

Planning Statement

Bloomhouse Lane / Woolley Colliery Road, Darton

On Behalf of

Homes by Honey,

Keith Wike & Brenda Wike,

Christopher Wike & Sharon Wike

March 2026



Contents

Introduction	3
Site Location and Context	5
Planning History	7
Barnsley Local Plan	7
Pre-Application Submission	8
Community Consultation	8
Overview of Development Proposals	9
Planning Policy Considerations	10
The Planning Case	17
Technical Considerations	22
The Planning Balance	32

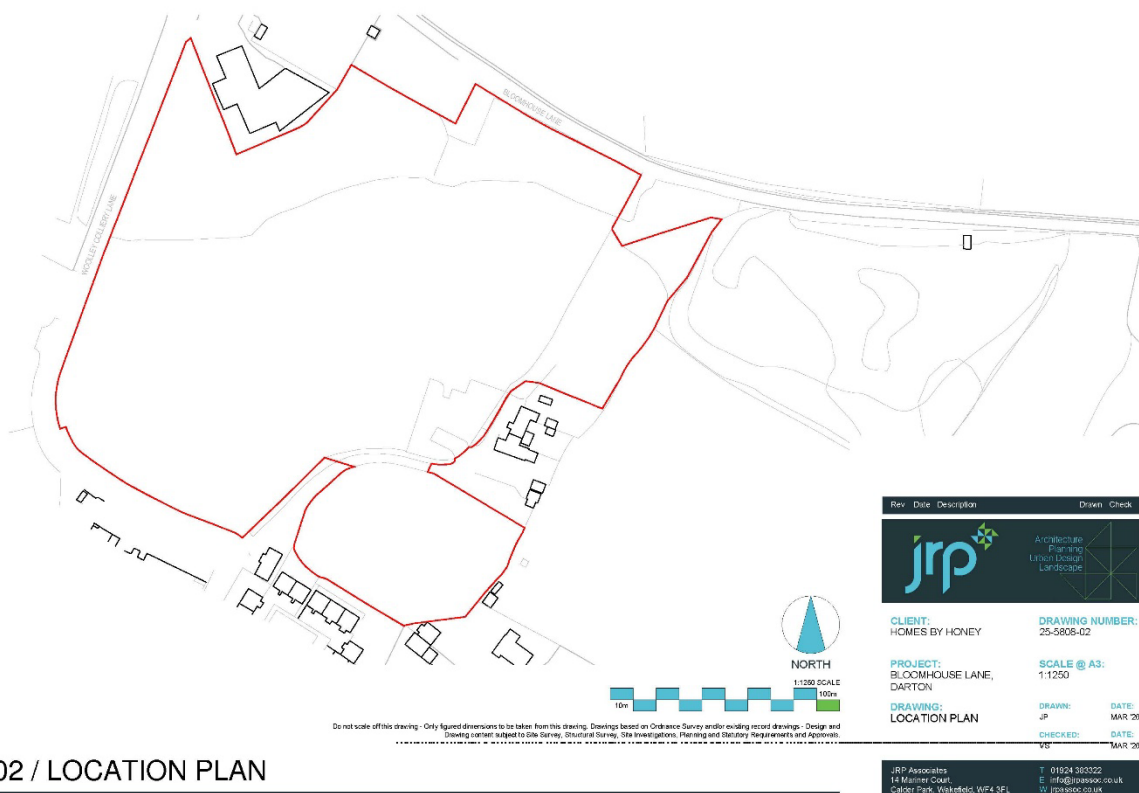
1.0 Introduction

1.1 JRP Associates have been instructed by Honey Homes to prepare and submit an outline Planning Application on Land to the south of Bloomhouse Lane, Darton.

1.2 The proposed development comprises the following: -

Full application for the erection of 119 dwellings, laying out of open space and associated infrastructure.

A location Plan identifying the site is provided below:



1.3 The site is situated to the north west to the Village of Darton.

1.4 The site itself is located to the east and north of Woolley Colliery Road and to the south of Bloomhouse Lane. The Woolley Public House is positioned to the north west corner of the site.

1.5 In order to improve the efficiency and effectiveness of any future decision making the applicant has been proactive from the outset and have ensured that the Council, and the local community (including elected representatives) have been engaged from the outset. Consequently, a

pre-application submission was made to the Council. Full details of the applicant's consultation strategy are set out in the supporting Statement of Community Involvement (SCI).

1.13 This statement should be read alongside the technical documents which comprise the planning submission.

1.14 The application comprises of the following information:

- Application Forms
- Planning Fee
- Planning Statement (Incorporating Affordable Housing Statement)
- 25-5808-01 - SITE LAYOUT - 27.02.26 (COLOURED)
- 25-5808-101 - LANDSCAPE PROPOSALS SHEET 1 (REV 0) - 16.03.26
- 25-5808-102 - LANDSCAPE PROPOSALS SHEET 2 (REV 0) - 16.03.26
- 25-5808-02 - LOCATION PLAN (REV 0) - 19.03.26
- Design and Access Statement
- 10370r2 - Air Quality Assessment - Woolley Colliery Road, Darton
- 13674 AA Final
- 13674 Appendix A - Tree Schedule
- 13674-T-01 Tree Survey Plan
- Woolley Colliery Road Darton 256216.00- BWB- Heritage Assessment v2 collated
- Woolley Colliery PEA and BNG Reports
- 13674_Woolley Colliery BNG Feasibility Tech Note Dec 2025
- 13674 Woolley Colliery Rd PEA Report Final 160126
- 13674 Statutory Metric Rev A December 2025_Macro disabled
- Additional Surveys
- 009838 - Energy Statement – REPORT
- 009838 - SAP Specification – Masonry
- 260304-1234-R001-V2 Bloomhouse Lane FRA
- NIA-12368-25-12640-v1 Woolley Colliery Road, Barnsley
- 25-331-001.01 Transport Assessment
- 25-331-002.01 Travel Plan
- House Type Plans and Elevations
- Site Sections
- 25-5808-03 - STREET SCENES - 18.03.26
- 25-5808-06 - GARAGE DETAILS (REV 0) - 19.03.26
- 25-5808-05 - MATERIALS PLAN (REV 0) - 19.03.26

1.15 Technical reporting is discussed at Chapter 6 and confirms that, in accordance with Footnote 7 of the Framework, there are no policies which protect areas or assets of particular importance (e.g. designations such as Green Belt, Local Green Space, Area of Outstanding Natural Beauty (AONB), designated heritage assets etc (list not exhaustive)) associated with the application site. As such there are no policies which would provide a clear reason for refusing the proposed development.

2.0 Site Location and Context

2.1 The location of the site is set out on the accompanying location plan (25-5808-02 - LOCATION PLAN (REV 0) - 19.03.26) and a description is provided within the Design and Access Statement (DAS). This section of the statement set outs a summary of the site's location and description.

