PB Planning

Land west of White Hart Road, Penistone

PLANNING STATEMENT

Bellway Homes

September 2026

Strategy > Partnership > Delivery

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1.0 INTRODUCTION

1.1 This Planning Statement accompanies a full planning application for the following proposed development at Land west of White Hart Road, Penistone: -

"Erection of 51 dwellings, 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. The application is accompanied by a separate Design and Access Statement, which provides further details in respect of design and access issues relating to the proposed development.

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
- Site Location Plan
- Planning Layout
- Design & Access Statement
- Landscape Masterplan
- House Type & Garage Plans
- Boundary Treatment Plans
- Materials Plans
- Street-Scene Plans
- Cross Section Plans
- Planning Statement
- Transport Statement
- Travel Plan
- Flood Risk Assessment
- Drainage Strategy
- Ecological Impact Appraisal
- Biodiversity Impact Assessment & Metric
- Arboricultural Assessment & Arboricultural Method Statement
- Geo-Environmental Appraisal
- Sustainability Statement

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 a high quality housing development which meets local housing needs; in a sustainable location; on a site that is allocated for housing in the adopted Development Plan. Planning permission should therefore be granted in respect of this planning application without delay.

2.0 SITE DESCRIPTION AND SURROUNDINGS

THE APPLICATION SITE

2.1 The site measures 1.45 hectares in size is irregular in shape and slopes from north to south. The site's boundaries are defined by the Barratt Homes development which is currently under construction to the north and east of the site, the Westhorpe Works site to the west, and the remaining undeveloped parcel of the site allocation Ref. HS75 to the south.

2.2 The site benefits from existing landscaping and trees along the majority of its western boundary, other than where an existing building associated with Clayton Penistone Group bounds the site. The site is located within Flood Risk Zone 1.

2.3 There are no heritage assets within the Site and the Site does not fall within a Conservation Area.

2.4 On account of the above, the development proposals are situated in a suitable and highly sustainable location for housing development and there are no technical or environmental (built and natural) constraints that would preclude the development of the site.

SUSTAINABILITY & ACCESSIBILITY

2.5 The site is sustainably located in respect of access to existing services and facilities. The Travel Plan identifies that the following services and facilities are located within walking and cycling distance of the site: -

Table 3.2: Local Amenities

Amenity	Distance	Walk Time	Cycle Time
Education			
Penistone Grammar School	1.6 km	22 mins	6 mins
Saint Johns Primary School	2 km	29 mins	9 mins
Health			
Penistone Health Centre	1.7 km	24 mins	7 mins
Clark's Chemist	1.4 km	21 mins	7 mins
Penistone Health Centre	1.7 km	24 mins	7 mins
Retail and Leisure			
The Bridge	1 km	13 mins	3 mins
Penistone Theatre Club	1.2 km	16 mins	5 mins
Tesco Superstore	1.4 km	21 mins	7 mins
Penistone Paramount Cinema	2 km	23 mins	8 mins
Penistone Co-op	1.5 km	22 mins	7 mins
Form Wellness Studio	1.4km	19 mins	6 mins
Penistone Leisure Centre	1.3km	17 mins	4 mins

(Source: Google Maps)

2.6 With regards to public transport, the closest bus stops to the development site are located just a short walk from the proposed access (450m / 6-minute walk), on Well House Road. Further services can be found at Barnsley Road, approximately 750m (9-minute walk) from the site.

2.7 The closest railway station to the site is Penistone, located approximately 2.1km from the site. This station can be accessed in a 29-minute walk or an 8-minute bike journey. Sitting on the Penistone Line, trains run between Sheffield and Huddersfield, offering hourly services in both directions. With a journey into Sheffield by train taking around 45 minutes rail travel could, therefore, be an attractive travel option for many future residents, and in particular for those commuting to Sheffield or other key cities across the region.

2.8 The site is therefore located in a highly sustainable location for residential development.

PLANNING POLICY CONTEXT

2.9 The statutory development plan for the application site comprises the adopted Barnsley Local Plan (January 2019) and the Penistone Neighbourhood Development Plan (August 2019).

2.10 The site is located within the defined Principal Town of Penistone which is identified as a priority for growth by Policy LG2 of the Local Plan. Accordingly, Policy H2 of the Local Plan identifies that approximately 1,003 new homes will be distributed to the settlement within the Local Plan period 2014-2033.

2.11 The application site represents part of the larger housing allocation Ref. HS75 within the adopted Barnsley Local Plan. The principle of residential development at the site is therefore established by its allocation in the adopted Barnsley Local Plan, which the Penistone Neighbourhood Development Plan is consistent with.

2.12 The Barnsley Local Plan sets out the following site-specific requirements in relation to Site Ref. HS75:

- *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.*

2.13 Within Section 4 of this statement we outline how the development proposals align with the site-specific allocation requirements for the site.

PLANNING HISTORY

2.14 A review of the Council's online database has confirmed that the only planning application of relevance to the application proposals is the Barratt Homes application (Ref. 2020/0274) which related to the wider Site Ref. HS75 allocation area.

