site. The bedrock underlying the site is indicated to be the Pennine Lower Coal Measures Formation.
- Made Ground Soils – Made Ground was only encountered within the north east corner of the site and consisted of reworked natural topsoil or clay with brick and sandstone inclusions.
- Natural Soils – Natural Soils generally comprised firm to stiff high strength Clay which is considered to be residual mudstone bedrock.
- Bedrock - Bedrock was encountered within all locations across the site and comprised the following: -
 - Extremely weak to weak Mudstone from (min) 0.90m to (max) 3.10m bgl.
 - Extremely weak to weak Siltstone from (min) 0.20m to (max) 3.45m bgl.
 - Extremely weak to moderately strong sandstone from (min) 0.05m to (max) 1.95m bgl.
 - Very poor quality residually weathered coal was encountered within two locations (TP19 and TP31) from (min) 0.50m to (max) 0.85m bgl.
- Groundwater - Perched groundwater was encountered within three locations across the site (TP03, TP05 and TP15) at 1.60m, 1.70m and 1.55m respectively.
- Lower Penistone Coal – The Lower Penistone Coal outcrop was encountered within three trial pits across the site (TP19, TP30 and TP31). The seam is consistently low quality and appears to be non-continuous across the site. Therefore, there is not considered to be a risk from shallow workings of the Lower Penistone coal. If coal is encountered within foundation or utility excavations, measures to isolate the foundations and utilities should be taken in accordance with ICRCL guidance.
- Mine Shaft – Three trenches (Trench01 – Trench03) were excavated in the vicinity of a mineshaft indicated to be in the north east corner of the site. The trenches were excavated to rockhead and revealed no evidence of a mineshaft on site. Minimal made ground was encountered within the area, however this was likely placed to create an access from the road into the field.
- Culvert Investigation – Two trenches (Trench04 and Trench05) were excavated in the vicinity of a suspected culvert crossing the site. The investigation aimed to determine where the culvert entered and exited the site. Trench04 identified the depth (0.90m bgl) and where the culvert exits the site. Furthermore, the water within the culvert was not flowing and appear to be stagnated, indicating that the culvert may be blocked or capped

of somewhere. Trench05 was excavated in the vicinity of where the culvert is indicated to enter the site, however no evidence of the culvert was identified.

- Off-Site Drainage Investigation – Two trial pits (TP33 and TP34) were excavated off site in the vicinity of the proposed main drainage run to assess the rippability of the bedrock and carry out geo-environmental testing on the soils. The Mudstone in this vicinity is considered to be rippable, however the Siltstone encountered within TP34 may require breaking equipment or specialist plant to excavate to greater than 1.60m bgl. This area is on a c.1/10 slope, therefore access is limited and excavating to depths greater than 3.50m bgl may require benching into the slope to create a platform.
- Human Health/Groundworkers – The risk to human health and construction workers from soils off site to the south is considered to be low
- Permanent Ground Gas – Ground gas monitoring is still ongoing; however, the site currently falls within the Green Traffic Light Zone and Characteristic Situation 1, therefore if this is consistent throughout the monitoring no ground gas precautions will be required.

5.93 The enclosed Geo-Environmental Appraisal does not identify any issues that cannot be mitigated against or remediated where required. 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.

NOISE

5.94 A Noise Assessment prepared by BWB Consulting is submitted in support of the planning application.

5.95 The existing noise environment of the site is dominated by road traffic on Halifax Road, Well House Lane and the surrounding road network.

5.96 A baseline noise survey was undertaken at the Site in November 2018. The results of the survey, and subsequent assessment work, have been assessed in accordance with current standards and guidance, following consultation with Barnsley Metropolitan Borough Council.

5.97 The assessment shows that, with appropriate consideration to noise mitigation measures, including the provision of appropriate glazing and ventilation to the façade facing directly onto Halifax Road and Well House Lane, an appropriate level of protection could be afforded to future noise sensitive receptors on the Site.