2.2 The Site is located north of the centre of the village of Darton, in the Metropolitan Borough of Barnsley, South Yorkshire, and is centred at NGR SE 31335 10418. Darton lies on the River Dearne, directly to the east of Kexbrough village and approximately five miles north of the town of Barnsley.

2.3 The Site comprises an irregular shaped parcel of land encompassing two fields. It is bordered by Woolley Colliery Road to the west and south, by Bloomhouse Lane to the north and east.

2.4 A business site and a private residence border the Site to the northwest, and there is a farmhouse complex to the east of the Site named Manor Farm. A public footpath crosses the Site from the west to the northeast.

2.5 Bloomhouse Lane runs between Woolley Colliery Road in the west to Sackup Lane in the east. It is a single carriageway road subject to a 30mph speed limit with a footway running along its northern edge. Street lighting is present for approximately 180m to the west of the junction with Sackup Lane

2.6 Woolley Colliery Road to the west of the site commences at Woolley Grange to the north west of the site and continues to the south where it changes name to Station Road. Woolley Colliery Road is a single carriageway road subject to a 30mph speed limit. A combined cycle footway is present on its eastern edge running from Woolley Grange to approximately 270m south of Bloomhouse Lane after which point there is footway on the western side which continues approximately 50m to the south where it becomes a public right of way running to the west of houses on Woolley Colliery Road and links to Darton Train Station.

- 2.7 Footways are also present on both sides of the road for approximately 100m to the north of the point where Woolley Colliery Road becomes Station Road. Street lighting is present along the length of Woolley Colliery Road
- 2.8 The EA Flood Map for Planning shows the majority of the site is located within Flood Zone 1, which is designated as land having less than a 1 in 1,000 annual probability of river or sea flooding.
- 2.9 The site itself is not subject to any protective designations. There are a number of trees within and around the site, mostly located on the site boundaries.
- 2.10 The following amenities and facilities are all located within an 800m walking distance of the site:
- Bus Stops along Station Road
 - Darton Train Station
 - Darton Primary School
 - Pharmacy
 - The Parish Church of All Saints
 - Hair Salon
 - Café
 - Chinese Takeaway
 - Post Office
 - Playing Fields (Woolley Colliery Rd.)
 - Scout Hut
 - Beauticians
 - Pet Shop
 - Balti Palace Restaurant
 - The Co-operative Food Store
 - Bus Stops along Sackup Lane
- 2.11 Within the Mapplewell and Staincross village areas there are a wide range of facilities including Pharmacy, Post Office, Public Houses, Supermarket, Convenience Store, Hair Salons, Butchers, Takeaways, Building Society and Café.
- 2.12 Public Rights of Way Data obtained from the Barnsley Metropolitan Borough Council website has identified various pedestrian routes in the vicinity of the site. A Bridleway is provided through the site between Bloomhouse Lane and Woolley Colliery Road. A public footpath is provided to the southwest of the site which runs from Church Street in a northwestern direction

- 2.13 Existing bus stops are located nearby within the recommended 400m walking distance of the centre of the site, along Woolley Colliery Road, Station Road, Sackup Lane and Darton Lane.
- 2.14 The nearest rail station to the site is Darton Train Station which is located approximately 0.7km southeast of the site.
- 2.15 It is considered that the site has good access by both “active transport” to local facilities and to public passenger transport arrangements. As such residents and visitors to the development will have a realistic choice of sustainable travel options.

3.0 Planning History

- 3.1 A review of the planning history of the application site and surrounding area has been undertaken. There is limited planning history on the wider site. There is one application (2017/0990), for

Residential development of up to 214 dwellings and associated access, landscaping, public open space, drainage and infrastructure including link road to Woolley Colliery Road

- 3.2 The application was registered on the 11 August 2017. This application remains undetermined and no recent activity can be seen on the application.

4.0 Barnsley Local Plan

- 4.1 The proposal sits within two separate allocations for residential development as identified within the Barnsley Local Plan under reference HS25 and HS11.

- 4.2 The majority of the development proposals sit within HS25 which requires the following:

The development will be expected to:

- *Ensure that the internal road layout will allow access to housing allocation HS11 and provide a spine road through the site linking Station Road with Woolley Colliery Road that is capable of taking through traffic; and*
- *Ensure appropriate access is provided to enable the development of site HS1.*

- 4.3 *Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a 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.*

4.4 A small area of the site to the east is contained within HS11. The allocation for this site requires the following:

The development will be expected to: -

- *Provide a new roundabout and access from the B6131 Station Road adequate to accommodate the development of the entire site.*
- *Ensure that the internal road layout will allow access to housing allocation HS25 and provide a spine road through the site linking Station Road with Woolley Colliery Road that is capable of taking through traffic; and*
- *Retain, buffer and manage all the hedges plus retain and manage a significant proportion of the existing scrub as part of the greenspace provision.*

4.5 Archaeological remains are known to be present on this site. The developable site area has been reduced to allow flexibility in the development to ensure the remains can be preserved in situ if necessary

5.0 Pre-Application Submission

5.1 A pre-application submission was made to the Council on the 3rd December 2025. This was considered under reference 2025\ENQ\00817.

5.2 Full details of the pre-application engagement with the Council are provided in the Statement of Community Involvement (SCI).

6.0 Community Consultation

6.1 Consultation with local residents have been undertaken in advance of the submission of the application.

6.2 Leaflets were produced and distributed by hand to residents considered to be directly affected by the proposed development.

6.3 The leaflet contained details of the design proposals and contact details were provided, inviting comments and feedback to the development team.

6.4 In total, 126 leaflets were distributed. The accompanying Statement of Community Involvement sets out the feedback received from that process.

6.5 The development team are committed to working with the local community and stakeholders in order to address any concerns raised towards the proposals.

7.0 Overview of Development Proposals

7.1 The applicant seeks full planning permission for the erection of 119 residential dwellings with associated infrastructure and open space.

7.2 This application is supported by a Design and Access Statement (DAS). The DAS demonstrates the iterative process which has been taken to establish a development proposal which responds to the context and constraints of the site.

7.3 The DAS sets out the design approach to creating a sustainable development. It outlines how the development proposes responds to the existing characteristics of the site and how the design solution is appropriate, how it makes optimal use of the land, and how it can provide a high-quality living environment which delivers a good level of amenity for future occupiers and nearby existing residents.

7.4 The Site Layout has been informed by a number of key technical documents and reports, which have led to the development of design parameters. The design solution is informed by the following considerations: -

- Site Context and Analysis
- Local Character
- Technical considerations
- Landscape design
- Movement hierarchy and active travel
- Density
- Appearance and Scale

7.5 In line with the requirements of the two allocations, the accompanying Site Layout identifies a direct vehicular link from Woolley Colliery Road, through the site and into the adjacent HS11 site. The road is of a high hierarchy with the provision of vehicle and cycle provision (3m wide), green verge with tree planting to one side. The design of the street will ensure this can accommodate the level of traffic to be generated as part of this site and the wider allocations.