2.15 Whilst the site was included within the application site area, the site itself was not identified for any particular use within the scheme, meaning there are no planning conditions or obligations attached to the Barratt Homes scheme which impact upon the future development of the site.

2.16 A number of the technical reports submitted alongside the Barratt Homes application did however cover the application site area. These reports have been reviewed and considered in the preparation of this planning application. Where the conclusions of the reports were still considered to be relevant, this application will refer to them where relevant. Namely in relation to the site-specific allocation requirements associated with noise, archaeology, and golden plovers. This is discussed further in Section 4 of this statement.

2.17 The development proposals do of course benefit from the highway access works being delivered by the Barratt Homes scheme, and also the pedestrian & cycle infrastructure and public greenspace provision that is being provided across the wider allocation site area.

PRE-APPLICATION CONSULTATION

2.18 A formal pre-application enquiry was submitted to the Council on the 4th November 2025 (Ref. 2025\ENQ\00736). Prior to holding a formal pre-application meeting, the applicant requested that consultee responses be issued as/when received so that the applicant could review the scheme over the course of the pre-application process.

2.19 Pre-application meetings were held with the Council on the 16th December 2025, 12th February 2026, and on the 18th March 2026. At which the officer feedback on the scheme was discussed.

2.20 A written pre-application responses was received on the 26th March 2026. Overall, the response confirmed that the proposed development would be acceptable in principle providing that any detailed matters discussed at the pre-application stage were resolved prior to the determination of the future planning application.

2.21 The applicant will continue to work with the Council and local stakeholders over the course of the determination of the application to ensure that any further matters can be resolved where necessary.

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. It also includes a summary of the technical reports submitted alongside the planning application.

DESIGN & LAYOUT

3.2 The development will deliver 51 homes of a wide range of size and types, in order that the scheme meets the market and affordable housing needs of a varied range of households in accordance with Policy H6 of the Local Plan.

3.3 The development will deliver 51 homes at a net density of 37 dwelling per hectare is broadly in accordance with Policy H6 of the Local Plan.

3.4 The development will deliver 800sq.m of public open space on site on account of the Barratt Homes scheme incorporating a sufficient quantum and quality of POS (including by specific POS typology) to cater for the needs of 455 homes across the wider allocation.

3.5 As part of the pre-application discussions with the Council, the principle of the applicant transferring 4,713sq.m of land at Schole Avenue, Penistone was also discussed and agreed with the Council. This land is located within the Penistone Show Ground area and the transfer of this land to the Council (or Town Council) would enable the development to meet the required level of public open space for the scheme in full. Final details of the transfer of the land will be discussed and agreed over the course of the determination of the planning application.

3.6 Vehicular, Pedestrian, and Cycle access to the site will be taken via White Hart Road, the spine road which serves the Barratt Homes development and which connects Halifax Road to Wellhouse Lane. The Barratt Homes development includes cycle and pedestrian links which the development proposals will connect into and benefit from.

3.7 The development proposals also mirror the layout of the approved Barratt Homes scheme in respect of the relationship between the proposed homes and the adjacent ‘Westhorpe Works’ site (Clayton Penistone Group). Noise assessment work undertaken at the time of the Barratt Homes application confirmed that the proximity of the proposed homes to the works was acceptable. Accordingly, the ‘agent of change’ principle has already been considered and established. By that we mean the Westhorpe Works site will be required to maintain the same level/type of operation at that time in order to ensure that the amenity of the adjacent residents is not adversely impacted. Otherwise the works site would become the ‘agent of change’ requiring an up to date assessment to be undertaken by them, and which in any event would

lead to the same conclusion, which is that the Westhorpe Works site will be required to maintain the same level/type of operation at that time in order to ensure that the amenity of the adjacent residents is not adversely impacted.

3.8 With regards to the more detailed internal layout and design matters: -

- The proposed Planning Layout seeks to deliver well-designed streets and spaces.
- Opportunities will be taken to deliver trees and hedgerows to the front of the proposed homes (including along the site's frontage) in order to deliver tree lined streets.
- Details such as materials, boundary treatments and plot landscaping features within the site will reflect the character of the area.
- A variety of car parking types have been used to ensure that parked cars will not be prominently located within the street-scene. Particularly within the more public viewpoints within the scheme. Front of plot parking areas are minimised, and areas of landscaping will be provided to screen views where required.
- The scale of buildings will reflect the character of the area and the site's topography to ensure that the residential amenity of existing and proposed residents is protected.
- All of the proposed homes will meet standard separation distances as a minimum.
- All of the proposed homes will have acceptable private garden amenity areas.
- Variations of house types are proposed across the scheme and include the provision of corner turning plots, particularly adjacent to open space areas and other key vistas throughout the site.

3.9 Finally, the environmental and technical reports submitted with the application confirm that there is no adverse impact associated with the number of homes which are proposed to be delivered at the site. This is because the housing numbers and net-developable area of the site have been established taking into account the findings of the submitted assessment work.

