

Reserved Matters Planning Compliance Statement

Upper Hoyland Road, Barnsley



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1. Introduction

Purpose of Statement

- 1.1 This Planning Statement has been prepared to accompany a revised application for the approval of reserved matters pursuant to outline consent ref. 2021/1519 for residential development of up to 19 dwellings and associated works (outline with all matters reserved apart from means of access), at land to north of Upper Hoyland Road, Hoyland, Barnsley.
- 1.2 The purpose of this document is to assess the submitted details in the context of the adopted development plan and any material considerations relevant to the determination of this reserved matters application, including the National Planning Policy Framework (NPPF).

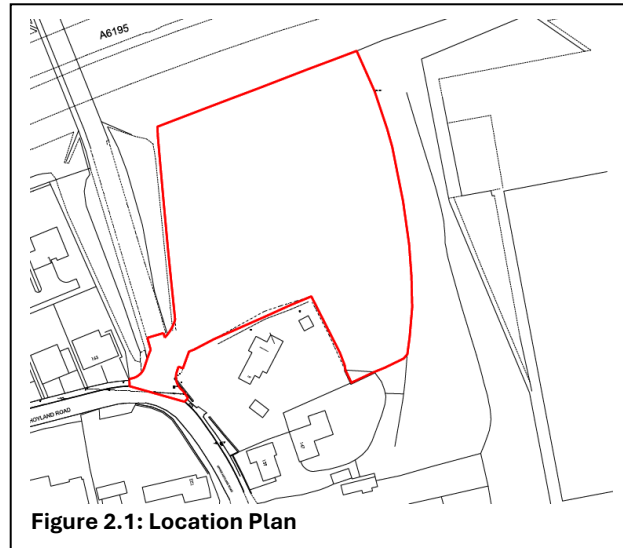
Structure of Statement

- 1.3 This Planning Statement is structured as follows:
- **Section 2** analyses the context of the site.
 - **Section 3** describes the development proposals.
 - **Section 4** sets out the relevant planning policy context.
 - **Section 5** details the case in support of the development proposals, including consideration of the reserved matters.
 - **Section 6** draws conclusions on the overall findings of the statement.

2. Site Location and Context

Site Context

- 2.1 The approximate 0.6 hectare (ha) grassland site consists of a paddock that is used for horse grazing, which is enclosed on all sides by trees and hedgerows. In terms of topography, the site slopes down from south to north.



- 2.2 With regards to the local context, the site is bound to the north and east by the Dearne Valley Parkway (A6195)

and large commercial/industrial units (accessed from Ashroyds Way), respectively. In contrast, the context to the south and west is residential, including a recent development of detached and semi-detached, two-storey dwellings. These (dwellings to the west) are separated from the site by the farm access and Public Right of Way (PRoW) which runs close to the western boundary of the site for the most part and lies within the site at its south west corner and provides access over Dearne Valley Parkway on a bridge.

- 2.3 Turning to access, there is an existing vehicular access into the site from Upper Hoyland Road at its south west corner; this is shared with the above-referenced farm access. The site is located approximately 1.7 kilometres (km) from Hoyland town centre, with a wealth of local employment facilities (Ashroyd Business Park, Platts Common Industrial Estate, Shortwood Business Park, and the Hoyland North Masterplan area/Gateway 36) located in even closer proximity.

- 2.4 The site is not located within a conservation area, nor does it contain any designated assets.

Planning History

- 2.5 The outline consent to which this submission relates (see paragraph 1.1) was granted on 27th September 2023, with reserved matters consent granted on 12th June 2025.

3. Development Proposals

- 3.1 As referenced at paragraph 1.1, outline planning consent for residential development has already been approved on the site (ref. 2021/1519). Under this (outline) consent, all matters except access were reserved for future consideration, and this application seeks (revised) approval of all the reserved matters; namely, layout, scale, appearance, and landscaping. These will all be considered in section 5.
- 3.2 As a result, this statement will assess the submitted details in the context of the adopted development plan and any material considerations relevant to the determination of this reserved matters application, including the NPPF.

4. Planning Policy Context

- 4.1 Planning law¹ requires that planning applications be determined in accordance with the statutory development plan, unless material considerations indicate otherwise. The national decision-making policies in the NPPF are a material consideration and should be read alongside the policies in the development plan.

