



PB Planning

Bower Hill, Oxspring
Planning, Design & Access Statement
Yorkshire Land Limited
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Strategy > Partnership > Delivery

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INTRODUCTION

1.1 This Planning, Design & Access Statement accompanies a full planning application for the following proposed development at Land East of Bower Hill, Oxspring:-

Development of four residential dwellings and associated infrastructure.

1.2 This statement has been prepared in support of the planning application and it provides details of the proposed development and an assessment of its compliance with relevant planning policy.

1.3 The application package is accompanied by the appropriate planning application fee and comprises electronic copies of the following documents: -

- Application Form
- Planning, Design & Access Statement
- Site Location Plan
- Existing Site Plan
- Proposed Site Plan
- House Type & Garage Plans
- Drainage Note
- Drainage Layout
- Visibility Splay Plan
- Swept Path Analysis Plans
- Grey Belt Review
- Arboricultural Report & Impact Assessment
- Preliminary Ecological Appraisal
- Biodiversity Net Gain Metric
- Phase 1 Geo-Technical & Geo-Environmental Site Investigation

1.4 This statement concludes that the proposed development is in accordance with relevant planning policies at national and local levels. The proposed scheme seeks to provide new high-quality housing to meet identified housing needs. Planning permission should therefore be granted in respect of this planning application.

2.0 SITE DESCRIPTION AND PROPOSED DEVELOPMENT

THE APPLICATION SITE

- 2.1 The site is approximately 0.3 hectares in size and is currently located in the Green Belt as designated within the adopted Barnsley Local Plan. The site is located within Flood Risk Zone 1.
- 2.2 The site is a private field situated between existing residential development and the 'Bower Dell' recreation area.
- 2.3 The site is bound on its western boundary by the Bower Hill road, to the south by existing residential development, to the north by a dense strip of landscaping and trees, and to the east by an existing stone wall.
- 2.4 The site has well defined and defensible boundaries which clearly separate the land from the wider Green Belt beyond it. The proposed development also has the potential to enhance these further, as further discussed in Section 3 below.
- 2.5 To all intents and purposes the proposed development area amounts to an infill scheme, with any further encroachment into the Green Belt beyond would not be possible due to the presence of the mature woodland to the north and existing stone wall to the east.
- 2.6 Development at the site would not have a significant impact upon local landscape character. Moreover, the proposed development would create a better defined and more defensible edge to the Green Belt, as opposed to the present situation.
- 2.7 Oxspring represents a sustainable location for new housing development and the village is served by a variety of facilities.
- 2.8 The site is located within walking distance of local amenities within Oxspring Village including a local school, parks and play areas, a public house, countryside walks including the Trans Pennine Trail. Bus stops are located on Sheffield Road providing public transport links to Springvale (1.2 miles) and Penistone (1.8 miles), other local villages as well as Barnsley and Sheffield in the wider area. The site is considered to be in a sustainable location.

THE PROPOSED DEVELOPMENT

- 2.9 The scheme comprises of 4 new high quality residential dwellings.
- 2.10 The proposals will deliver a carefully considered small scale residential development within a residential area providing much needed good quality housing within a sustainable location.

- 2.11 The Proposed Site Plan illustrates that the development will provide four 2-storey detached dwellings. All of which will share the same design characteristics.
- 2.12 The proposed dwellings will reflect the design and appearance of traditional dwellings within the area incorporating high quality materials.
- 2.13 The proposed homes will maintain a traditional appearance with black slate roof tiles, chimneys, external walls in stone, tall sash windows and stone lintels/cills.
- 2.14 The proposals have been sensitively designed to deliver a scheme which takes full account of the physical characteristics of the site and avoids overlooking and loss of amenity to new and existing dwellings.
- 2.15 Two of the proposed dwellings (Plots 3 & 4) have been designed to meet the accessible and adaptable M4(2) standards, as required by the Council's Design of Housing Development SPD.
- 2.16 Access to the site will be taken from Bower Hill. The proposed homes will be accessed via a new private drive. Visibility Splay and Swept Path Analysis plans are submitted alongside the planning application to confirm that a safe and suitable access and egress can be achieved.
- 2.17 The application is also supported by a Drainage Layout to confirm how existing drainage easements within the site can be retained, alongside the provision of surface water drainage attenuation, which is proposed on the site's north-western boundary.
- 2.18 All existing trees located on the site's boundaries will be retained on the site's boundaries. The Proposed Site Plan identifies how the scheme would ensure that the retention of trees would not impact upon the amenity of existing properties.
- 2.19 The Proposed Site Plan also identifies that additional new landscaping features can be provided within the scheme, including tree and hedgerow planting. There is also sufficient space on the site's eastern boundary to deliver an enhanced landscaped edge.