3.10 The Proposed Site Layout, Landscape Masterplan 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 living environment can be delivered for new residents, and whilst also meeting with all relevant planning policy requirements. Further evidence of which is outlined within each of the Technical and Environmental reports submitted alongside the planning application.

3.11 The scheme will therefore make an effective and efficient use of the site, whilst still delivering a character of development which is sensitive to the site and its surroundings.

MEETING HOUSING NEEDS

3.12 The development proposals will contribute to creating mixed and balanced communities in line with the latest evidence of housing need.

3.13 The development proposals seek to deliver 51 homes of the following housing mix: -

- 13 x 2 Bedroom Homes
- 14 x 3 Bedroom Homes
- 24 x 4 Bedroom Homes

3.14 The proposals therefore offer a mix of housing which will ensure that the housing needs of all members of the community can be met.

3.15 When reviewing the proposals a more qualitative assessment of the proposed housing mix/offer needs to be undertaken. In this respect, the development proposals seek to deliver 13 variations of house types, which will ensure that the development can deliver the housing needs of first time buyers, couples of all ages, and families.

3.16 The assessment of the scheme should also consider the range of different types, styles and sizes of homes which are being proposed. The house type schedule included on the submitted Planning Layout identifies that the proposed house types include terraced, semi-detached, and detached styes of housing.

3.17 With specific regards to size, each of the proposed homes will incrementally increase in size from the smallest 2-bedroom home to the largest 4-bedroom home included in the mix. The scheme therefore provides a varied mix of housing for all needs and demands.

3.18 Finally, the overall bedroom size of each home outlined within the schedule on a submitted Planning Layout will never be truly commensurate with how people/families choose to live within them, as personal preference and personal circumstance will always dictate the size and type of home that someone chooses to purchase. For example, a purchaser who requires/needs a 2-bedroom or 3-bedroom home ‘on paper’ will likely prefer to purchase a property with one additional room/bedroom in anticipation of the future needs of a growing family or in order to use the additional room as an office, playroom, or music/hobby room. There is also now an even greater demand for increased space/area within homes to enable working from home. These considerations present a further qualitative argument to justify the housing mix which is being proposed by this development. The table below outlines the housing needs and demands which the proposed housing mix could meet: -

Size of Home	Housing Needs Met
2- Bedroom House	• Single Person • Couples of All Ages • Small Families
3-Bedroom House	• Couples of All Ages • Small Families • Growing Families
4-Bedroom House	• Small Families • Growing Families • Larger Families

3.19 With regards to affordable housing, the development will deliver 30% (15 homes) affordable homes on site in accordance with the adopted Local Plan. The proposed housing mix and tenure mix of the affordable homes is as follows: -

- Affordable Rent: -
  - 7 x 2 Bedroom Homes
- Shared Ownership
  - 6 x 2 Bedroom Homes
  - 2 x 3 Bedroom Homes

3.20 The affordable dwellings have been positioned within the site to avoid large clusters and to ensure that the streets are tenure blind.

3.21 Finally, with regards to the delivery of accessible and adaptable housing, 15 (30%) of the proposed homes will be delivered to meet the M4(2) standards and 2 (4%) will delivered to meet the M4(3) standards. The two homes being delivered to the M4(3) standards will also be delivered as affordable homes.

ECOLOGY & LANDSCAPE

3.22 The application is supported by an Ecological Impact Assessment (EcIA) and BNG Report prepared by BSG Ecology.

3.23 The EcIA identifies that the site represents an agricultural grassland field bounded by wooden fencing and a stone wall to the south. Residential land is located to the north-east and the adjacent land to the east is currently under development. Woodland is present immediately to the west and a grassland field is present to the south / south-west.

3.24 The EcIA outlines the findings of the baseline ecological survey work and desk study undertaken in respect of the development proposals. It evaluates and identifies the interest of the identified ecological resources, potential impacts in the absence of mitigation, required mitigation and other measures. Finally, it sets out the significance of any residual effects. The ecological features considered within the EcIA includes Protected sites; Habitats; and Species.

3.25 The findings of the work undertake by BSG have been utilised throughout the evolution of the proposed development in order to embed a range of primary ecological mitigation measures into the layout of the proposed development. The use of such mitigation demonstrates that the ecology mitigation hierarchy has been employed in this scheme in accordance with the National Planning Policy Framework (NPPF) (MHCLG, 2025) and other local plan policy such as the Barnsley Local Plan (Barnsley Metropolitan Borough Council, 2019), Barnsley Local Plan: Supplementary Planning Document – Biodiversity and Geodiversity (Barnsley Metropolitan Borough Council, 2024) and the Barnsley Biodiversity Action Plan (BAP) (Barnsley Biodiversity Trust, 2025).

3.26 Impacts to ecology features have been avoided where possible and mitigation/compensation principles have been applied within the layout design. Such measures include: -

- Planting of native trees within areas of green infrastructure.
- Enhancement of bird nesting and bat roosting opportunities within the Site through provision of bat and bird boxes designed into buildings.
- A buffer of semi-natural habitat (other neutral grassland) is provided to the adjacent woodland. This has been provided to protect the woodland edge and enable the unhindered passage of foraging and commuting bats that may use this offsite woodland habitat.