The Adopted Development Plan

- 4.2 For the site in question, the development plan in force for the area comprises of:

- Barnsley Local Plan (Adopted 2019); and
- Barnsley, Doncaster and Rotherham Joint Waste Plan (Adopted 2012).

- 4.3 To confirm, none of the Neighbourhood Plans in force within the Barnsley Local Planning Authority (LPA) area are relevant to the site.

- 4.4 As shown at Figure 4.1, the site is not covered by any site specific policy designations, but it is located within urban fabric land (denoted by the grey shading) and is washed over by a broad nature improvement area designation (denoted by the dotted hatching). The PRoW referred to at paragraph 2.2 is also shown as a Green Way on the Policies Map (denoted by the dotted green line).



Figure 4.1: Barnsley Policies Map
N.B. Red line denoting the site added by ELG

¹Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990

4.5 As such, the below Local Plan policies are those deemed relevant on this occasion, bearing in mind the reserved matters nature of the application to this application (N.B. it is acknowledged that this list is not necessarily exhaustive of all policies that may be assessed relevant by the LPA):

- SD1: Presumption in favour of Sustainable Development;
- GD1: General Development;
- H6: Housing Mix and Efficient Use of Land;
- T3: New Development and Sustainable Travel;
- T4: New development and Transport Safety;
- D1: High Quality Design and Place Making;
- CC2: Sustainable Design and Construction; and
- RE1: Low Carbon and Renewable Energy.

Other Material Considerations

National Planning Policy Framework

4.6 The NPPF sets out the government's policies for plan-making and decision-making in England. The latest revision was published in August 2026 and is a material consideration of critical importance in the determination of all planning applications and in local plan-making.

4.7 Paragraph 15 of the NPPF confirms that:

'The purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest.'

4.8 Paragraph 17 of the NPPF then goes on to state that:

'Achieving sustainable development means that the planning system has three overarching objectives in providing for the homes, commercial development,

facilities and infrastructure which society needs. These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across all three):

- a. An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b. A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c. An environmental objective – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.'*

- 4.9 The relevant parts of the NPPF will be highlighted and discussed in this Planning Statement when deemed to be necessary.

National Planning Practice Guidance

- 4.10 National Planning Practice Guidance (NPPG) is a web-based resource bringing together planning guidance on numerous planning topics in one place, replacing a number of previous Government Circulars relating to planning guidance and process. It is also a material consideration in plan-making and decision-taking, notwithstanding its status as guidance only. It is updated from time to time as and when necessary.

Supplementary Planning Documents

- 4.11 Whilst not a part of the adopted development plan, Supplementary Planning Documents (SPDs) are a material consideration in the determination of planning applications. They do not introduce new policies or requirements but assist in the interpretation and application of existing policies and proposals.
- 4.12 The following SPDs are deemed relevant in this instance (N.B. it is acknowledged that this list is not necessarily exhaustive of all SPDs that may be assessed relevant by the LPA):
- Design of Housing Development SPD; and
 - Parking SPD.

Other

- 4.13 The South Yorkshire Residential Design Guidance is also relevant to applications in the Barnsley LPA area.

5. Planning Appraisal

- 5.1 Due to the outline consent in place, the principle of residential development with access has already been established as acceptable. As a result, this section focuses solely on the reserved matters.

Layout

- 5.2 The proposed site layout is shown at Figure 5.1.



5.3 On this occasion the proposed layout has principally been dictated by the following:

- The position of the site access, which was approved under the outline consent;
- Outline condition 3, which includes a reference to an indicative site layout plan and states the reserved matters should be carried out in substantial accordance with this (see Figure 5.2);
- The retention of existing trees and hedgerows around the boundary of the site;
- The level change across the site;
- The need to protect the residential amenity of proposed and existing dwellings;
- The need for an adopted standard pumping station and the desire to put this in an easily accessible location;
- To provide active frontage throughout the site; and
- The provisions of relevant SPDs and guidance (see paragraphs 4.11 - 4.13).



Figure 5.2: Indicative Site Layout from the Outline Application

5.4 When Figure 5.1 is read alongside Figure 5.2, it is evident that the layout proposed by this reserved matters application is in substantial accordance with the indicative layout from the outline application, which was ultimately conditioned.