3.0 PRINCIPLE OF DEVELOPMENT

3.1 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.”

3.2 The application site is identified to be in the Green Belt within the adopted Barnsley Local Plan. The Barnsley Local Plan was adopted in January 2019. The Local Plan is the statutory development plan for the Barnsley Metropolitan Borough Council local authority area. The statutory development plan for the application site also includes the Oxspring Neighbourhood Development Plan which was adopted in June 2019.

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

3.4 Paragraph 2 of the revised National Planning Policy Framework (December 2024) identifies that the guidance presented within it is a material consideration in planning decisions. Which is of key importance to the development proposals.

3.5 Paragraph 155 of the Framework states that the development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply: -

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- b. There is a demonstrable unmet need for the type of development proposed
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
- d. Where applicable the development proposed meets the ‘Golden Rules requirements set out in paragraphs 156-157 below.

3.6 The application is supported by a Grey Belt Review prepared by SLR Consulting. It is the applicant’s position that the application site can be categorised as grey belt land and that the development proposals would meet each of the criteria outlined within Paragraph 155 of the Framework. Within this section of the statement we provide the justification for this position.

GREY BELT ASSESSMENT

- 3.7 Whilst the site is located within the Green Belt, it is the applicant's view that the site can be characterised as grey belt land in accordance with the definition identified within Annex 2 of the Framework and the latest guidance presented within the PPG.
- 3.8 With regards to the definition within the Framework, the site comprises other land which does not strongly contribute to green belt purposes (a), (b), or (d) in paragraph 143, and the site is not located within a designated 'asset' outlined in Footnote 7.
- 3.9 With specific regard to the guidance presented within Paragraph: 005 Reference ID: 64-005-20250225 of PPG we provide further comment as follows, which incorporates the conclusions of the submitted Green Belt Review: -

(A) To check the unrestricted sprawl of large built-up areas

None. The site does not adjoin a defined large built-up area. The site is not connected to any of the Principal Towns within the BMDC Local Plan. Oxspring is regarded as a 'village' within paragraph 5.9 (Settlement Hierarchy) of the adopted Local Plan and the Barnsley Green Belt Review. The Government's February 2025 Green Belt guidance is clear that 'this purpose relates to the sprawl of large built up areas. Villages should not be considered large built up areas.' The site has well defined and defensible boundaries which clearly separate the land from the wider Green Belt beyond it. To all intents and purposes the proposed development area amounts to an infill scheme, with any further encroachment into the Green Belt beyond would not be possible due to the presence of the mature woodland to the north and existing stone wall to the east. Development at the site would not have a significant impact upon local landscape character. Moreover, the proposed development would create a better defined and more defensible edge to the Green Belt, as opposed to the present situation.

(B) To prevent neighbouring towns merging into one another

None. The site does not form part of a gap between two towns. The site is not connected to any of the Principal Towns within the BMDC Local Plan. Oxspring is regarded as a 'village' within paragraph 5.9 (Settlement Hierarchy) of the adopted Local Plan and the Barnsley Green Belt Review. The Government's February 2025 Green Belt guidance is clear that 'this purpose relates to the merging of towns, not villages.'

(D) To preserve the setting and special character of historic towns

None. The Barnsley Green Belt Review states 'there are no historic towns within the Borough', additionally the Government's February 2025 Green Belt guidance is clear that 'this purpose relates to historic towns, not villages.' No part of the village of Oxspring is designated as a Conservation Area, the closest being Penistone, approximately 2.5km to the north-west. Accordingly, there is no visual, physical, or experiential connection between the site and any heritage assets.

- 3.10 For the reasons outlined above it is unequivocally clear that the site can be characterised as grey belt land in accordance with the definition identified within Annex 2 of the Framework and the latest guidance presented within the PPG.