3.27 The aforementioned mitigation measures have also been assessed within the BNG appraisal of the development proposals. Table 2 of the report provides the following summary: -

Table 2: Headline SBM results

	Habitat units	Hedgerow units
On-site baseline	2.99	0.00
On-site post-intervention	1.81	0.04
On-site net % change	-39.47%	N/A
Total net unit change	-1.18	+0.04
Unit deficit	1.48	0.00

3.28 To achieve the mandatory 10% net gain, a total of 1.48 offsite habitat units is required. Accordingly, the application will deliver the mandatory 10% BNG requirement through a combination of on-site and off-site measures (via purchasing of off-site habitat units).

3.29 An Arboricultural Impact Assessment and Method Statement prepared by G+L Landscape Consultants is submitted in support of the planning application. The report identifies that only one tree of low quality (Ref. T010) is required to be removed within the development in order to facilitate a proposed boundary retaining wall. Beyond the tree removal highlighted above, there are no construction features proposed in direct conflict with retained tree canopies or RPAs.

3.30 Accordingly, the report concludes that there are no significant arboricultural impacts associated with the proposed development that should be considered important to the planning decision-making process. Given the development requires the removal of only one tree. The potential risks associated with construction works have also been assessed and will be fully mitigated through implementation of the Tree Protection Plan and Arboricultural Method Statement. The scheme demonstrates a considered response to arboricultural constraints, consistent with arboricultural best practice.

HIGHWAYS & SUSTAINABLE TRAVEL

3.31 The application is supported by a Transport Statement prepared by Optima Highways which considers the highways and transportation matters raised by the proposed development. This

3.32 The statement identifies that access is proposed via a combination of a new, priority T junction and direct frontage access onto White Hart Road, supplemented by direct frontage access and a private drive extension onto Dunford Drive. The statement confirms that a safe and suitable access can be delivered to the application site on account of the highways measures which are being delivered by the Barratt Homes scheme.

3.33 A review of the personal injury collision data has been undertaken for the study area, which has shown that there are no specific safety concerns that the proposed development would exacerbate.

3.34 As outlined above, the site was included within the redline application boundary associated with the Barratt Homes application Ref. 2020/0274, which approved the provision of 400 residential dwellings within the majority of BMBC local plan housing allocation ref. HS/75, and is currently under construction. The application site comprised a retained field within the previous Barratt Homes, with no specific traffic impact allocation provided within the accompanying 2020 Optima Transport Assessment (TA) submitted alongside it. Trip generation for the application scheme has been calculated based on the 85th percentile trip rates agreed as part of the previous Barratt Homes approval. The 2020 Optima TA produced in support of the Barratt Homes application did however allow for a surplus traffic impact of 10 dwellings, which has been netted off the proposed development trip generation. As a result the assessment demonstrates that the development's net trip generation is below 30-two way vehicle trips during both the AM and PM peak hours and is therefore immaterial, with no capacity assessment required.

3.35 The statement concludes that a 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. The proposed development will not result in either

a material or severe residual cumulative impact on the safe and efficient operation of the local highway network.

3.36 The application is also supported by a Travel Plan prepared by TPS. The document outlines a package of measures tailored to the development, aimed at promoting greener, cleaner travel choices and reducing the reliance on taking journeys in single occupancy vehicles. It involves the creation of a set of targets and measures 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 and visitors. The implementation of the Travel Plan measures will maximise the use of sustainable travel modes from the development site, and together enable the development to reduce the impact of travel and transport on the environment, whilst also achieving a number of other benefits for residents and visitors.

FLOOD RISK & DRAINAGE

3.37 The application is supported by a Flood Risk Assessment (FRA) and Drainage Strategy prepared by ARP Associates.

3.38 The FRA identifies that the site is located entirely within Flood Zone 1, indicating a 'low' risk of flooding from rivers and the sea and predominantly at very low risk from surface water flooding. On this basis, application of the NPPF Sequential Test and Exception Test is not required.

3.39 Whilst the risk of flooding from the majority of sources has been assessed as being low, there is also a need to consider the residual risks to the site. The residual risks include surface water flooding from outside of the site during an extreme rainfall event, and the residual risk of surface water flooding on site due to blockage or exceedance of drainage system capacity. The existing and proposed topography of the site should also be considered in terms of managing the residual risks, along with the following precautionary mitigation measures are, therefore, recommended:-

- Finished Floor Levels should be set a minimum of 150mm above external levels around the building.

- External levels should be designed with falls to direct overland flows away from the building entrances where possible, so that any flooding remains in less vulnerable areas such as landscaped areas, car parks, or roads, where the consequences of surface water flooding would be less significant. Where falls towards buildings are unavoidable, additional cut -off drainage and gullies/channel drains should be provided to prevent water entering buildings during extreme events.

- A sustainable surface water drainage system shall be provided to manage surface water run-off from the site itself up to the 1 in 100 year plus climate change event (see ARP's Drainage Strategy Report for further details).