7.6 The requirement for a roundabout is not applicable to this development. It forms part of the wider HS11 site which is separate to these proposals.

- 7.7 There is a focus on landscaping and green edges. Important natural features, such as trees and boundary hedgerows, are retained wherever possible. New areas of public open space will include new, native species rich planting including trees and hedgerows.
- 7.8 The areas within HS11 are to be retained as greenspace as part of this development. The submission of a formal application will be accompanied by a detailed tree survey and ecological assessment / BNG.
- 7.9 Public Right of Way 45 has been fully considered as part of the development proposals and this footpath is maintained along its existing alignment. Footpath 46 sits outside of the application boundary but the connections will remain unchanged by the proposals.
- 7.10 A tank forms part of the flood risk management strategy for the site to ensure that development of the site will not result in flooding to new properties or increase the risk of flooding elsewhere.

7.0 Affordable Housing

- 7.1 As set out in paragraph 5.1 of the Affordable Housing SPD, full planning applications which meet or exceed the 15-unit threshold, are expected to be supported by an Affordable Housing Statement (AHS) setting out how the need to provide affordable housing will be addressed before an application is validated.

Policy H7 of Barnsley's Local Plan sets out that housing developments of 15 or more dwellings will be expected to provide affordable housing, and that: -

30% affordable housing will be expected in Penistone and Dodworth and Rural West, 20% in Darton and Barugh; 10% in Bolton, Goldthorpe and Thurnscoe, Hoyland, Wombwell and Darfield, North Barnsley and Royston, South Barnsley and Worsbrough and Rural East.

The site is located within the Darton and Barugh sub-area; therefore, we would expect the proposed scheme to deliver 20% affordable homes.

- 7.2 The application seeks the erection of 119 dwellings and as such, the affordable homes requirement would be 24 homes.

8.0 Planning Policy Considerations

- 8.1 The whole purpose and intention of the planning system is to deliver sustainable development as defined by the National Planning Policy Framework ('the Framework') and in particular, consistent with the objectives as set out at paragraph 8 of the Framework.

- 8.2 The purpose of the planning system is to positively promote the spatial organisation of land to achieve long-term sustainable development. As set out in paragraph 7 of the Framework "sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs". Specifically with regard to delivering a sufficient supply of homes, the Framework is clear that the Government's objective is to "significantly boost the supply of homes" (paragraph 61).
- 8.3 Planning is a vital means of securing the long-term wellbeing of our communities. It enables the efficient use of resources and infrastructure, with multiple benefits to society, the environment and the economy. England is a geographically small, densely populated nation, with multiple demands on land and built environment.

9.0 Development Plan

- 9.1 The duty in Section 38(6) of The Planning and Compulsory Purchase Act (2004) ("the Act") enshrines in statute the primacy of the Development Plan.

The Act states:

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 in accordance with the plan unless material considerations indicate otherwise."

- 9.2 Further Section 70(2) of the Town and Country Planning Act (1990) states that "in dealing with such an application the authority shall have regard to the provisions of the development plan, so far as material to the application, and any other material considerations".
- 9.3 The Development Plan comprises the BLP. This plan was adopted by the Council on 3 January 2019. The BLP replaced the Barnsley Core Strategy and Unitary Development Plan. The BLP was reviewed by the Council on 24 November 2022. The outcome of the Council's review was that the BLP should be retained in its current format.
- 9.4 The correct approach to determining whether a proposal is in compliance with a development plan includes the following:
- All the relevant policies should be identified, including those most important to the determination of the planning application;
 - An assessment of whether those policies are consistent with the Framework (including whether or not they are 'out of date' as set out in Footnote 8 of the Framework)
 - An assessment should be made as to whether the proposal complies or not with each of those policies and the weight to be given to these and the weight to any conflict with those policies;
 - The development plan must be read as a whole;
 - It must be recognised that separate policies within the same development plan can pull in different directions¹ ; and,

- A development can conflict with one individual policy and still comply with the development plan as a whole.

9.5 In accordance with paragraph 11 (d) of the Framework, where there are no relevant development plan policies, or the policies which are most important to determining the application are out of date, planning permission should be granted unless any clear impacts of doing so would significantly and demonstrably outweigh the benefits. Footnote 8 is clear that where an application relates to the delivery of dwellings, in circumstances where the Council fails to demonstrate the requisite housing land supply, the most important policies for determining the application are considered to be out of date.

9.6 Although a development plan has a legal status and legal effects, it is not analogous in its nature or purpose to a statute or a contract. As is often observed development plans are full of broad statements of policy, many of which are mutually irreconcilable, so that in a particular case one must give way to another. In addition, many of the provisions of development plans are framed in language whose application to a given set of facts requires the exercise of judgment.

9.7 Section 39 of the Planning and Compulsory Purchase Act (2004) requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.

9.8 Barnsley Local Plan

9.8.1 The following BLP policies are material to the determination of this outline planning application. Each will be discussed in more detail in Chapter 6 of this statement.

- Policy 5D1: Presumption in favour of Sustainable Development;
- Policy GD1: General Development;
- Policy LG2: The Location of Growth;
- Policy H1: The Number of New Homes to be Built;
- Policy H2: The Distribution of New Homes;
- Policy H6: Housing Mix and Efficient Use of Land;
- Policy H7: Affordable Housing;
- Policy T3: New Development and Sustainable Travel;
- Policy T4: New Development and Transport Safety;
- Policy D1: High Quality Design and Place Making;
- Policy LC1: Landscape Character;

- Policy HE1: The Historic Environment;
- Policy HE2: Heritage Statements and General Application Procedures
- Policy HES: Archaeology;
- Policy GI1: Green Infrastructure;
- Policy GS1: Green Space;
- Policy GS2: Green Ways and Public Rights of Way;
- Policy BI01: Biodiversity and Geodiversity;
- Policy GB6: Safeguarded Land;
- Policy CC1: Climate Change;
- Policy CC2: Sustainable Design and Construction;
- Policy CC3: Flood Risk;
- Policy CC4: Sustainable Drainage Systems (SuDS);
- Policy CC5: Water Resource Management;
- Policy RE1: Low Carbon and Renewable Energy;
- Policy POLL 1: Pollution Control and Protection; and,
- Policy 11: Infrastructure and Planning Obligations.

9.9 Supplementary Planning Documents (SPD)

The following SPDs have been adopted by the Council and are relevant to this proposal.

Design of Housing Development (July 2023);

The SPD supplements BLP Policy D1 'High Quality Design and Place Making' and BLP Policy GD1 'General Development' and sets out the design principles that will apply to new housing developments.

Sustainable Construction and Climate Change Adaptation (July 2023);

The SPD sets out an approach to planning decisions in respect of sustainable construction and adapting to climate change. It sets out what the requirements for development are based on existing BLP policies (notably BLP policies SD1, CC1, CC2, CC3, CC4, CC5 and RE1), existing planning practice guidance and national requirements.