CRITERIA (A) – FUNDAMENTALLY UNDERMINE THE PURPOSES (TAKEN TOGETHER) OF THE REMAINING GREEN BELT ACROSS THE AREA OF THE PLAN

- 3.11 Paragraph 18.1 of the adopted Barnsley Local Plan identifies that most of Barnsley's countryside is Green Belt. It further states that the changes proposed within the Local Plan (in respect of the allocation of hundreds of hectares of land for housing and employment development to meet identified development needs) would only result in the loss of 2% of land from the Green Belt. This is also outlined in Paragraph 18.1 which confirms that the Green Belt will still account for almost 75% of the Borough, as the Green Belt in the last development plan proposals map amounted to 77% of the Borough.
- 3.12 Paragraph 3.18 of the Local Plan identifies that the whole Borough covers an area of 329 square kilometres. Thus, based on the figures outlined above, the Barnsley Green Belt is currently 246.77 square kilometres in size.
- 3.13 There are 100 hectares in a square kilometre. Accordingly, at just 0.3ha, the application site accounts for only **0.0013%** of the Barnsley green belt across the whole of the Local Plan area.
- 3.14 In quantitative terms it is clear that the development of the site would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.
- 3.15 Furthermore, from a qualitative point of view, as identified above the site has well defined and defensible boundaries which clearly separate the land from the wider Green Belt beyond it.
- 3.16 To all intents and purposes the proposed development area amounts to an infill scheme, with any further encroachment into the Green Belt beyond would not be possible due to the presence of the mature woodland to the north and existing stone wall to the east. Development at the site would not have a significant impact upon local landscape character. Moreover, the proposed development would create a better defined and more defensible edge to the Green Belt, as opposed to the present situation.
- 3.17 It is therefore clear that the site meets the requirements of criteria a) of Paragraph 155 of the Framework.

CRITERIA (B) – THERE IS A DEMONSTRABLE UNMET NEED FOR THE TYPE OF DEVELOPMENT PROPOSED

- 3.18 With regards to housing applications, Footnote 56 of the Framework confirms that this criteria relates to circumstances where a Local Planning Authority cannot demonstrate a 5-year supply of deliverable housing sites (including the relevant buffer where applicable) or where the Housing Delivery Test was below 75% of the housing requirement over the previous three years.
- 3.19 Recent appeal decisions Ref. APP/R4408/W/24/3347461 and APP/R4408/W/25/3359917 have confirmed that the Council cannot currently demonstrate a 5-year supply of deliverable housing sites.
- 3.20 It is therefore clear that the requirements of criteria b) of Paragraph 155 of the Framework are met as there is a demonstrable unmet need for housing within the Barnsley area.

CRITERIA (C) – THE DEVELOPMENT WOULD BE IN A SUSTAINABLE LOCATION, WITH PARTICULAR REFERENCE TO PARAGRAPHS 110 AND 115 OF THIS FRAMEWORK

- 3.21 As outlined in Section 2 above, Oxspring represents a sustainable location for new housing development.
- 3.22 Evidence of this is the allocation of housing and safeguarded land in the Village within the adopted Local Plan. Furthermore, a number of other housing developments of a similar scale to the application proposals have also been approved in the Village.
- 3.23 With regard to the guidance presented in Paragraph 110 and Paragraph 115 of the Framework, we respond as follows: -
- The site is located within walking distance of local amenities within the Village, including a local school, parks and play areas, a public house, countryside walks (including the Trans Pennine Trail).
 - Bus stops are located on Sheffield Road providing public transport links to Springvale (1.2 miles) and Penistone (1.8 miles), other local villages as well as Barnsley and Sheffield in the wider area.
 - The proposed homes will be accessed via a new private drive. Visibility Splay and Swept Path Analysis plans are submitted alongside the planning application to confirm that a safe and suitable access and egress can be achieved.
- 3.24 The application site is located in a sustainable location and it is therefore clear that the site meets the requirements of criteria c) of Paragraph 155 of the Framework.

CRITERIA (D) – WHERE APPLICABLE THE DEVELOPMENT PROPOSED MEETS THE ‘GOLDEN RULES’ REQUIREMENTS

- 3.25 Paragraph 156 of the Framework makes clear that the ‘Golden Rules’ apply to major development. The development proposal is not major development, as the development is for less than 10 homes on a site which is below 0.5ha in size.
- 3.26 The ‘Golden Rules’ therefore do not apply to the development proposals and by virtue of this the proposal meet the requirements of criteria d) of Paragraph 155 of the Framework.