3.40 The Drainage Strategy identifies that the proposed development will be served by a separate surface and foul water drainage system.

3.41 A sustainable surface water drainage system shall be provided to manage surface water run - off from the site itself up to the 1 in 100 year plus 30% climate change event. It is proposed in accordance with the drainage hierarchy that surface water runoff will be directed to the nearest watercourse via the newly constructed surface water outfall associated with the adjacent Barratt Homes development, to Scout Dike to the south east of the site. Surface water run-off generated from the proposed development will freely discharge to the 525mm surface water sewer within White Hart Road which has been constructed as part of the adjacent Barratt Homes development. Both phases of development are served by a single attenuation tank and flow control. Surface water runoff from both phases is limited to approximately 65.6 l/s.

3.42 It is proposed that foul water drainage will be put forward for adoption. Yorkshire water have previously advised that foul water should discharge to the adjacent 225mm public combined sewer approximately 500m south east of the site within Wellhouse Lane. It is proposed the site will discharge to the newly constructed 150mm foul water sewer within White Hart Road via gravity, subject to the relevant approvals .

3.43 Subject to compliance with the above, it is anticipated that the proposed development can satisfy the requirements of the National Planning Policy Framework and the Planning Practice Guidance in relation to flood risk and drainage.

SUSTAINABLE DESIGN

3.44 A Sustainability Statement prepared by JSP Sustainability Ltd is submitted in support of the planning application. The statement identifies that the following measures will be implemented within the scheme to construct a zero-carbon ready development, exceeding national standards, including the Building Regulations Part L: -

- Bellway Homes operates a robust Sustainable Procurement Policy which emphasises the legal and sustainable sourcing of timber and other building materials;
- The construction specification for the site achieves A+ - C ratings when assessed against the Building Research Establishments Green Guide;
- Eco sanitary ware and flow restriction devices will be installed in every property;
- A site waste management plan will operate at the development;
- Recycling facilities will be provided to each home;
- The house types designs will aid the ability of each home to take advantage of positive solar gain;

- The construction and services specification proposed at the development will achieve robust energy efficiency standards capable of complying with the revised Fabric Energy Efficiency Standard;

- PV panels will be installed on the roof slopes of every home. The arrays will provided home owners with a free and zero carbon source of electricity.

- Electric vehicle charging points provided for every home.

- The site's forecasted emission rate betters the Building Regulations Part L by 1.92%.

ARCHAEOLOGY

3.45 The archaeological value of the application site was included within the assessment work undertaken as part of the Barratt Homes application. The submitted documentation included a geophysical survey which determined the presence of some anomalies within the southern extent of the site area and not within vicinity of the application site. The application was consulted on with South Yorkshire Archaeological Service who confirmed that although there were some archaeological implications these could be dealt with through a Written Scheme of Investigation secured through condition. But, again, this was associated with the southern extent of the site.

3.46 Accordingly, this planning application relies on the previous assessment work which has been submitted and approved via the Barratt Homes application which related to the wider HS75 allocation area and which covered the application site in respect of the submitted archaeological evidence.

PLANNING OBLIGATIONS

3.47 A Section 106 Agreement will be submitted to the Council in due course to provide details of the trigger points for the delivery of the agreed planning obligations associated with the development of the site.

3.48 The current proposed Heads of Terms for the Section 106 Agreement are as follows: -

- Provision of 30% (15) affordable housing: -
    - Tenure Split – 46% Affordable Rent & 54% Shared Ownership
    - Delivery of 7 x Affordable Homes by 20 Market Homes
    - Delivery of 8 x Affordable Homes by 35 Market Homes

- Transfer of Land at Schole Avenue to the Council in lieu of a financial contribution towards off-site public open space provision.

- Financial contribution towards local schools to cater for the educational needs of the development in accordance with the Council's SPD.

- Financial contribution towards sustainable transport improvements in accordance with the Council's SPD.

- Management of Biodiversity Enhancement Improvements areas for a 30-year period by a Management Company.
- Management of Public Open Space & Landscaped Areas perpetuity by a Management Company.

DELIVERY TIMESCALES

3.49 It is the applicant's desire to work with the Council to ensure that the application can be approved at the earliest appropriate time.

3.50 Other than the delivery of the initial site infrastructure there are no other major infrastructure works that need to take place prior to the commencement of delivery of new homes on the site. Accordingly, the development could commence within 6-months of the approval of the planning application.

3.51 Due to the site's size, there will be one development/selling outlet delivering new homes at the site. It is therefore anticipated that the development will deliver a yield of at least 30-40 homes per annum.

3.52 The table below provides the site's cumulative dwelling delivery projection per annum.

Year	Development Activity & No of Homes Cumulative
2026/2027	Submission & Determination of Planning Application
2027/2028	Discharge of Planning Conditions Initial Site Infrastructure Works Delivery of 15 Homes
2028/2029	Delivery of 51 Homes

3.53 The proposed areas of open space and landscaping will be delivered commensurate with the new homes at the site.

3.54 The development of the site in the timescales proposed by Bellway Homes provides the opportunity to deliver new homes within in the next 2-years, alongside making a contribution to the Council's ongoing 5-year housing land supply and Housing Delivery Test requirements.

