

Planning Statement

Pitt Street, Wombwell

**On Behalf of
Alphon Property**

September 2025



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1.0 Introduction

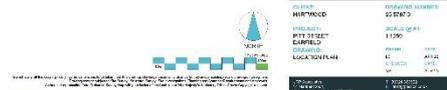
1.1 JRP Associates have been instructed by Alphon Property to prepare and submit an outline Planning Application on Land to the north of Pitt Street, Wombwell.

1.2 The proposed development comprises the following: -

Application for outline planning permission for the demolition of existing structures and the erection of dwellings with associated infrastructure and open space. All matters except for means of access to, but not within, the site.



01 / LOCATION PLAN



1.3 The site is located to the southwest boundary of the village of Darfield. The proposed development site is approximately 1km to the west of the village centre and lies around 6.4km to the southwest of the town centre of Barnsley. To the south of the site lie the settlements of Wombwell and Brampton.

1.4 The application site is a large open area of greenfield land, bounded by residential dwellings served by Lombard Crescent to the north, Phase 1 of the residential development to the east, Pitt Street to the south, and further safeguarded land to the west.

1.5 Netherwood Academy is located just to the south of Pitt Street opposite the proposals, whilst an industrial park approximately 650 metres to the south of the proposals offers job

opportunities, as well as the shops and services within nearby Wombwell and Darfield centres for commercial and recreational purposes.

- 1.6 Netherwood Country Park is located to the west of the site providing leisure opportunities. A train station is also located approximately 2.2km to the southwest of the proposed development site within the town of Wombwell.
- 1.7 This proposal delivers a residential development which would create an attractive and inclusive neighbourhood. The design has been landscape led, providing a series of green corridors which makes use of the existing natural features and connects these to the proposed landscaping and green spaces throughout the site.
- 1.8 As part of the residential development, it is proposed that a new site access located off Pitt Street would be provided. This would include the provision of a new right turn lane junction arrangement which will serve the main spine road for the majority of the residential development
- 1.9 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).
- 1.10 BLP Policy GB6 'Safeguarded Land' only allows Safeguarded Land to be allocated following a Local Plan Review (LPR); an LPR was concluded on 24 November 2022 with Barnsley Metropolitan Borough Council (the Council) concluding that each policy in the BLP was written in such a way that it should be capable of enduring the life of the plan.
- 1.11 The Council has not published an assessment of its five-year housing land supply (FYHLS) since December 2021, when they published a report starting at the 2021/22 monitoring year (1st April 2021 to 31st March 2026).
- 1.12 This application is accompanied by an up-to-date FYHLSA which demonstrates that against the housing requirement set in BLP Policy H1 'just 1.65 years' supply of deliverable land is identified.
- 1.13 This statement should be read alongside the technical documents which comprise the planning submission. These are as follows:
- 1.14 The application comprises of the following information:
 - Application Forms
 - Planning Fee
 - Planning Statement (Incorporating Affordable Housing Statement)
 - 25 5767 SK06 - SKETCH MASTERPLAN WITH WIDER CONTEXT AND POLICY (COLOURED) - 14.11.25

- 25 5767 SK05 - SKETCH MASTERPLAN (COLOURED) - 14.11.25
- 25 5767 SK04 - LANDSCAPE STRATEGY - 19.06.25
- 25 5767 01 - LOCATION PLAN - 22.04.25
- Design and Access Statement
- Desk Based Heritage Assessment - WbwellPittStPh2DBAv2
- Pitt Street, Wombwell Preliminary Ecological Appraisal
- Pitt St The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_disabled_tool_23.07.2024 PSW-BWB-ZZ-XX-T-EE-000X_Arboricultural Survey-S0-P01
- Pitt St Statutory_Biodiversity_Metric_Condition_Assessments23.07.24 (1)
- PSW-BWB-ZZ-XX-T-EE-000X_Arboricultural Impact Assessment-S0-P01
- Pitt Street Transport Assessment (003)
- Pitt Street, Darfield Travel Plan
- Highways plans – Appendix of Pitt Street Transport Assessment
- AMA Flood Risk Assessment & Drainage Strategy - 23131 - Pitt Street, Wombwell Final (Bound)
- Geo-environmental assessment/ contaminated land assessment - 5257-1B Prelim Geo app - June 25
- Energy/sustainability statement - Pitt Street Phase 2, Darfield Sustainability Statement July 25
- Pitt Street LVA - 26.06.25
- Building for a Healthy Life Assessment (contained within the Design and Access Statement)
- 20250702_244937_Pitt Street, Wombell_BWB Air Quality Report_P01.2_for issue b
- NIA-11972-25-12211-v2 Pitt Street Wombwell