GREY BELT ASSESSMENT – OVERALL CONCLUSION

- 3.27 For the reasons outlined above it is unequivocally clear that the site can be characterised as grey belt land and that the development proposals would meet with all of the criteria prescribed in Paragraph 155 of the Framework.
- 3.28 Accordingly, having regard to the guidance presented in Paragraph 11 (d) of the Framework, as the relevant development plan policies of the Barnsley Local Plan are out of date by virtue of the Council being unable to demonstrate a 5-year deliverable supply of housing, the ‘tilted balance’ is engaged.
- 3.29 Consequently, permission should be granted for the development unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

OTHER MATTERS – MEETING IDENTIFIED HOUSING NEEDS

- 3.30 Having regard to the Government’s objective of significantly boosting the supply of homes outlined in Paragraph 61 of the Framework, the proposed development would have the benefit of contributing 4 new dwellings towards the Borough’s housing land supply.
- 3.31 The development proposals will make a positive contribution to meeting the Local Plan’s identified housing requirements. Policy H1 seeks to deliver 21,546 net new homes over the period 2014 to 2033 and specifically identifies that a minimum five year supply of deliverable sites will be maintained. Paragraph 7.3 of the Local Pla identifies that the Borough’s Villages, including Oxspring, will deliver approximately 5% of this requirement in order to help maintain sustainable rural communities and viable villages (an identified ‘Challenge of the Local Plan). Paragraph 9.11 of the Local Plan further states that sites in towns and villages can offer good opportunities for providing houses where other people already live, near to shops and services.

- 3.32 The development proposals would also meet a key objective of the Oxspring Neighbourhood Development Plan (June 2019) which seeks to support the provision housing for families. Paragraph 6.1.6 identifies that: - *The Housing Needs Advice paper produced by URS and commissioned on behalf of the Parish Council for the Oxspring NDP highlights that local housing provision has to be 'fair and proportionate' to the local community's needs. The findings set out in the document demonstrate that in the interest of providing suitable housing for local people, retaining young people, families and older people wanting to downsize and thus having a sustainable and balanced population, a small amount of housing growth is critical.*
- 3.33 The need to deliver homes for families is also identified within the Council's latest SHMA. Paragraph 4.53 identifies a demand for 5 or more-bedroom dwellings in the more rural sub-areas of the Borough, including the Rural West.
- 3.34 Furthermore, the Council's adopted Housing Strategy for the period 2014-2033 identifies the key objective of increasing the number of larger (4 and 5 bed) family/higher value homes across the Borough and specifically identifies the objective of delivering "c.2500 larger family/higher value homes" in the strategy period.
- 3.35 The evidence highlighted above clearly points to a need for more larger family housing in order to stem the flow of higher income households out of the Borough in search of larger properties, and also to attract the higher income population into Barnsley. The level of larger family housing currently being developed in the Borough falls short of achieving these aims.
- 3.36 The need for family housing and its ability to deliver home working opportunities is also recognised in the URS Study which supports the Oxspring Neighbourhood Plan. The four homes also provide the opportunity to include home office working areas, as patterns of home working have increased as a result of the COVID-19 pandemic. This element of the proposals would be in accordance with Policy OEN3 and Paragraph 6.3.2 of the Neighbourhood Plan which seek to strengthen the local economy by supporting the provision of business space through encouraging home working. Paragraph 6.3.2 further states that "*without these, Oxspring could become a less sustainable community with fewer opportunities for employment*".
- 2.20 Finally, as identified in Section 2 above, two of the proposed dwellings will be designed to meet the accessible and adaptable M4(2) standards, as required by the Council's Design of Housing Development SPD.
- 3.37 The proposed development will meet an established housing need of the Borough and will be designed to be sympathetic to the character of the surrounding area of the site.

- 3.38 In conclusion, the development proposals will make an important contribution to meeting identified and evidenced local housing needs. Weight should be given to this benefit in the determination of the planning application.

PRINCIPLE OF DEVELOPMENT CONCLUSION

- 3.39 Taking all of the above into account, in applying paragraph 11(d)(ii) of the Framework, there are no adverse impacts of granting permission that would significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the Framework taken as a whole, and having particular regard to key policies for significantly boosting the supply of homes.
- 3.40 The principle of development is therefore acceptable and the development proposals should be approved by the Council without delay.