DELIVERABILITY ASSESSMENT

3.55 In accordance with the definition provided within Annex B of the NPPF (2026), we believe that the site can be considered as a ***Deliverable*** residential development site on account of: -

Suitability

The site is located in a suitable location for residential development now. As identified above, 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 residential development now as there are no legal or ownership constraints as Bellway Homes have a legal interest in the site and by virtue of this submission to the Council are expressing 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. Bellway Homes are seeking to develop the site for residential use. Prior to the progression of the application they have undertaken a thorough financial viability assessment. The site is considered to be achievable for residential development now and there is a realistic prospect that the site can deliver new homes within the next 5 years.

SUMMARY

3.56 The application proposals will create a sustainable, high quality, and accessible residential development which will deliver a number of economic, social, and environmental benefits to Penistone and the wider Barnsley area.

3.57 The development proposals are situated in a suitable and highly sustainable location for housing development and there are no technical or environmental (built and natural) constraints that would preclude the development of the site.

3.58 The proposed development is in accordance with relevant planning policies at national and local levels. Planning permission should therefore be granted in respect of this planning application without delay.

4.0 PRINCIPLE OF DEVELOPMENT & OTHER KEY PLANNING MATTERS

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 Paragraph 3 of the NPPF (2026) states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan. Planning decisions must also reflect relevant international obligations and statutory requirements, as must the preparation of development plans.

4.3 The statutory development plan for the application site comprises the Barnsley Local Plan (2019) and the Penistone Neighbourhood Development Plan (2019).

4.4 As detailed in Section 2 of this statement, the application site is located within housing land allocation Ref. HS75 within the Barnsley Local Plan. Accordingly, the principle of residential development at the site is established by its allocation in the statutory Development Plan.

4.5 With specific regard to national planning policy, Policy S3 of the NPPF states that decisions on development proposals should apply a presumption in favour of sustainable development. For sites located within settlements (such as this one), this means Policy S4 of the NPPF should be applied. Policy S4 states clearly that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies within the NPPF.

4.6 The 'tilted balance' associated with the presumption in favour of sustainable development outlined in the NPPF is therefore engaged and planning permission should therefore be granted unless the benefits of doing so would be ***substantially*** outweighed by any adverse effects.

4.7 This section of the statement assesses the proposals against the development principles associated with the aforementioned site specific policies as outlined within the adopted Development Plan. We consider each development principle in turn below.

4.8 Whilst the development is in accordance with the development plan, there is an important additional material consideration that should also be taken into account in the determination of

the application associated with the current pressing need for the delivery of additional homes within the Barnsley area in order to meet the Council's current evidenced housing land supply shortfall. This section of the statement provides further commentary on this matter below.

SITE SPECIFIC ALLOCATION REQUIREMENTS - POLICY HS75

4.9 With regards to the other site-specific requirements of Policy HS75 we comment as follows: -

- **Indicative Site Capacity –** With regards to the indicative capacity of the site, it is important to recognise that this previously took into account the loss of developable area associated with the need to deliver an appropriate buffer around the Westhorpe Works. Recent discussions between Bellway Homes and the owners of the 'Westhorpe Works' site (Clayton Penistone Group) have confirmed that the buffer area is no longer required on account of pending changes to operations at the site/business which will mean that the buffer area is no longer required. In order to confirm this position, it is the applicants intention to submit evidence of the required revocation/amendment of Clayton Penistone Group's current HSE license to the Council prior to the commencement of development at the site.

  The net density of the proposed development equates to 37dph which, whilst slightly below, broadly meets the requirements of Policy H6 of the Local Plan. Which is evidence that the scheme would not result in the over-development of the site.

  Furthermore, the capacity of the allocation was originally based on a standard generic density calculation and not following the undertaking of detailed technical and environmental reports which are submitted in support of a planning application. The work undertaken to date by Bellway Homes confirms that the site has the capacity to accommodate the development of a further 51 homes within the allocation

  Finally, whilst the delivery of 51 homes at the site would result in the development of 455 homes from the allocation in total (when combined with the 404 homes from the Barratt Homes development), there is currently a pressing need for the delivery of additional homes within the Barnsley area in order to meet the Council's current evidenced housing land supply shortfall (discussed further below).

- **Westhorpe Works HSE Buffer** – As outlined above, prior to the commencement of development at the site the applicants will submit evidence to the Council which confirms that the required revocation/amendment of Clayton Penistone Group's current HSE license has been initiated.

- **Off-Site Road Safety Enhancements** – The submitted Transport Statement confirms that all necessary off-site road safety enhancements required to safely deliver 455 homes across the whole allocation are being delivered by the Barratt Homes scheme. The statement concludes that a 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. The proposed development will not result in either a material or severe residual cumulative impact on the safe and efficient operation of the local highway network.