Sustainable Travel (July 2022);

This SPD primarily supplements BLP Policy T1 'Accessibility Priorities', BLP Policy T3 'New Development and Sustainable Travel' and BLP Policy 11 'Infrastructure and Planning

Obligations and recognises the need for new infrastructure that secures behavioural change to increase public transport usage and active travel.

Affordable Housing (July 2022);

This SPD supplements BLP Local Plan policy H7 Affordable Housing which provides advice on when contributions will be sought for affordable housing and how they will be calculated. It also provides guidance a range of other material issues such as the type and tenure of affordable housing, and when off-site provision is appropriate.

Parking (November 2019);

Supplements BLP Policy T3 'New Development and Sustainable Travel' by setting out the parking standards that the Council will apply to all new development.

Trees and Hedgerows (May 2019);

This SPD supplements BLP Policy BIO1 'Biodiversity and Geodiversity' and sets out how development proposals are expected to conserve and enhance the biodiversity and geological features of the borough.

Heritage Impact Assessment (May 2019);

This SPD supplements BLP Policy HE2 'Heritage Statements and General Application Procedures' providing details on how to prepare a heritage impact assessment (HIA).

Open Space Provision on Housing Developments (May 2019).

This SPD supplements BLP Policy GS1 of the Local Plan, which states that in order to improve the quantity, quality and value of green space provision there is a requirement for new residential developments to provide or contribute towards green space in line with the standards set out in the green space strategy and in accordance with the requirements of BLP Policy 11 'Infrastructure and Planning Obligations'.

10.0 National Policy - National Planning Policy Framework

10.1 The National Planning Policy Framework (NPPF) (The Framework) is a key consideration as the statement of national policy and should therefore be taken into account and given appropriate weight when assessing this development prospects on this pre-application site.

10.2 The Framework sets out the presumption in favour of sustainable development and the Government's key objectives to significantly increase the delivery of new homes. In summary, the key elements of The Framework relevant to the proposals are:

Achieving a sustainable development

- Decision-making
- Delivering a sufficient supply of homes

- Promoting healthy and safe communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment

10.3 Paragraph 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

10.4 Paragraph 10 of the NPPF explains that there is a presumption in favour of sustainable development. Paragraph 11 adds that plan-making and decision-taking should apply a presumption in favour of sustainable development.

10.5 Paragraphs 61 to 81 set out the Government's policies on housing. Paragraph 60 sets out that to support the Government's objective to significantly boost the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

10.6 Paragraph 62 explains that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach.

10.7 Paragraph 63 confirms that size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

10.8 In identifying land for homes, paragraph 69 outlines how strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, considering their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- specific, deliverable sites for years one to five of the plan period; and
- specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

10.9 Paragraphs 72-77 - reiterates the importance of a deliverable supply of homes to meet the needs of the district.

- 10.10 Paragraph 96 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places.
- 10.11 Paragraph 116 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.12 Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 10.13 Paragraph 131 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 10.14 Paragraph 136 - trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.
- 10.15 Paragraph 139 - 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 10.16 The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

10.17 National Planning Practice Guidance

- 10.17.1 The Guidance was initially published in March 2014 and has been updated on several occasions over subsequent years. The content of the Guidance provides guidance upon the interpretation of the policy contained in the Framework and is a material consideration for both planning applications and appeals.

10.18 Other Material Considerations

10.18.1 Barnsley Local Plan Monitoring Report - 1 April 2021 to 31 March 2022 (February 2023)

10.18.2 Table 4 (see para 84) Barnsley Local Plan Monitoring Report (AMR) shows that only 39 no. affordable homes have been delivered during 2021/22. The Annual Infrastructure Funding Statement (1 April 2021 - 31 March 2022) confirms that 24 no. of these affordable homes were delivered directly by developers through Section 106 Agreements. One unit resulted from a change of use from offices back to residential use. In addition, BMBC added 14 no. units to the affordable stock through acquisitions and conversions during this period.

10.18.3 The continued failure to meet affordable housing needs also creates additional pressures on the housing market within Barnsley.

10.19 Local Plan Review {November 2022}

10.19.1 The BLP was reviewed by the Council on 24 November 2022 which determined that the BLP should be retained in its current form.

10.20 Five-Year Deliverable Housing Land Supply Report, 2024

10.20.1 This document represents the Council's most recent assessment of FYHLS within its administrative area.

The Council's last formal published position on the authority's website, *Barnsley Five Year Deliverable Housing Land Supply Report April 2024 – March 2029*.

Five-year net housing requirement = 9215 dwellings

Five Year deliverable net supply = 5305 dwellings

In conclusion, 5305 net dwellings can be delivered against a requirement of 9215 net dwellings. This equates to 2.9 years supply.

10.20.2 Therefore, the Council cannot currently demonstrate a supply of specific, deliverable sites sufficient to meet the borough's five-year housing requirement.

11.0 The Planning Case

11.1 This section of this statement identifies the main planning considerations, provides an assessment of the scheme against the key policy considerations which have been identified above and evaluates the planning merits of the case in support of the proposed development.

- 11.2 Policy H1 of the Local Plan, *The Number of New Homes to be Built*, identifies that the Authority will seek to “*achieve the completion of at least 21,546 net additional homes during the plan period 2014 to 2033. A minimum five-year supply of deliverable sites will be maintained.*” Paragraph 9.1 of the Local Plan goes on to further confirm that “*this figure gives an annualised figure of 1,134 per annum*”
- 11.3 The housing requirement set out in the Local Plan is therefore **1,134 dwellings per annum**
- 11.4 Having regard to the Local Plan adoption date of 3rd January 2019, a review was to be carried out by January 2024. In line with their obligations, Barnsley Council sought to undertake a review of the Local Plan.
- 11.5 The Local Plan review concluded that the Plan remained up to date, that no revisions, updates or amendments were required, in part or whole, to any aspect of the adopted Local Plan.
- 11.6 The Review was endorsed by Full Council on 24th November 2022.
- 11.7 As such, the Council consider the Local Plan housing requirement sound. A further review is anticipated to be carried out in 2027, or earlier if circumstances require it.
- 11.8 Whilst there may be differing opinions in relation to conduct and effectiveness of the Local Plan Review, it is recognised that the Local Plan housing requirement remains the starting point for assessing housing land supply.
- 11.9 The Local Authorities own assessment identifies that Barnsley are currently only able to demonstrate a 2.9 years’ worth of housing land supply.
- 11.10 The Secretary of State (SoS) has consistently found that where an LPA is unable to demonstrate a 5-year supply of deliverable housing sites, either substantial, very significant or very substantial weight should be given to the delivery of housing by the decision-maker. Indeed, even where authorities have been able to demonstrate a sufficient supply of land for housing, inspectors have apportioned either substantial, very significant or very substantial weight. Given the acute and chronic under-supply of new homes within Barnsley, the supply of new housing should be provided very substantial weight.
- 11.11 In the interests of clarity, the most important policies for determining this residential planning application in Barnsley are set out below: -

Policy LG2: The Location of Growth.