- 5.5 As shown at Figure 5.1, the proposed dwellings will sit inside the line of existing trees and hedgerows (details in relation to the protection of trees will be provided separately, in line with outline condition 23).
- 5.6 Turning to residential amenity, it is believed that this will be fully protected for all existing and current residents because the proposed layout will not give rise to any unacceptable overlooking or overbearing impacts. Indeed, the arrangement of properties will achieve suitable separation distances between all dwellings.
- 5.7 The pumping station is needed due to the changing levels across the site, and its location has been guided by our client's Engineers from a functionality perspective and where it would be easily accessible from a maintenance perspective.
- 5.8 In line with the Design of Housing Development SPD, bin storage areas dwellings will be located outside of the public realm; these will sit behind fences enclosing rear garden space and part of the side of properties.
- 5.9 Lastly, it is clear that the proposed layout will provide active frontages throughout, with all areas of the site overlooked by principal elevations. This will ensure excellent levels of natural surveillance to aid safety and security.
- 5.10 For the reasons set out at paragraphs 5.2 - 5.9, the proposed layout is deemed to satisfy the relevant provisions of Local Plan Policies GD1 and D1, and the Design of Housing Development SPD.

Scale

- 5.11 The proposed scheme is composed of 19no. dwellings, with the below mix:
- 5no. type Acorn: two-storey, 2-bed semi-detached (70 square metres [sq.m]); and
 - 13no. type Hickory: two-storey, 3-bed semi-detached (98sq.m); and
 - 1no. type Hickory: two-storey, 3-bed detached (98sq.m).

- 5.12 As can be seen, all properties will be two-storeys in height, which would align with the prevailing scale of residential development nearby.
- 5.13 With regards to the housing mix, the scheme will provide 2 and 3-bed dwellings, which is deemed to be in accordance with Local Plan Policy H6. On density, 32 dwellings per hectare (dph) will be achieved, and whilst this is lower than 40dph target set out in Policy H6, it is the maximum achievable in line with the outline consent.
- 5.14 To confirm, all properties will satisfy or exceed the nationally described minimum space standards².
- 5.15 In addition to satisfying Local Plan Policy H6 with regards to density and mix, the scale of the proposals will be reflective of the local residential context and thus will meet the requirements of Local Plan Policy GD1 and the Design of Housing Development SPD.

Appearance

- 5.16 The proposed house types are shown in elevational form at Figure 5.3 overleaf.

²*Technical housing standards nationally described space standard*, Department for Communities and Local Government (March 2015)



- 5.17 As is evident from the proposed elevations, all dwellings will have a clean, uncomplicated appearance, with consistency provided through the proposed materials palette (see Figure 5.4 overleaf). In addition, the use of artstone heads and cills will add interest to elevations.
- 5.18 The proposed materials palette is provided at Figure 5.4 overleaf. These are considered suitable given the immediate local context - including the recent development to the west - demonstrates the use of stone/reconstituted stone (see Photo 5.1 overleaf).

ANSTONE STANDARD OLDE WEATHERED BLACK		CONDON SENIOR ANTHRACITE	
ANTHRACITE GREY UPVC - RAL 2016 (N.B. PICTURE DENOTES COLOUR AND DOOR MATERIALS, NOT NECESSARILY FINAL DOOR DESIGN)		BLACK COMPOSITE DOOR (N.B. PICTURE DENOTES COLOUR AND DOOR MATERIALS, NOT NECESSARILY FINAL DOOR DESIGN)	

Figure 5.4: Proposed Palette of Materials



Photo 5.1: Recently Constructed Housing Nearby

- 5.19 For the above reasons, the requirements of Local Plan Policies GD1 and D1, as well as the Design of Housing Development SPD, are seen to have been met.