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. As a consequence of not being able to demonstrate a five year supply of deliverable land the policies (particularly BLP Policy GB6) which are most important for determining this application are out of date and paragraph 11 (d) is engaged. The reporting further demonstrates the proposals are sustainable by thorough assessment of the proposals against the three overarching objectives (economic, social and environmental) of sustainable development.

- 1.16 As a consequence of the strategy and approach set out above this statement will determine that there are no adverse impacts that significantly and demonstrably outweigh the benefits of delivering much need market and affordable housing.
- 1.17 This statement identifies the site location and provides a description of the site forming this outline planning application, outlines relevant planning history, sets out the relevant planning policy and sets out the planning case in support of the proposed residential scheme.

2.0 Site Location and Context

- 2.1 The location of the site is set out on the accompanying location plan (25 5767 01 - LOCATION PLAN - 22.04.25) 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 to the southwest boundary of the village of Darfield. The proposed development site is approximately 1km to the west of the village centre and lies around 6.4km to the southwest of the town centre of Barnsley. To the south of the site lie the settlements of Wombwell and Brampton.
- 2.3 The application site is a large open area of greenfield land, bounded by residential dwellings served by Lombard Crescent to the north, Phase 1 of the residential development to the east, Pitt Street to the south, and further safeguarded land to the west.
- 2.4 The site currently comprises relatively flat overgrown fields, accessed from Pitt Street via a tarmac road (c. 200m long). These fields are defined with wooden and wire fencing. In the north, land is currently being used as grazing for horses.
- 2.5 Hobson Low Valley Farm occupies about 1.1 ha of land in the north-west. Access time to the farm was restricted, but the area includes: -
- A two-storey, stone-built farmhouse (still occupied) in the south
 - A closely mown area with two large static caravans on concrete pads to the south-east
 - A miscellany of dilapidated barns, the largest of which is situated adjacent to, and east of, the farmhouse and comprises a lower section of breeze block walling and an upper section (and roof) of corrugated sheeting (likely asbestos-cement)
 - Smaller barns, north of the farmhouse, are stone-built with corrugated sheet roofs
 - A long (c. 50m), low, stable block in the north, with a trotting arena behind
 - External areas are predominantly concrete hardstand
 - Along the southern boundary there is a small drainage ditch running parallel to Pitt Street.
- 2.6 A new residential development (Netherwood, being built by Barratt Homes) is present immediately beyond the eastern boundary. Construction is ongoing and the compound area occupies c. 1,000m² of land within the north-east of the site itself.
- 2.7 Immediately beyond the south-east corner of the site there is an attenuation basin or balancing pond associated with the adjacent Barratt development.