Policy H1: The Number of New Homes to be built.

Policy H2: The Distribution of New Homes.

11.12 Policy LG2 states: -

11.12.1 Priority will be given to development in the following locations: Urban Barnsley; Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (which includes Thurnscoe and Bolton on Dearne), Penistone and Royston; and Villages.

11.12.2 Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town, and the Principal Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

11.12.3 Darton is identified as a Sub Regional Town and is therefore considered an appropriate location where most development should take place to enhance Barnsley's role within the Sheffield and Leeds City Regions.

11.12.4 It is important to encourage growth in what are the most accessible and sustainable locations in the Borough. It is under this remit that the site has been allocated for residential use within the Barnsley's Local Plan.

11.12.5 The site is allocated under Reference HS25 with a small section identified under HS11. Both sites are allocated for the development of new homes. The Local Authority expect the HS25 site to deliver circa 118 homes. The application seeks approval for 119 dwellings.

11.12.6 Having regard to policy H2 of the BLP, Urban Barnsley (including Darton) is attributed a housing supply distribution of 43% of the total requirement within the plan period, equating to a total delivery of 9070 dwellings. This reflects the importance of the role that Darton has in contributing towards the borough's growth aspirations.

11.13 The Presumption in Favour of Sustainable Development

11.13.1 The Framework (paragraph 8) and BLP Policy SD1 make it clear that the purpose of the planning system is to contribute to the achievement of sustainable development. The three over-arching and interdependent objective are identified as being economic, social and environmental sustainability.

11.13.2 Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

11.13.3 While the starting point for decision making is the development plan, the presumption in favour of sustainable development always applies and feeds in to the planning balance. Consequently, it is necessary to consider the proposals against the three dimensions of sustainable development.

11.14 The Economic Objective

11.14.1 The economic objective of sustainable construction contributes to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and also by identifying and coordinating development requirements including the provisions of infrastructure.

11.14.2 Construction is a major source of national employment, with construction supporting more jobs compared with investment in many other sectors of the economy. This can improve the long-term competitiveness of the UK economy, including through its significant network of supply chains and contracting relationships.

11.14.3 The construction industry provides a crucial labour market entry point for young, lower skilled workers and those moving out of unemployment. The construction industry offers a range of opportunities across different trades and skill sets from bricklaying and carpentry through to plumbing and maintenance. Apprenticeship opportunities are particularly prevalent and have been increasing over the last few years.

11.14.4 The economic benefits associated with new development is significant. The construction sector has been one of the biggest contributors to growth in Great Britain in recent years. The direct benefits of new development include direct (on-site) and in-direct (supply chain) job creation during the construction phase. For a site of this scale, c.50 jobs would typically be supported during the construction period. Additionally, the delivery of new homes provides a revenue boost to the local authority through the New Homes Bonus and Council Tax Revenues.

11.14.5 Delivering housing increases the local population which generates additional spend in the local economy. This spend supports jobs in local shops and services close to the development site, and first occupation expenditure is also a significant contributor to the local economy in areas where new housing is being delivered.

11.14.6 At a local level the BLP is clear that the Council is seeking to deliver sustainable economic growth (see para. 8.10). Accordingly, to ensure Barnsley is positioned to provide a strong economic offer to both inward investors and indigenous companies seeking to expand, there needs to be a robust interrelationship between economic and housing policy.

11.14.7 Delivering new homes also provides suitable accommodation to ensure that the labour force can live close to their places of work. In this case BLP Policy E1 is seeking to provide "a choice of sites in accessible locations to meet the needs of businesses and their workforce and provide local communities with access to job opportunities", whilst BLP Policy H1 seeks to ensure sufficient homes are delivered to support economic growth ambitions.

11.14.8 The site is clearly located in an area identified for growth and therefore proposals will contribute to building a strong, responsive and competitive economy by providing development of the right type in the right place and at the right time to support growth. In the context of the chronic and acute shortfall in the delivery of housing it is argued that the delivery of this site will assist in providing much needed market and affordable homes for workers alongside a number of associated benefits.

11.14.9 Investment in the local area through first occupation expenditure (monies spent in furnishing and making the new house homely) and through local expenditure in Wombwell and Darfield.

11.14.10 The economic benefits associated with the creation of employment, supporting existing businesses and generating funds to support existing services and facilitate the creation of new community infrastructure would be significant.

11.14.11 As a result, the proposals would satisfy the economic objective of sustainable development which weighs significantly in the proposals favour.

12.0 The Social Objective

12.1 The Framework summarises the social objective of sustainable development as supporting strong, vibrant and healthy communities by providing the residential accommodation required 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.

12.2 From a social perspective planning is a vital means of securing the long-term wellbeing of our communities. It enables the efficient use of resources and infrastructure, with multiple benefits to society. England is a geographically small, densely populated nation, with multiple demands on land and built environment. People should be able to expect homes that they want to live in.

The moral case for action is manifold. Radical action to build houses and increase home ownership is needed once more.

12.3 In the context of the above, the delivery of much needed market and affordable homes will help to support strong, vibrant and healthy communities particularly in the context of the Council's chronic and acute lack of housing land supply. This would result in a boost to supply and an enhanced choice of new housing (of a varying mix and tenure) in a local market that has been starved of meaningful supply in recent years. Further the new homes will be delivered in a Principal Town that is well integrated with the existing settlements and the supporting shops and services. Accordingly, the delivery of affordable homes should be afforded very significant weight in the planning balance.

12.4 The proposals will provide improved pedestrian linkages to the wider area and will provide a pleasant environment (notably the onsite habitat enhancements and well considered areas of communal space) improving opportunities for social cohesion and tangible interaction. Overall, the proposed development will deliver a strong, vibrant and healthy community to assist in meeting the needs of the present and future generations in a well-designed and, integrated and accessible environment. In this context the proposed development would satisfy the social objective of sustainable development, which should be given very significant weight.

13.0 The Environmental Objective

13.1 The Framework explains that the environmental objective of sustainable development is to contribute to protecting and enhancing the natural, built and historic environment, including making effective use of land, helping improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving towards a low carbon economy.

14.0 Technical Considerations

14.1 Air Quality

14.2 Redmore Environmental Ltd was commissioned by Homes by honey Ltd to undertake an Air Quality Assessment in support of the residential development.