Means of Access

- 5.20 Vehicular site access - from Upper Hoyland Road at the south west corner of the site – as

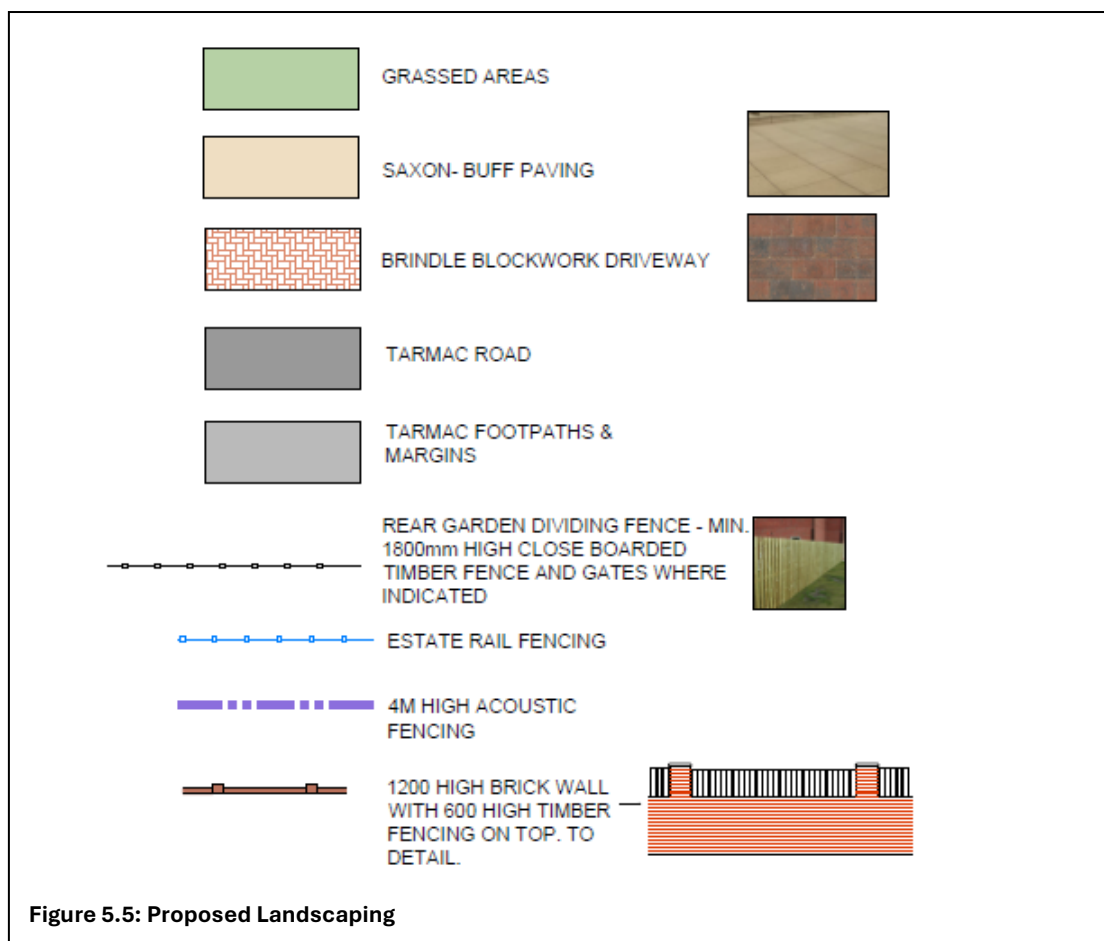
unreserved as part of the outline application, with this reflected on the proposed site plan accordingly (see Figure 5.1). Crucially, this will not restrict access to the PRoW (see paragraph 2.2).

- 5.21 As is clear from the proposed site plan, the occupants of all the proposed houses will be able to access the local footpath network easily via logical pedestrian routes provided within the site, which connect to the footpaths already in place at the site entrance.
- 5.22 In relation to car parking, all 2-bed dwellings will have 2no. parking spaces, and all 3-bed dwellings will have a minimum of 2no. parking spaces. The above levels of provision will align with the requirements of the Parking SPD. Moreover, all spaces will be in of the sizes set out in the South Yorkshire Residential Design Guidance, and all properties will benefit from an electric vehicle charging point, as required by outline condition 17.
- 5.23 In terms of visitor car parking, there will be 3no. spaces provided. Although this is a slight shortfall from standards, the Parking SPD does allow some flexibility in this regard, stating that this will be considered on a site-by-site basis. With this in mind, it is pertinent to note that the previous reserved matters approval site plan showed only 2no. visitor parking spaces.
- 5.24 In line with the parking SPD, an external secure cycle store will be provided in curtilage for each dwelling, located outside of the public realm.
- 5.25 In view of all the above, and the uncomplicated estate road layout - with no more than 2no. properties served off a private drive (i.e., plots 9 - 10 and 12 - 13) - no conflicts with Local Plan Policies T3 or T4, the Parking SPD, or the South Yorkshire Residential Design Guidance, have been identified.