- 2.8 A public footpath runs between the site and the new Netherwood estate. The public footpath is lined with wooden and wire fencing, with heras fencing in places, together with hedgerows. The footpath has been temporarily diverted around the construction compound.
- 2.9 Netherwood Academy is located just to the south of Pitt Street opposite the proposals, whilst an industrial park approximately 650 metres to the south of the proposals offers job opportunities, as well as the shops and services within nearby Wombwell and Darfield centres for commercial and recreational purposes.
- 2.10 The site is bound to the north by existing housing estate (Lombard Crescent) comprising bungalows, with back garden fencing backing onto the site.
- 2.11 Netherwood Country Park is located to the west of the site providing leisure opportunities. A train station is also located approximately 2.2km to the southwest of the proposed development site within the town of Wombwell.
- 2.12 The settlement of Darfield is located approximately 4 miles south east of Barnsley, 5.5 miles north of Rotherham and 10.5 miles west of Doncaster.
- 2.13 The site is situated within easy reach of the nearby services and amenities including local schools, bus stops, convenience stores, delivery lockers, public houses, restaurants, and hot food takeaways.
- 2.14 Footway provision is provided to both sides of Pitt Street to the site frontage measuring around 1.5 metres to the north and 2 metres to the south of the carriageway. As part of the proposals, the footway to the site frontage will be widened to 2 metres to provide improved connectivity to the local amenities. The majority of the proposed dwellings will be within 800 metres along footways of a range of facilities including local schools, bus stops, local shops, and a convenience store.
- 2.15 The site is currently located on safeguarded land (SL19), we consider it is entirely reasonable for the site to be considered for the immediate delivery of new homes due to the following reasons:
- Adjacent to Phase I, which is anticipated to be complete by the end of 2025 and has had strong sales showing strong demand in the local housing market area;
 - Part of the safeguarded land has already been developed to provide infrastructure for Phase 1;
 - Development of the site would assist in the delivery of Policy Housing Regeneration Area (Policy H8) in that it would renew and vitalise the Wombwell and Darfield neighbourhood and community;
 - Delivery of circa 200 high quality dwellings comprising of a varying mix and type of tenure including much needed affordable homes to meet the required housing needs in Wombwell and Darfield;

- Open spaces proposed with opportunities to deliver connectivity to the large ecological enhancement areas to the west of the site.
 - The site is immediately available for development.
- 2.16 Based on the assessment of requirements for a site-specific FRA as defined within NPPF 2024 technical guidance, the site is indicated as being located within Flood Zones 1, 2 and 3, therefore it is necessary to provide a site-specific FRA.
- 2.17 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. A section within the west of the site is identified as being located within Flood Zone 2 and 3. All housing as part of this development is situated within Flood Zone 1.
- 2.18 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.
- 2.19 There are two sets of bus stops located closest to the proposed development, one set on Upperwood Road to the north, and one set along George Street to the east.
- 2.20 Whilst the bus stops on Upperwood Road would be within approximately 280 – 400 metre walking distance of the northernmost proposed dwellings, this would be extended to approximately 580 metres to the furthest dwelling. Similarly, the bus stops located on George Street would be around 430 – 525 metres from the southernmost dwellings within the proposals, with the furthest dwelling being around 700 metres away. Most of the properties within the proposals will therefore be within or around the desired 400 metre range from a local bus stop, whilst some will be marginally further away.
- 2.21 Whilst Wombwell rail station is not within 800 metres of the development proposals, it is still within the 20-minute cycling radius of the proposed development.
- 2.22 Wombwell rail station, easily accessible by bike or bus, accommodates 12 cycles via sheltered cycle stands monitored by CCTV. Rail services from Wombwell rail station are primarily operated by Northern, providing connections to destinations such as Huddersfield, Sheffield, and Leeds, along with the numerous stops enroute.

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 site. There is one undetermined application (2023/0667), for the erection of new dwelling and temporary siting of 2 static caravans which is currently under consideration.
- 3.2 Previously approved planning applications involved the erection of a cattery (2008/1039) in 2008.
- 3.3 To the East of the site, there has been an approved outline application (2019/1117) concerning the 'residential development of up to 107 dwellings. The Reserved Matters application (2021/0602) was approved for 100 dwellings in October 2021. The most recently decided application (2022/0042) concerned the Discharge of Conditions.

4.0 Barnsley Local Plan - Housing Site Assessment (July 2016)

- 4.1 The suitability of this site to become a residential allocation was assessed by the Council in the Housing Site Assessment (HSA) (Ref: 624) using a Housing Site Selection Methodology.