- **Landscape Setting & Setting of Penistone Conservation Area** – The proposed homes on the development will be seen within the wider setting of the Barratt Homes development which surrounds the application site on the northern, eastern, and southern boundary. The Barratt Homes scheme therefore contains the application site from long-range views to and from the Conservation Area. The precedent for a housing development of a layout, scale,

and design proposed has therefore already been established by the approval of the Barratt Homes scheme.

- **Road & Railway Noise** – The site is located on the opposite side of the allocation to the railway line and traffic noise from Halifax Road will be attenuated from the homes located to the north and east of the site which have been constructed within the Barratt Homes development. Furthermore, the development proposals also mirror the layout of the approved Barratt Homes scheme in respect of the relationship between the proposed homes and the adjacent 'Westhorpe Works' site (Clayton Penistone Group). Noise assessment work undertaken at the time of the Barratt Homes application confirmed that the proximity of the proposed homes to the works was acceptable. Accordingly, the 'agent of change' principle has already been considered and established. By that we mean the Westhorpe Works site will be required to maintain the same level/type of operation at that time in order to ensure that the amenity of the adjacent residents is not adversely impacted. Otherwise the works site would become the 'agent of change' requiring an up to date assessment to be undertaken by them, and which in any event would lead to the same conclusion, which is that the Westhorpe Works site will be required to maintain the same level/type of operation at that time in order to ensure that the amenity of the adjacent residents is not adversely impacted.

- **Golden Plover Habitat** – The potential of the whole allocation site to provide a overwintering feeding habitat for golden plovers was evaluated and discounted within the documentation submitted in support of the Barratt Homes application. Since the original surveys were undertaken the wider site area has either been developed or is under construction, thus completely removing the site's potential to provide a overwintering feeding habitat for golden plovers. The submitted EcIA provides further commentary where it outlines that the site was again assessed as unsuitable overwintering feeding habitat for golden plovers due to its size, location between woodland, and recently developed residential land to the east, and the likelihood of regular disturbance from the adjacent housing development. It is therefore considered that the Site is not of importance to golden plover and no mitigation or compensation is required.

- **Archaeological Assessment** – The archaeological value of the application site was included within the assessment work undertaken as part of the Barratt Homes application. The submitted documentation included a geophysical survey which determined the presence of some anomalies within the southern extent of the site area and not within vicinity of the application site. The application was consulted on with South Yorkshire Archaeological Service who confirmed that although there were some archaeological implications these could be dealt with through a Written Scheme of Investigation secured through condition. But, again, this was associated with the southern extent of the site. Accordingly, this planning application relies on the previous assessment work which has been submitted and approved via the Barratt Homes application which related to the wider HS75 allocation area and which covered the application site in respect of the submitted archaeological evidence.

4.10 For the reasons identified above, the development proposals will clearly meet the site-specific policy criteria outlined within HS75 of the adopted development plan.

OTHER MATERIAL CONSIDERATIONS

4.11 As outlined above, the presumption in favour of sustainable development outlined in Policy S3 and Policy S4 of NPPF is engaged and planning permission should therefore be granted unless the benefits of doing so would be ***substantially*** outweighed by any adverse effects.

4.12 The application of the test does of course require a robust identification of all of the benefits of the development (and a consideration of the weight to be attached to them) before a consideration of any alleged harm.

4.13 With specific regards to benefits associated with the development proposals, this does of course include much needed market and affordable housing. This position is recognised by Policy HO7 of the NPPF (2026) which states: -

> ***In applying the policies in this Framework, <u>substantial weight</u> should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under Policy HO1.***

4.14 The substantial weight to be given to the delivery of new homes at this allocated housing site should also be considered in the context of the inability of the Council to demonstrate a 5-year land supply. Which has been established by three recent appeals at Carlton (Ref. APP/R4408/W/24/3341097), High Hoyland (Ref. APP/R4408/W/24/3347461), and Hemingfield (Ref. APP/R4408/W/25/3359917).

4.15 More recently, the Council have again confirmed this position in March 2026 within the Committee Report associated with an outline planning application for 230 homes at Land at Pit Lane, Wombwell (Ref. 2025/0514). This application related to the development of Safeguarded Land allocation Ref. SL20.The Committee Report specifically states the following: -

> ***Barnsley's 2023 Housing Delivery Test result stands at 84%, triggering a 20% buffer to the five-year housing land requirement. Furthermore, the Council is also unable to demonstrate a five-year housing land supply, with the most recently published position indicating a supply of only 2.9 years.***

4.16 The 'benefits' associated with the development proposals in relation to its ability to meet the Borough's housing needs also includes the following points: -

- The identified housing land supply deficit of 2.1 years relates to approximately **2,000 homes**.
- With regards to affordable housing, the Council has fallen significantly short of meeting identified housing needs, delivering just 439 affordable dwellings since 2019, some 27% less than its own target and 42% less than the need identified in the 2021 SHMA update.
- The adopted plan is significantly failing to deliver sufficient market and affordable housing to meet local housing needs and the current lack of a five-year housing land supply will continue to worsen.
- There is currently no expectation of a new Local Plan being adopted within the next 3-years.