4.0 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT: *ENVIRONMENTAL OBJECTIVES*

MEETING THE ENVIRONMENTAL OBJECTIVE OF SUSTAINABLE DEVELOPMENT

4.1 The Framework defines the environmental objective of sustainable development as being:

“to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

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

DRAINAGE & FLOOD RISK

4.3 A Drainage Note prepared by Eastwood Consulting Engineers is submitted alongside the planning application.

4.4 The Environment Agency Flood Map for Planning records the site to lie in Flood Zone 1 at very low risk of flooding from rivers or sea. The Environment Agency surface water flood risk maps (Appendix 4) for the present day and climate change (2040-2060s) scenarios show an isolated area of surface water ponding in the eastern portion of the site, which is likely due to previous ground reprofiling work. It should be noted that the surface water flood risk is from runoff generated on-site ponding at the topographic low point and is not from off-site flows.

4.5 As part of the development, the ground levels will be altered to raise depressions in the ground surfacing within the eastern portion of the site. Surface water ponding originating from site runoff will be accommodated by the proposed drainage system which will direct water to an attenuation feature. The raising of levels and presence of the proposed drainage system will remove the pre-development flood risk.

4.6 With regard to the proposed drainage strategy, Barnsley Council LLFA were contacted to confirm whether the development proposals to address flood risk and drainage were acceptable in principle. The site drainage and flood risk management proposals were sent to the LLFA and the following response was received: -

- A minimum 3 m easement either side of the culvert crossing the site will be required.
- The proposed surface water discharge rate of 3.5 l/s is suitable.
- The land drainage proposals would be acceptable in principle.

4.7 Accordingly, the final disposal strategy for surface water run-off requires detailed consideration and approval during the design phase of the project in accordance with the following parameters:-

- The surface water drainage system will drain via gravity to attenuation crates in the north-western portion of the site before discharging to the culverted watercourse at a point within the northern boundary of the site. This is subject to formal approval from the Lead Local Flood Authority.
- Surface water discharge will be restricted to the minimum practical rate of 3.5 l/s as agreed with the Lead Local Flood Authority.
- Attenuation storage will be provided in below ground storage in the north-western portion of the site for rainfall events up to the 1 in 100 year plus 40% climate change return period. The total attenuated storage volume will be approximately 95m, subject to detailed design.
- Discharge to ordinary watercourse will likely require ordinary watercourse consent from the LLFA.
- The surface water drainage system will be maintained by a private management company.

4.8 With regards to foul water drainage, the enclosed Drainage Note identifies that this will likely discharge via gravity to the 225 mm public combined sewer near the site entrance. This is subject to approval from Yorkshire Water. The foul water drainage system will then be managed by a private maintenance company.

4.9 On account of the evidence provided within the submitted Drainage Note it is considered that the development proposals are in accordance with Policies GD1, CC3 and CC4 of the Barnsley Local as there are no flood risk or drainage concerns that would preclude the development of the site.

ARBORICULTURE

4.10 An Arboricultural Report and Impact Assessment AWA Tree Consultants is submitted alongside the planning application.

4.11 The report provides independent arboricultural advice in accordance with BS 5837:2012, regarding trees at the site in the context of a proposed residential development.

- 4.12 A total of 10 items of woody vegetation were surveyed at the site, comprising 7 individual trees and 3 groups or hedges. Of these: 5 are moderate value (Category B), and 5 are low value (Category C).
- 4.13 The proposed development will not necessitate the removal of any trees or tree groups and is therefore assessed as having no detrimental arboricultural impact.
- 4.14 The layout of the development has been designed to minimise encroachment into Root Protection Areas (RPAs), with only minor incursions into a trees' RPAs, which are not expected to significantly affect tree health. Mitigation measures, including protective fencing and 'no-dig' construction methods, are recommended where necessary.
- 4.15 The scheme presents an opportunity for new tree planting as part of a landscape strategy, offering long-term enhancement of the site's tree cover
- 4.16 Accordingly, it is considered that the development proposals are in accordance with Policy GD1 and BIO1 of the Barnsley Local and Policy OEN1 of the Oxspring Neighbourhood Development Plan.