Land Use: Agricultural

Access Infrastructure Constraints: Extensive new access infrastructure not required

Drainage Infrastructure Constraints: Some new drainage infrastructure required

Ground Condition Constraints: Treatment/remediation not expected to be required

Surrounding Land Uses: Site has no bad neighbours

Soil Quality: Site is 3 - 5 agricultural land

Suitability of Location: Site is adjacent to one of the Principal Towns

AQMA Constraints: Site not within 800m of an AQMA

It is therefore considered that there are not any technical matters identified within the HSA that would prevent this site from coming forward for development.

5.0 Pre-Application Submission

5.1 A pre-application submission was made to the Council in June 2024. This was considered under reference 2024\ENQ\00109.

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

An EIA screening opinion was also submitted to the Local Authority on the 18th July 2025. To date no response has been received from the Local Authority.

5.3 Community Consultation

Consultation with local residents have been undertaken in advance of the submission of the application. Leaflets were produced and distributed by hand to residents considered to be directly affected by the proposed development. The leaflet contained details of the design proposals and contact details were provided, inviting comments and feedback to the development team. In total, 475 leaflets were distributed. The accompanying Statement of Community Involvement sets out the feedback received from that process. The development team are committed to working with the local community and stakeholders in order to address any concerns raised towards the proposals.

6.0 Overview of Development Proposals

- 6.1 The applicant seeks outline planning permission for the demolition of existing structures and the erection of residential dwellings with associated infrastructure and open space. All matters reserved except for means of access to, but not within, the site.
- 6.2 Depending on the product mix and detailed layout to be considered at reserved matters stage, the site has the capacity to accommodate between 189 and 204 no. new homes including affordable housing.
- 6.3 This application for outline planning permission 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.
- 6.4 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. The illustrative masterplan has been informed by a number of key technical documents and reports, which have led to the development of design parameters as shown on the masterplan (drawing 25 5767 SK03 - SKETCH MASTERPLAN (COLOURED) - 27.05.25)
- 6.5 Amongst other things the DAS identifies key opportunities and constraints and clearly presents how an appropriate and deliverable design solution has been reached. 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
- 6.6 The site access to be located off Pitt Street will serve the main feeder road into the development and the majority of dwellings.

- 6.7 The site access off Pitt Street will also include a new right turn lane arrangement situated approximately 220 metres west of the Pitt Street / Colliery Mount junction and 70 metres east of the Netherwood Academy junction and existing farm access junction, offering suitable junction spacing.
- 6.8 The Pitt Street access proposals include widening Pitt Street along the site frontage to accommodate the new right turn lane. The proposed junction geometry will consist of 6 metre access radii to both sides.
- 6.9 It is proposed to provide a 2-metre footway across the site frontage along Pitt Street connecting to the existing footway network.
- 6.10 The vision is to create an attractive neighbourhood that is a congruous addition of Wombwell.
- 6.11 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.
- 6.12 The site is not currently accessible to the public. There are no public rights of way within the proposed site's boundary. However, to the eastern site boundary, through phase 1, a pedestrian route was created and there are a number of Public Rights of Way in proximity to the site. The illustrative masterplan carefully considers and incorporates pedestrian linkages wherever possible. This would be further developed at the detailed Reserved Matters stage.
- 6.13 The green spaces and equipped play area is a significant part of the vision for the site. A large area of equipped play space is centrally located and a large area of green space with basin is created as a high quality entry point of the site. This vision is driven by a desire to create spaces that are active focal point, not just for the benefit of new residents but the wider community.
- 6.14 This illustrative location for the play space is ideal in that it lies close to the intersection of several walking routes and will also be overlooked by proposed dwellings which provides active surveillance and discourages antisocial behaviour.
- 6.15 A surface water attenuation basin 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. It will be part of a diverse, habitat rich space, for the benefit of flora and fauna. This is positioned to complement the existing basin created as part of the adjacent Barratt development.