5.98 For the proposed dwellings located closest to Halifax Road, all criteria would be achieved with standard thermal double glazing such as a configuration of 4mm pane / 12mm airgap / 4mm pane, which would need to provide a minimum $R_w + C_{tr}$ of 27 dB. Trickle ventilators, which achieve a minimum performance of $D_{n,e,w} + C_{tr}$ 32 dB would be required.

- 5.99 For the proposed dwelling located closest to Well House Lane, all criteria would be achieved with standard thermal double glazing such as a configuration of 4mm pane / 12mm airgap / 4mm pane, which would need to provide a minimum $R_w + C_{tr}$ of 27 dB. Acoustic ventilators, which achieve a minimum performance of $D_{n,e,w} + C_{tr}$ 35 dB would be required.
- 5.100 For the remaining dwellings located closest to Well House Lane, all criteria would be achieved with standard thermal double glazing such as a configuration of 4mm pane / 12mm airgap / 4mm pane, which would need to provide a minimum $R_w + C_{tr}$ of 27 dB. Trickle ventilators, which achieve a minimum performance of $D_{n,e,w} + C_{tr}$ 32 dB would be required.
- 5.101 For rooms with no angle of view onto the roads, it is likely that internal noise levels will be achieved with open windows.
- 5.102 Based on the results of the noise assessment, it has been demonstrated that the Site is suitable for residential development. It is therefore considered that noise need not be a determining factor in the granting of detailed planning for the Proposed Development.
- 5.103 As the necessary mitigation measures will be in place, it is concluded that the development proposals satisfy the requirements of the NPPF and Policy POLL1 of the Barnsley Local Plan.

AIR QUALITY

- 5.104 An Air Quality Assessment undertaken by BWB Consulting is submitted alongside the planning application.
- 5.105 The proposed development Site is not located within, or in the vicinity of an existing Air Quality Management Area.
- 5.106 A qualitative construction phase dust assessment was undertaken in accordance with Institute of Air Quality Management guidance and measures were recommended for inclusion in a Dust Management Plan to minimise emissions during construction activities. With the implementation of these mitigation measures the impact of construction phase dust emissions was considered to be 'not significant' in accordance with IAQM guidance.
- 5.107 A detailed road traffic emissions assessment was undertaken to consider the impact of development-generated road traffic on local air quality at identified existing receptor locations. Road traffic emissions were modelled using the dispersion model ADMS-Roads and concentrations of nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}) were predicted at identified sensitive receptor locations. The modelling assessment was undertaken in accordance with Defra Local Air Quality Management Technical Guidance. The development

was not predicted to result in any new exceedances of the relevant air quality objectives and the impact of the development on local air quality was predicted to be 'negligible' in accordance with IAQM and EPUK guidance.

5.108 Concentrations of NO₂, PM₁₀ and PM_{2.5} were also predicted across the proposed development Site and the suitability of the Site for the proposed residential use considered with regard to air quality. Pollutant concentrations were predicted to be below the relevant air quality objectives and the Site was therefore considered suitable for the proposed use.

5.109 As such, as the necessary mitigation measures will be in place, air quality does not represent a material constraint to the development proposals, which conform to the principles of the NPPF and Policy POLL1 of the Barnsley Local Plan.

CONCLUSION

5.110 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 Barnsley Local 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.