ECOLOGY

- 4.17 A Preliminary Ecological Appraisal has been undertaken by Estrada Ecology to support the planning application.
- 4.18 The appraisal identifies that the primary habitat within this site is classified as modified grassland and short ephemeral vegetation, both habitats are described as being in poor condition from being managed through the application of weed killer and from annual flailing. Secondary habitat types identified within the site include individual trees and native hedgerow. Whilst some individual trees have been recently removed and in line with current guidelines, they have been considered retrospectively and scored as 'good'. The native hedgerow was also noted to be in poor condition due to the intense management of adjacent ground.
- 4.19 A summary of the findings of the report are outlined as follows: -
- Suitable habitats for breeding birds were recorded within the site.
 - The site was deemed to hold potential suitability for European Hedgehog (*Erinaceus europaeus*) habitats. If vegetation is to be removed within the breeding bird season (typically March to September inclusive), a pre-works check is required prior to removal to ensure nests are not impacted. If this is not feasible, a pre-works check may be required prior to the on-set of works.

- No suitable habitats for bats were recorded within the site, all trees on site were individually surveyed and found to have negligible bat roost suitability. No further survey effort is recommended.
- The site was deemed to hold potential suitability for Hedgehog, Badger, Riparian Mammals, Amphibians, and Reptiles habitats. No field sign evidence was recorded within the site during the survey. However, due to the suitability of habitats within the site and the surrounding area, it is deemed necessary for a precautionary method statement to be adopted within the scheme to ensure European hedgehogs are not impacted. This will detail the requirement for an Ecological Clerk of Works to be present prior to works commencing.
- No species listed on Schedule 9 of the Wildlife and Countryside Act 1981 were recorded within the site. No species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the site.
- A Construction Environment Management Plan (CEMP) is recommended to mitigate potential impacts of runoff pollutants of the site during works.
- The site was recorded to lack significant floral diversity and is unlikely to support important assemblages of invertebrates.

4.20 With regard to biodiversity enhancement measures, the report identifies that the development has the potential to include: -

- Bat and bird boxes integrated into the scheme design to enhance roosting provision over the wider site.
- A planting scheme should be implemented within the scheme to create a greenspace within the site. Plantings should comprise native species of high biodiversity value.
- Boundary features should be kept open and allow passage for small mammals such as hedgehogs.

4.21 Finally, with regards to delivering 10% Biodiversity Net Gain, the development proposals will seek to meet the mandatory requirements via off-setting. It is understood that the Council are in the process of establishing their own habitat bank and we can confirm that the applicant would be willing to purchase the necessary habitat and hedgerow units from the Council in order to meet the site's 10% biodiversity net gain requirements.

4.22 Overall, the development proposals will not adversely impact local habitats and protected species and will achieve 'biodiversity net gain' as required by the Framework, Local Plan Policy BIO1, Policy OEN1 of the Oxspring Neighbourhood Plan, and the Council's Biodiversity and Geodiversity SPD.

DESIGN & AMENITY

4.23 The proposed dwellings will reflect the design and appearance of traditional dwellings within the area incorporating high quality natural materials.

- 4.24 The proposals have been sensitively designed to deliver a scheme which takes full account of the physical characteristics of the site and avoids overlooking and loss of amenity to new and existing dwellings.
- 4.25 The Proposed Site Plan confirms that appropriate separation distances will be achieved between the proposed homes and the dwelling located to the south of the site. Care has also been taken to ensure that the placement of any windows on facing elevations are appropriate.
- 4.26 All of the proposed homes will be built from the same palette of materials and to the same high quality of construction required to meet building regulation standards.
- 4.27 The development proposals are bespoke and have been designed to specifically reflect the character of the site's surroundings.
- 4.28 Finally, two of the proposed dwellings will be designed to meet the accessible and adaptable M4(2) standards, as required by the Council's Design of Housing Development SPD.

HIGHWAYS

- 4.29 The development proposals have been designed to meet the Council's relevant highways guidance.
- 4.30 Access to the site will be taken from Bower Hill. The proposed homes will be accessed via a new private drive. A Visibility Splay Plan is submitted alongside the planning application to confirm that a safe and suitable access and egress from Bower Hill can be achieved.
- 4.31 The submitted Swept Path Analysis plans demonstrate that the proposed layout can adequately accommodate the access, egress, and turning manoeuvres of a refuse collection vehicle.
- 4.32 The proposals will therefore accord with Local Plan policies GD1, T4 and S1. In relation to the Framework, paragraph 116, states that '*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*'. There is no reason on highway grounds why the proposed development should not be granted planning permission as the proposals accord with local and national guidance and will not result in any harm or unacceptable impact on highway safety.