14.3 The report was undertaken to do the following:

- Assess potential impacts associated with fugitive dust emissions during the construction phase of the proposed development.
- Assess potential impacts associated with road transport emissions during the operational phase of the proposed development; and,

- Identify any requirement for relevant mitigation measures.
- 14.4 Potential construction phase air quality impacts from fugitive dust emissions were assessed as a result of earthworks, construction and track out activities. It is considered that the use of the identified site-specific control measures would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level.
- 14.5 Potential impacts during the operational phase of the proposals may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the development. Dispersion modelling was therefore undertaken in order to predict pollutant concentrations at sensitive locations as a result of emissions from the highway network both with and without the development in place. Results were subsequently verified using local monitoring data.
- 14.6 Review of the dispersion modelling results indicated that air quality impacts as a result of traffic generated by the development were not predicted to be significant at any sensitive location in the vicinity of the site.
- 14.7 A number of mitigation measures were identified in line with the requirements of the Barnsley Air Quality and Emissions Good Practice Planning Guidance in order to reduce vehicle exhaust emissions associated with the proposals. It is considered these are appropriate for a development of this scale and nature and will further control impacts during the operational phase.
- 14.8 Based on the assessment results, air quality factors are not considered to be a barrier to development. Consequently, the proposals comply with BLP Policy Poll1 which seeks to minimise risk of damage to the environment and manage nuisance and Chapter 15 of the Framework. It is therefore concluded that there are no justifiable air quality related reasons why the proposed development should not be granted planning permission.

15.0 Arboriculture

- 15.1 A total of fourteen individual trees, ten groups of trees and three hedgerows were surveyed as part of the Arboricultural Assessment. Trees were surveyed as individual trees, groups, hedgerows, and woodland as per the survey methodology.
- 15.2 The site has been unmanaged for some time. Much of the site was covered in self-set scrub, with common hawthorn *Crataegus monogyna* and blackthorn *Prunus spinosa* the dominant species. Boundary features were often overgrown, with dense bramble at the base. Isolated trees were sited along boundary features, with common ash *Fraxinus excelsior*, field maple *Acer campestre*, goat willow *Salix caprea* and common holly *Ilex aquifolium* commonly occurring.
- There were no Category A or U specimens.

- Dense undergrowth prevented access to some parts of the site.
- Tree health and condition was fair to good.

15.3 While development of the site will require the removal of much of the low-quality tree cover, the proposals have been designed around the retention of moderate quality trees and tree groups. The retention of this tree cover coupled with targeted future management and enhancement of the site through new tree planting will meet many of the individual aspirations set out in the various policies.

15.4 The landscaping scheme considers the use of both native tree species (for their low maintenance requirements and nature conservation value) and ornamental species (for their contribution to urban design and amenity value). Species choices have also been selected on the basis of their suitability for the final site use.

15.5 Further the layout provides a robust starting point from which the provisions of BLP Policy 8101, Paragraph 186 (which seeks to improve biodiversity in and around developments) and can be further developed as part of the landscape planting scheme and BNG proposals.

16.0 Archaeology and Heritage

16.1 In 2017 an assessment was undertaken by Prospect Archaeology in 2017 which covered part of the eastern extent of the Site. It also covered an access route which ran through the Site in an east west direction to Woolley Colliery Road.

16.2 The assessment concluded that the proposed development will potentially affect views to and from the Grade I listed Church of All Saints in Darton. It also suggested there would be an impact medieval ridge and furrow, post-medieval industrial, agricultural and domestic remains ranging from negligible to regional importance.

16.3 The report determined that the probable 17th century house, known as the Manor House/ Farm on the eastern edge of the Site potentially had medieval origins. LiDAR data and a site visit confirmed the presence of the ridge and furrow earthworks in the northeastern part of the Site and a holloway/ quarry in the southeastern part, as well as historic coal mining activity to the west

16.4 Considering all the information available from the HER and the previous archaeological investigations, the Site has low potential for prehistoric, Roman, and early medieval remains.

- 16.5 There is a moderate potential for medieval remains and a high potential for post medieval remains in the eastern area of the Site in the vicinity of Manor Farm, which may have medieval origins.
- 16.6 Map regression has shown the Site to comprise agricultural land adjacent to Manor House/ Farm since at least the late 18th century. Ridge and furrow earthworks can be seen on LiDAR images within the northeast extent of the Site, and previous assessment found a potential holloway/ quarry in the southeast corner which remains visible. There is also the suggestion of ridge and furrow in the western part area of the Site. A geophysical survey undertaken within the Site confirmed the ridge and furrow in its northeastern extent but did not identify any archaeological anomalies, although the southeastern extent of the Site was not surveyed due to overgrown vegetation.
- 16.7 Other than the Site of the former Manor and a possible holloway/ quarry there are no heritage assets recorded within the Site that would suggest pre-medieval activity.
- 16.8 It is recommended that trial trenching is undertaken as a condition of the application to further determine the potential for medieval archaeology. There are therefore no archaeological reasons to prevent the application being favourably determined.

17.0 Ecology

- 17.1 A Preliminary Ecological Appraisal (PEA) report has been completed and submitted as part of this submission.
- 17.2 FPCR has been commissioned to carry out a Preliminary Ecological Appraisal of the site to establish whether there are any issues that may affect the proposed development and determine the baseline biodiversity value of the site. This report also includes the baseline biodiversity calculations that will inform a full biodiversity net gain (BNG) assessment.
- 17.3 The Site comprises three unmanaged fields of other neutral grassland bounded by unmanaged native hedgerows, located in the west, north-central and south-east of the Site. An area of hardstanding colonized by ruderal vegetation is in the south-east of the Site adjacent to west of an access road and Manor House (previously shown on historical maps as part of a farm complex at Manor House). Some areas of the Site, particularly within the eastern area, have become colonised by bramble and other scrub
- 17.4 Due to the assessment being carried out outside the optimum season, all grassland fields were assessed as being in Moderate condition (as a precaution). It is recommended that an updated

survey be carried out in the optimum season of April – September 2026 to ensure the accuracy of these condition assessments.

- 17.5 Although no Invasive Non-Native Species (INNS) (dead stems or live plants) were noted during the survey, a further check for any growth of INNS is recommended during the optimal growing season (April- July) due to the desk study returning records of Japanese knotweed and Himalayan Balsam in the local area.
- 17.6 There were no statutory or non-statutory designated sites within, or adjacent to, the survey area.
- 17.7 No evidence of badgers or their setts were noted during the initial survey. However, the two badger records returned indicate that this species are present in the wider area. There is substantial scrub on-site which would provide suitable habitat for sett creation. It is therefore recommended that a full badger walkover survey be carried out once the vegetation has died back in winter (winter 2025/26).
- 17.8 Records of five individual bats were returned, dated from between 2011 and 2022. One of these, a common pipistrelle *Pipistrellus pipistrellus*, was recorded along the woodland edge to the east of the Site. The hedgerows provide suitable habitat for potential commuting routes for bats and link to surrounding habitats. The scrub and hedgerows on-site also provide potential foraging resources.
- 17.9 The Site provides a moderate suitability for foraging and commuting bats and so it is recommended that static detectors are deployed monthly, and nighttime bat walkovers are carried out seasonally.
- 17.10 It is also recommended that hedgerows and scrub are retained where possible, as this habitat is suitable bat foraging and commuting habitat. It is also recommended that a sensitive lighting scheme is provided within the proposals.
- 17.11 There are several hedgerows, trees and scrub on-site which provide suitable breeding habitat for a variety of generalist bird species. The grassland could also provide breeding opportunities for ground-nesting birds, though the fields are relatively small. During the scoping Winter Bird survey undertaken in November 2025 a range of common and widespread generalist species were recorded, primarily within the scrub, hedgerows and trees.
- 17.12 It is recommended that three further Winter Bird surveys are undertaken during the period November – February A full suite of winter bird surveys is required to assess the potential impacts on notable species of the proposed significant loss of scrub and hedgerows. These

surveys will be undertaken in the optimal months and will supplement the submission as soon as they are available.