Landscaping

- 5.26 Soft landscaping will be provided across the scheme, predominantly in the form of private gardens for each dwelling, which will satisfy the size requirements set out in the Design of Housing Development SPD.

- 5.27 In addition, the proposed layout indicates, notionally, the areas of existing and proposed trees and hedgerows, and it is envisaged that the precise details of soft landscaping (e.g., planting schedules) will be secured by condition. Details in relation to the protection of existing trees will be provided separately, in line with outline condition 23.
- 5.28 In relation to the hard landscaping and boundary treatments, these are set out at Figure 5.5 (this should be read in conjunction with the proposed site plan at Figure 5.1). Brindle block paving is proposed to private drives (including shared areas) with saxon buff paving around the dwellings themselves, which will provide some delineation from the adjoining tarmac estate road and help break things up visually to avoid an expanse of a single material. A mixture of boundary treatments is proposed, including walls with fencing, standard fencing, and low-level railings, as shown at Figure 5.5.



- 5.29 It is assessed that the proposed scheme of hard and soft landscaping will enhance both the natural and built environment. The above aligns with Local Plan Policies GD1 and D1, and the Design of New Development SPD.

Other Matters

Accessibility of Homes

- 5.30 All of the proposed house types are considered to satisfy Building Regulations Part M4(2), so the 26% requirement set out within the Design of Housing SPD will be exceeded by a significant amount.

Energy Efficiency

- 5.31 The fabric first sustainability credentials of the proposals are set out below:
- The use of high thermal mass materials e.g., coursed artificial stone, which will assist in absorbing and storing heat energy; this can save significantly on heating and cooling;
 - Low flow dual flush toilets will be installed to ensure water efficiency;
 - The use of energy efficient boilers;
 - Incorporation of high levels of insulation across thermal elements, including the use of thermal blocks, as they are made of a sustainable material that has a high recycled content and excellent insulation and acoustic absorption properties;
 - Party Wall u-values will seek to be 0 w/m²k;
 - High levels of air tightness within the construction of the development to reduce unnecessary heat loss;
 - Addressing thermal bridging limits heat loss across junctions;
 - Windows and doors will seek to achieve a minimum of 10% more efficient than the minimum standards set by the Building Regulations; and
 - All external and internal light fittings will be fitted with energy efficient bulbs and have appropriate control systems for efficient usage.
- 5.32 To confirm, all of the dwellings will be constructed to meet the most up-to-date Building Regulations requirements in relation to the conservation of fuel and power (Part L) and overheating (Part O).

- 5.33 For the above reasons, the proposals are considered to satisfy Local Plan Policies CC2 and RE1.

6. Conclusions

6.1 This Planning Statement accompanies a revised application for the approval of reserved matters pursuant to outline consent ref. 2021/1519 for residential development of up to 19 dwellings and associated works (outline with all matters reserved apart from means of access), at land to north of Upper Hoyland Road, Hoyland, Barnsley.

6.2 For the reasons set out at section five, it is considered that the detailed proposals are acceptable in all respects, having regard to the requirements of the development plan, the NPPF, and all other material considerations, including supplementary guidance. Indeed, the proposals will:

- Be of an appropriate layout;
- Deliver attractive dwellings of a suitable mix, scale, and density;
- Not give rise to any unacceptable residential amenity issues for new or existing residents;
- Use suitable materials, both in terms of the dwellings and hard landscaping;
- Be served by an appropriate (already consented) means of vehicular access;
- Deliver a suitable quantum of parking;
- Work within retained trees and hedgerows around boundaries; and
- Demonstrate energy efficiency, taking a fabric first approach.

6.3 To conclude, we respectfully request that the LPA resolves to grant reserved matters consent without delay in accordance with the NPPF, as is echoed by Local Plan Policy SD1, subject to any conditions deemed appropriate on this occasion.