4.17 The following section of this statement outlines the full range of benefits that the proposed development will deliver. Importantly, the evidence provided within the submitted Environmental and Technical reports confirms that there is no justifiable 'adverse effects' associated with the development proposals.

CONCLUSION

4.18 This section of the planning statement has confirmed that the development proposals accord with the relevant policies of the Development Plan in respect of the principle of residential development at the site and the site-specific policy requirements associated with housing allocation Ref. HS75.

4.19 Within this statement we have also outlined the substantial benefits that the proposed development will deliver. The environmental and technical reports that have been submitted with this planning application also confirm that that there are no technical or environmental issues that would constrain the development of the site.

4.20 On account of the information presented in this and the other statements which accompany the planning application, it is unequivocal that there are no adverse effects associated with the development which would *substantially* outweigh the benefits, when assessed against the national decision-making policies of the NPPF.

4.21 The application should therefore be approved without delay in accordance with the guidance presented in Policy S3 and Policy S4 of the NPPF.

5.0 ECONOMIC, SOCIAL & ENVIRONMENTAL BENEFITS

5.1 The socio-economic benefits that the development would deliver to Penistone and the wider Barnsley area include as follows:-

Economic Benefits

- New construction expenditure in the region of **£5.2m** creating substantial direct and indirect employment opportunities of **approximately 28 new direct jobs and 39 new indirect jobs** of which 70% are usually retained in the local area.
- Sustaining and improving Barnsley's labour market through delivering the right homes in the right locations.
- Increasing retail and leisure expenditure in the local area by approximately **£1.2m** per annum, creating **7 jobs** in these sectors.
- Provision of funding towards public services from an estimated figure of **£459k** from the Government's new homes bonuses & annual council tax payments of circa **£76,500** per annum.

Social Benefits

- Creating sustainable communities through meeting market and affordable housing needs, offering existing and potential residents of the area the opportunity to live in the house and location they desire.
- Provision of on-site greenspace.
- The transfer of land at Schole Avenue to increase the size and recreational offer at Penistone Show Ground.
- Helping to improve local education, community, and transport infrastructure through the delivery of S106 contributions.

Environmental Benefits

- The development will deliver on-site greenspace and retain existing boundary landscaping, which will provide a range of biodiversity and landscape benefits.
- The development proposals will deliver 10% Biodiversity Net Gain via on-site and off-site enhancement measures.

5.2 The development of the site will deliver a £5.2m construction investment to the Penistone area over a 2-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 construction.

5.3 A high proportion of the workforce for each Bellway Homes development are 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.

5.4 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 wider local area. It is estimated that the development will generate over £1.2m each year of spending power to the local retail and leisure economy.

5.5 The development will deliver 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.

5.6 The development will also deliver financial contributions towards the improvement of local infrastructure through Section 106 payments, including potential improvements to local schools and sustainable transport.

5.7 Overall, the development will deliver a number of socio-economic and environmental benefits to Penistone and the wider Barnsley area and in doing so it will meet the Government's objectives of sustainable development.

5.8 The socio-economic and environmental benefits of the development proposals should be given substantial weight in the determination of the planning application.

6.0 CONCLUSION

6.1 This application seeks full planning permission for the delivery of 51 new homes, open space, landscaping, and associated infrastructure at Land west of White Hart Road, Penistone.

6.2 This 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 The key benefits and planning grounds in support of the proposed development are summarised as follows: -

- The proposals seek new much needed residential development on an allocated housing site and in a highly sustainable location where housing growth is supported.
- The proposed number of homes and housing mix to be delivered at this site will meet housing needs for first time buyers, couples of all ages, and families.
- The development will deliver 51 homes in the next 5-years. Providing an important contribution to Barnsley's market and affordable housing needs.
- The submitted Planning Layout identifies that the proposed quantum of development can be accommodated on the site whilst providing a high-quality development.
- The development has the potential to transfer land at Schole Avenue to the Council to increase the size and recreational offer at Penistone Show Ground.
- The development proposals will deliver 10% Biodiversity Net Gain via on-site and off-site enhancement measures.
- The environmental and 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 are situated in a **suitable** and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built and natural) constraints that would preclude the development of the site.
- The site is **available** now as it is under the control of a national housebuilder 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 significant economic and social benefits to the Penistone and wider Barnsley area.
- The development proposals meet the Framework's definition of Sustainable Development and there is therefore a presumption in favour of granting planning permission for this development.

6.4 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 the Penistone and wider Barnsley area.

6.5 We have provided unequivocal evidence that the presumption in favour of sustainable development outlined in Policy S3 and Policy S4 of the NPPF (2026) is engaged by virtue of the site's allocation for housing in the Development Plan and the Council's housing land supply position.

6.6 There are no adverse effects associated with the development which would substantially outweigh the benefits, when assessed against the national decision-making policies of the NPPF

6.7 As a consequence, the development proposals can be considered Sustainable Development as defined by the NPPF and there is a presumption in favour of granting planning permission for this development without delay.