GROUND CONDITIONS & MINERALS

- 4.33 The Phase 1 Geo-Technical & Geo-Environmental Site Investigation prepared by Eastwood Consulting Engineers is submitted to support the planning application.
- 4.34 A summary of the findings of the investigation is outlined as follows: -
- Historically, the site has been unoccupied field. A sewerage treatment works is shown on historic OS maps immediately to the north.
 - The solid geology below the site is shown to comprise the Grenoside Sandstone of the Pennine Lower Coal Measures Formation on the western half of the site. Superficial deposits in the form of 2nd River Terrace Deposits in the form of sand and gravel are shown to overly the sandstone on the eastern part of the site.
 - The natural ground is anticipated to comprise sandy gravelly clay in the west, sand, and gravel in the east. Groundwater is expected to not be present at shallow depth.
 - The site is not expected to be affected by shallow or deep mining.
 - For the proposed plots, strip/trench fill footings are considered likely to be appropriate, constructed at an expected minimum depth of 900 mm below ground level. Foundations will need deepening near trees in cohesive soils.
 - At this stage, it is expected that precast concrete floor slabs with a ventilated void will be required for the proposed development.
 - Anticipated ground conditions suggest soakaways may not be suitable. However, there is an existing culvert running across the site which should be suitable for discharging surface water to from the development.
 - No radon protective measures are required.
 - Gas monitoring will be required due to recorded landfills and areas of potentially filled ground being present in the vicinity of the site. At this stage, allowance for providing CS₂ gas protective measures within all new units should be made. This would likely comprise the inclusion of a gas resistant membrane within the floor slab construction.
 - A minimum 600 mm thick, clean capping should be allowed for at this stage within any garden areas where made ground is present.
 - DS-2 AC-2 sulphate precautions should be allowed for in below-ground concrete.
 - Before more definite information regarding the properties of the ground and any contamination present can be given, an intrusive ground investigation will be required.
- 4.35 The development proposals will adhere to the recommendations of the report and by doing so will satisfy the requirements of Policy CL1 of the Barnsley Local Plan as there are no ground-related issues that would preclude the development of the site.

CONCLUSION

- 4.36 On account of the information presented in this section, it is considered that the development proposals comply with the guidance presented in the Framework and the Development Plan.
- 4.37 As a consequence, the development proposals can be considered Sustainable Development as defined by the Framework and consequently there is a presumption in favour of granting planning permission for this development without delay in accordance with Paragraph 11(d) and also Policy SD1 of the Barnsley Local Plan.

5.0 CONCLUSION

5.1 This statement provides a review of relevant planning policy at the national and local levels. It demonstrates considerable support for the proposed development of the application site.

5.2 The planning justification for the proposed development of the site is summarised as follows: -

- The site can be characterised as Grey Belt Land.
- The development proposals would meet with all of the criteria prescribed in Paragraph 155 of the Framework.
- Having regard to the guidance presented in Paragraph 11 (d) of the Framework, as the relevant development plan policies of the Barnsley Local Plan are out of date by virtue of the Council being unable to demonstrate a 5-year deliverable supply of housing, the 'tilted balance' is engaged.
- Planning permission should be granted for the development unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- The development proposals will make an important contribution to meeting identified and evidenced housing needs. Weight should be given to this benefit in the determination of the planning application
- The benefits that the development will deliver will clearly outweigh any environmental harm.
- The development proposals are situated in a **suitable** and sustainable location in respect of existing settlement form and there are no technical or environmental (built or natural) constraints that would preclude the development of the site.
- The site is **available** now as the applicant is 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 submitted plans identify that the proposals will deliver a high-quality development that reflects the character of the site and its surroundings.
- The technical reports that have been submitted with this planning application identify that there are no technical or environmental issues that would constrain the site's development.

5.3 Taking all of the above into account, in applying paragraph 11(d)(ii) of the Framework, there are no adverse impacts of granting permission that would significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the Framework taken as a whole, and having particular regard to key policies for significantly boosting the supply of homes.

5.4 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 without delay.