- 17.13 The grassland, hedgerows, scrub and trees are valuable to a variety of generalist bird species, and it is recommended that this habitat is retained where possible.
- 17.14 There are no ponds within 250m of the site and no GCN records within 1km. As such, GCN are considered to be likely absent from the Site and do not represent a constraint to development.
- 17.15 General Biodiversity Gain Condition (GBGC) is submitted with the application, as per the statutory guidance. This includes the pre-development value of the onsite habitat on the date of application using the statutory biodiversity metric. Further discussions will be welcomed through the course of the application in respect of how the developer can comply with the 10% net gain requirement.
- 17.16 The proposals therefore comply with BLP Policy GI 1 which aims to 1) use Green Infrastructure to promote sustainable growth, improve health and well-being and adapt to and mitigate climate change and maximise biodiversity 2) conserve biodiversity / geological features and mitigate any impacts on them and 3) maximising biodiversity opportunities in and around new developments through the adoption of good design. The proposals also comply with provisions set out in Chapter 15 of the Framework. It is therefore concluded that there are no justifiable ecology related reasons why the proposed development should not be granted planning permission.

18.0 Energy and Sustainable Development

- 18.1 FES Consultants have produced a report which considers the issues surrounding sustainable construction with regards to the proposed residential development.
- 18.2 This report reviews the proposed energy and carbon reduction strategy advanced by Homes by Honey within the context of local and national planning policy. The report in particular considers and evaluates the measures incorporated into the design of the development to reduce the predicted CO₂ consumption of the site over 2021 Building Regulations under SAP10.
- 18.3 Homes by Honey proposes an energy strategy, which addresses the two policy concerns of sustainable design and construction: climate change and energy security. They have proposed a fabric first strategy, which aims to achieve long term reductions in CO₂ emissions and climate change.

- 18.4 The proposed fabric and building services specification will permanently reduce regulated emissions by 3.66% and the proposed energy demand by 2.48% This is a significant betterment and demonstrates that the proposed development will have a reduced reliance on national resources (gas and electricity).
- 18.5 After detailed analysis we can conclude that the preferred energy strategy adheres to the principles and aspirations of sustainable design and construction as advanced by national and local government and the house building industry. We therefore recommend the adoption of the preferred energy strategy
- 18.6 The proposals comply with BLP Policies CC1, CC2, CC4, T3 and RE1, by 1) accepting that climate change is a long term challenge, 2) accepting that climate change is the main challenge to delivery of sustainable development and 3) by introducing a raft of tangible measures to reduce energy demand and any additional impact on existing resources. Further the proposals meet the provisions set out in Chapters 9 and 14 of the Framework and the Sustainable Construction and Climate Change Adaption SPD. It is therefore concluded that there are no justifiable sustainability / energy related reasons why the proposed development should not be granted planning permission.

19.0 Flood Risk and Drainage

- 19.1 The site is located in Flood Zone 1 with the flood risk from all sources Low except surface water (Medium-Low).
- 19.2 The Medium-Low surface water flood risk is to be mitigated by reprofiling the identified areas of the site and the introduction of a positive development surface water drainage system.
- 19.3 The following standard development mitigation measures are recommended:
Finished floor levels to be set a minimum 150mm above external levels to mitigate any risk from blockage and exceedance events.
Drainage is to be designed with separate foul and surface water systems. The development surface water drainage scheme is to be designed such that there is no external flooding for up to and including the 1 in 100 year plus climate change event.
Detailed blockage and exceedance assessment at detailed design stage.
- 19.4 Surface water from the development is proposed to discharge to the existing 150mm diameter combined sewer in Bloomhouse Lane, with flows restricted to 8.3 l/s.

The existing foul and surface water drainage serving Manor House is to be re-laid/diverted into the development foul and surface water sewer systems.

The development surface water drainage scheme is to be designed so that there is no flooding for the 1 in 30-year event and all flows retained on site for up to the 1 in 100 year plus 45% climate change event, with allowance for 10% urban creep.

Due to the site topography and the depth of the existing sewers, it is necessary to pump the surface water flows.

It is proposed to discharge the foul water flows from the development to the existing 150mm diameter combined sewer in Bloomhouse Lane.

- 12.57 The FRDA demonstrates that the proposals comply with BLP Policies CC1, CC3, CC4 and CC5 in addressing flood risk and ensuring the development 1) meets the challenge of climate change and 2) adopts a proactive strategy to mitigate and adapt to climate change. The proposals also comply with provisions set out in Chapter 14 of the Framework. It is therefore concluded that there are no justifiable flood risk or drainage related reasons why the proposed development should not be granted planning permission.

20.0 Geoenvironmental Appraisal

- 20.1 Lithos Consulting have prepared a report to assess the geoenvironmental matters on this site. This report provides an assessment of geoenvironmental issues and implications associated with the proposed residential redevelopment of the site, together with any implications for current use of the site.
- 20.2 Made Ground Topsoil and Colliery Spoil were identified across the larger western field to a maximum depth of 0.8m, with an isolated area of Cohesive Made Ground (to 1.0m) in the far south of this field. Concrete and Tarmac hardstand are present in the southeast of the site (former barns/stable and access road). A thin veneer of Ash & Clinker, along with Cohesive and Granular Made Ground to a maximum depth of 1.2m were encountered beneath the concrete hardstand.
- 20.3 The majority of the site is located within a Coal Mining Development Low Risk Area, with the west of the site within a High Risk Area. Possible workings within the Top Haigh Moor and Low Haigh Moor coal seam were identified across the site but are only considered to influence surface stability in the southwest where cover ratios are <10. This area will require drilling and grouting.
- 20.4 At this stage, it is anticipated that traditional strip/trenchfill footings (deepened due to tree influence) will be the most suitable foundation solution for 2 & 3 storey residential dwellings

constructed at this site. Founding stratum will be Cohesive (medium to high strength clays)/Granular (medium dense sands and gravels) Residual Soil.

- 20.5 The entire site lies within Flood Zone 1. Soakaway testing was undertaken in 2 trial pits, with only 1 test undertaken in both. Only 1 location yielded an infiltration rate. However, given ground conditions and site topography (potential for springs) soakaways are not considered a suitable solution for the discharge of surface water run-off.
- 20.6 Consequently, the proposals comply with BLP Policy Poll1 which seeks to minimise risk of damage to the environment and manage nuisance and Chapter 15 of the Framework. It is therefore concluded that there are no justifiable geo-environmental related reasons why the proposed development should not be granted planning permission. This would be subject to a suitably worded condition to undertake more intrusive investigations at the appropriate time as recommended within the accompanying report.