6.0 CONCLUSION

- 6.1 This application seeks full planning permission for the delivery of 459 new homes and associated infrastructure at Halifax Road, Penistone.
- 6.2 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.
- 6.3 In direct response to the site-specific requirements for the site as set out within the Barnsley Local Plan, the submitted application documents demonstrate that: -

Site Specific Policy Requirement	Barratt Homes & David Wilson Homes Response
<p><i>Indictive Capacity of 414 dwellings</i></p>	<p>The development proposals deliver 459 new homes of a mix of 2, 3 & 4 bedroom homes. Meeting identified housing needs within the Barnsley SHMA by providing new homes for first time buyers, couples of all ages and families. The development proposals will also deliver 30% affordable homes on site.</p> <p>Policy H6 of the Local Plan identifies that a net density of 40 dwellings per hectare is expected in Penistone. Whilst the gross density of the development proposals is 30 dwellings per hectare, 15% of the site area is provided as public open space which equates to 2.26ha of on-site open space, in accordance with the Council's Open Space Provision on New Housing Developments SPD. Resulting in a net density of 36 dwellings per hectare. Whilst still below the policy requirements, it is our view that the development proposals respect the character and appearance of the area.</p> <p>The Local Plan's indicative capacity for the site was influenced by the belief that the required buffer area to Clayton Penistone Group needed to be much larger. Notwithstanding the evidence provided by PB Planning through the Local Plan Examination in Public process. The correction of the required buffer area to 48m in response to the guidance presented by the HSE in their pre-application response dated 13th February 2020 therefore confirms that the proposed capacity of the site is appropriate.</p> <p>The correction of the required buffer area and the resultant increase in the number of homes that the site can deliver does of</p>

	<p>course result in a substantial increase in the socio-economic benefits that the development proposals can provide, including an uplift in much needed affordable homes.</p>
<p><i>Be designed to provide an appropriate buffer around Westthorpe Works in accordance with HSE standards</i></p>	<p>The development proposals include an area of public open space adjacent to the relevant operations of Clayton Penistone Group to which the requirement for a buffer relates. This area of public open space provides the necessary 48m buffer from this existing operation as required by the HSE's guidance presented in their pre-application response dated 13th February 2020.</p>
<p><i>Provide appropriate off-site road safety enhancements.</i></p>	<p>The submitted Transport Assessment has demonstrated that safe and suitable access to the proposed development can be achieved for all users and that there will be no unacceptable impacts from the development on the transport network or on highway safety.</p> <p>Vehicular access into the proposed development will be via a priority junction on A629 Halifax Road, with another simple priority junction on Well House Lane. Pedestrians and cyclists will be able to access the development from both Halifax Road and Well House Lane and, on Well House Lane, there will be an additional pedestrian/cycle access further to the south of the vehicular access.</p>
<p><i>Ensure the wider characteristic landscape setting and the setting of the Penistone Conservation Area are protected and enhanced by the use of appropriate site layout and sympathetic design that reflects their setting, scaling, massing, details and materials.</i></p>	<p>The LVIA submitted with the planning application concludes that impacts on the views from the Penistone Conservation Area would be minimal and would be mitigated with additional planting around the site's boundary and throughout the development.</p> <p>The proposals deliver a proportion of the site as Green Infrastructure by creating a new public open space retaining and enhancing boundary vegetation where feasible. The eastern boundary and views into the site would be filtered by proposed buffer planting and a sympathetic layout which looks onto Well House Lane.</p> <p>A sensitively considered layout and landscape scheme would reflect local character both in style and use of materials.</p> <p>The properties which back onto the site along the eastern boundary will be affected the most by the development, due to those properties currently taking advantage of the views across the site. Dense buffer planting in these locations will filter views into the site</p>

	<p>and break up the building line when viewed from outside.</p> <p>The planting of additional native species within the open spaces and along the boundaries of the site will increase the vegetation of the area, improve long distance views when it has matured and enhance the local biodiversity. The existing site is of low ecological value and new planting will improve local habitats.</p> <p>The positioning of the central area of Public Open Space seeks to break up the mass of development when viewed from distance, however it is important to emphasise that the small number of distant views towards the site are not located within any of the key views towards the countryside identified within the Penistone Neighbourhood Development Plan. In addition, the development will not impact on any of the heritage assets identified within Policy BE2 of the previously mentioned Development Plan.</p>
<i>Provide appropriate acoustic treatment to mitigate against road and railway noise.</i>	<p>The Noise Assessment submitted with the planning application identifies that the existing noise environment of the site is dominated by road traffic on Halifax Road, Well House Lane and the surrounding road network.</p> <p>A baseline noise survey was undertaken at the Site in November 2018. The results of the survey, and subsequent assessment work, have been assessed in accordance with current standards and guidance, following consultation with Barnsley Metropolitan Borough Council.</p> <p>The assessment shows that, with appropriate consideration to noise mitigation measures, including the provision of appropriate glazing and ventilation to the façade facing directly onto Halifax Road and Well House Lane, an appropriate level of protection could be afforded to future noise sensitive receptors on the Site.</p>
<i>Evaluate the site's importance as overwintering feeding habitat for golden plovers and provide mitigation or compensation habitat as appropriate.</i>	<p>A Wintering Bird Survey of the site has been submitted alongside the planning application.</p> <p>Wintering bird surveys were initially conducted between November 2017 and March 2018. A total of 24 bird species were recorded within the Site during the wintering bird surveys, of which eight were considered 'notable' species. Golden Plover was not recorded on Site, nor were they recorded within 2km of the site.</p>

	<p>The wintering bird assemblage making use of the Site was typical of the habitats present, comprising for the most part common and widespread species, and was therefore considered to be of Local importance.</p> <p>A further winter bird survey was carried out on 4th November 2019. Eleven species, including four notable species, were recorded. Small numbers of Lapwing, Black-Headed Gull and Starling were found to be foraging on Site. However, given the abundance of arable habitats in the surrounding landscape and the mobility of these bird species, their presence was considered not to be a constraint to development of the Site.</p>
<p><i>Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including field evaluation if necessary)</i></p>	<p>The submitted Heritage Assessment establishes that there are no Scheduled Monuments, Conservation Areas or Registered Battlefields within the study area or within the site. Listed buildings have been identified within the study area but their setting will largely be unaffected by the development proposals.</p> <p>The assessment has determined that there are no known assets indicative of prehistoric or Roman activity recorded within the study area.</p> <p>A geophysical survey has been undertaken within the site which has determined the presence of some anomalies within the southern extent of the site. The date for these is unknown but they may be related to agricultural practices which date to the early post-medieval period or earlier. There is nothing in the data to suggest settlement activity. On this basis it is recommended that any further required works are undertaken as a condition of the application.</p>

6.4 The development proposals are therefore in full accordance with the site-specific policy requirements as established by the Barnsley Local Plan.

6.5 Furthermore, the key benefits of the proposed development are summarised as follows: -

- The development proposals will deliver 459 homes (including 30% affordable homes) alongside improvements to education, public open space and sustainable transport infrastructure in Penistone and the surrounding area.
- The proposed development will achieve a high standard of design that protects and enhances the local area's setting and character, including heritage assets.

- The proposed number of homes and housing mix to be delivered at this site will meet Penistone's and the Borough's identified housing needs.
- It is anticipated that the development will deliver 459 homes over a nine-year build period, including 250 homes within the first 5 years post-commencement of development, providing an important contribution to the Borough's housing land supply requirements.
- 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 it is under the control of national housebuilders who are 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 new housing development can provide a number of substantial economic and social benefits to Penistone and the wider Barnsley area.
- The submitted Planning Layout and Design & Access Statement identifies that the proposed quantum of development can be accommodated on the site whilst providing a high-quality development.
- The technical reports that have been submitted with this planning application identify that there are no technical or environmental issues that would constrain the development of the site.
- 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.

6.6 Based on the evidence set out in this Statement and the accompanying documents it is considered that the application proposals will create a sustainable, high quality and accessible development which will provide significant benefits to Penistone and the wider Barnsley area.

6.7 The proposals comply with the identified national and local planning policy guidance and planning permission should therefore be granted in respect of this planning application without delay.