21.0 Transport Assessment

- 21.1 A Transport Assessment has been prepared by Bryan G Hall in support of this application.
- 21.2 The record of personal injury collisions occurring from road traffic collisions in the vicinity of the site has been assessed and it is concluded that there are no readily identifiable trends in the data. It has therefore been concluded that the development proposals will not have any detrimental impact on the operation of the network with regard to highway safety.
- 21.3 The development proposals seek to provide a new residential development which will comprise of 119 dwellings in total. The dwellings will be made up of 2, 3 and 4- bedroom properties, and will be either semi-detached or detached dwellings. Vehicular access to the proposed development will be provided by way of a new priority controlled simple T junction with Woolley Colliery Road, at the western site boundary.
- 21.4 Parking will be provided in line with the standards set out within the BMBCs Parking SPD, including the provision of an electric vehicle charging point per dwelling. Swept path analysis of the proposed layout has been undertaken, which demonstrates that the site can be serviced appropriately by a refuse vehicle.
- 21.5 The proposed development is anticipated, when the targets contained in the accompanying Travel Plan are applied, to generate 54 two-way trips during the morning peak hour and 55 two-way trips during the evening peak hour. This development generated trips have been distributed onto the local highway network based on 2011 Census data.

- 21.6 Operational assessments of both proposed site access junctions with Woolley Colliery Road, the Bloomhouse Lane / Woolley Colliery Road T Junction, the Station Road / B6131 T Junction and the B6131 / A637 / Churchfield Lane staggered crossroads has been undertaken for a 2031 future year. It is concluded that the proposed development generated trips will not have a material impact on the operation of the local highway network in the vicinity of the site. The development is in full accordance with national and local planning policy and guidance.
- 21.7 The TA has demonstrated that the proposed development accords with the BLP Policies SD1, GD1, T3, T4 and GS2, Chapter 9 of the Framework and relevant SPDs. It is therefore concluded that there are no justifiable highways or transport related reasons why the proposed development should not be granted planning permission.

22.0 Noise

- 22.1 Environmental Noise Solutions Ltd (ENS) has been commissioned by Homes By Honey to undertake a noise impact assessment for the proposed residential development.
- 22.2 The ambient noise climate at the site is controlled by the distant M1 motorway (circa 400 metres to the west) and intermittent vehicles along Bloomhouse Lane and Woolley Colliery Road, with no other significant noise sources noted by the survey engineer. Weighwell Engineering is located towards the northern corner of the proposed development site, with operating hours confirmed as 0800-1630 hours Monday to Friday, with no operation during the weekend. The company produces scientific instruments for weighing locomotives. It should be noted that the survey engineer confirmed Weighwell Engineering to be conducting normal operations throughout the course of the survey and did not note any noise from the commercial unit, consequently, the premises are not considered a significant contributor to the prevailing noise climate during typical operational conditions.
- 22.3 Noise levels at the site are due to intermittent vehicles along Bloomhouse Lane and Woolley Colliery Road, and constant underlying noise from the distant M1 motorway.
- 22.4 The site layout indicates that the majority of dwellings adjacent to Bloomhouse Lane or Woolley Colliery Road will 'front onto' the roads, such that gardens of these plots will be screened by the dwellings themselves.
- 22.5 In order to reduce garden levels as low as practicable, where gardens are not situated to the rear, it is recommended that they are provided with circa 2-metre-high solid timber fences or brick walls. As a precaution, it is also recommended that acoustic screening is provided to gardens fronting towards Weighwell Engineering.

22.6 These recommendations have been taken forward as part of the development proposals as demonstrated on the accompanying Site Layout.

23.0 Safety and Security

23.1 Designing out crime has been an important element in the development of this scheme and as such, a number of measures and approaches have been established in principle and should be taken forward as part of any future detailed design in order to design out crime are outlined below:

- Proposed and existing footpath links within the site are designed to be clearly and logically positioned to ensure surveillance and promote the use of those links.
- Parking solutions vary in terms of driveways, spaces and garages. No matter what the solution, the majority are located within the curtilage of the dwelling or in highly surveilled positions close to the properties they serve. This ensures secure spaces are created with high levels of natural surveillance and no casual access.
- Public and private spaces are clearly defined in order to minimise the possibility of crime/anti-social behaviour going unchallenged. This is achieved through a well-designed and sensitive landscaping scheme and change in material, or through the careful choice of boundary treatment which delineates the public from the private realm particularly to the dwellings fronting the public open space. This ensures the creation of a high quality and attractive environment. The use of higher treatments should be employed where the rear / side garden boundaries abut the highway to ensure privacy for future residents. The use of robust boundary treatments i.e. 1800mm high fencing to the rear boundaries of dwellings with fencing or hedge planting sub-dividing plots would ensure the creation of defensible space and achieve privacy for future residents.
- The layout identifies how rear gardens are generally be plotted against other rear gardens in order to minimise the possibility of unwanted access. Any rear access paths provided at are kept to a minimum and be provided with gates in order to prevent casual intrusion.
- The use of defensive planting within the scheme will help to minimise the impact of the development, maintain clear visibilities and allow natural surveillance. The positioning of shrubs and trees will help to provide privacy and security without providing hiding places or opportunities for anti-social behaviour.
- The proposed fenestration of dwellings are designed to respond to the street with outward facing development. Front doors have been designed to be clearly visible and located in a logical relationship to the accessible routes that serve them to ensure the creation of an active street scene. Gables are also appropriately treated with windows to ensure surveillance and dual aspect dwellings employed at key corners.

24.0 The Planning Balance

- 24.1 This statement has identified a range of important benefits associated with the proposals. Chief among these, is the delivery of new homes. Very significant weight should be afforded to the delivery of new market housing in the context of an ever growing historic shortfall within the borough since the start of the plan period. Furthermore, the provision of new market housing would contribute to addressing the shortfall in in five-year housing land supply. Likewise, the delivery of affordable housing in the context of the Council's housing shortfall should be afforded very significant weight.
- 24.2 The site allocation sets out a series of recommendations which should be adhered to as part of the proposals. These have been fully considered and adhered to as part of the design proposals.
- 24.3 The proposed development brings significant social, economic and environmental benefits and very much falls within the definition of sustainable development, on which the NPPF encourages planning authorities to take a positive approach. It has been demonstrated that the scheme will not result in any significant adverse impacts and there are no policies within the NPPF which indicates that the development should be restricted.
- 24.4 This statement demonstrates that there are no constraints to development of the Site and through appropriate mitigation any impacts identified can be addressed.
- 24.5 The proposals on the site are deliverable and represent development that is sustainable and will actively contribute to the vitality of the local area.
- 24.6 On the basis of the evidence and justification set out in this Planning Statement and the other supporting plans it is respectfully requested that this application be approved without delay.