7.0 Affordable Housing

- 7.1 As set out in paragraph 5.1 of the Affordable Housing SPD, full planning applications (this is an outline planning application) 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. Notwithstanding the fact this is an outline planning application, the applicant (subject to viability) expects 10% of the

dwellings to be affordable, in compliance with Policy H7. The type and tenure of the affordable homes will be informed by the most up to date evidence base (currently the 2021 SHMA) and presented in plans and documents submitted as part of any subsequent reserved matters submission.

8.0 Custom and Self Build Provision

8.1 There is no custom or self-build policy within the BLP. The supporting text to Policy 9.27 simply states "custom and self-build will be supported where appropriate". Further there is an expectation (see the Affordable Housing SPD) that custom and self-build housing will be suited to smaller sites which are defined as sites which would accommodate fewer than 15 dwellings.

9.0 Planning Policy Considerations

9.1 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.

9.2 The purpose of the planning system is to positively promote the spatial organisation of land in order 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).

9.3 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.

10.0 Development Plan

10.1 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."

10.2 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".

10.3 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.

10.4 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.

10.5 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.

10.6 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.

10.7 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.

10.8 Barnsley Local Plan

10.9 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.

10.10 Of particular relevance to this application is Policy GB6: Safeguarded Land which states

"We will only grant planning permission on sites allocated as Safeguarded Land for development that is needed for the operation of existing uses, or alternative uses, where the development will protect the open nature of land, and will not affect the potential for future development of the site. The permanent development of safeguarded land will only be permitted following the review of the Local Plan which proposes such development".

10.11 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'.

10.12 National Policy

National Planning Policy Framework

10.13 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.

10.14 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

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

10.16 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.

10.17 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.

- 10.18 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.
- 10.19 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.
- 10.20 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.
- 10.22 Paragraphs 72-77 - reiterates the importance of a deliverable supply of homes to meet the needs of the district.
- 10.23 Paragraph 96 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places.
- 10.24 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.
- 10.25 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.

- 10.26 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.
- 10.27 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.
- 10.28 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.
- 10.29 The NPPF states that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open and that, the essential characteristics of the Green Belt are its openness and permanence. The Green Belt serves 5 purposes:
- To check the unrestricted sprawl of large built-up areas;
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 10.30 The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

10.31 National Planning Practice Guidance

- 10.32 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.

10.33 Other Material Considerations

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

- 10.35 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.

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

10.36 Local Plan Review {November 2022}

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

10.38 Five-Year Deliverable Housing Land Supply Report (December 2021)

10.39 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 2021 – March 2026*, covers the period 1st April 2021- 31st March 2026 (published December 2021). The report stated a 5.6 years' worth of supply.

10.40 This document is considerably out of date and cannot be relied upon.

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 Referring back to paragraph 78 of the Framework, where policies are more than five years old an alternative requirement figure, the Local Housing Need (LHN) figure, should be used. It is therefore important to consider whether the Local Plan figure is up to date.
- 11.5 Paragraph 34 of the Framework sets out that
“policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and then should be update as necessary. Reviews should be completed no later than five years from the adoption of the plan...”
- 11.6 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.
- 11.7 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.
- 11.8 The Review was endorsed by Full Council on 24th November 2022.
- 11.9 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.
- 11.10 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.
- 11.11 Five Year Housing Land Supply Assessment (FYHLSA)**
- 11.12 This application is supported by a FYHLSA undertaken by Johnson Mowat.
- 11.13 This Report has sought to understand the housing delivery in Barnsley and identify whether housing supply is likely to meet the requisite five-year housing need. The five-year period assessed has been 2025 -2030.
- 11.14 The key findings of the report are set out below:
- The housing requirement for Barnsley is set out in the Barnsley Local Plan. The Local Plan is both a strategic and spatial document setting out how much and where development should be focused.

- Policy H1 of the Local Plan identifies a need for 21,546 net additional homes during the plan period 2014 to 2033. This equates to 1,134 dpa.
- Whilst the Local Plan was adopted in January 2019, a review was undertaken in 2022 confirming that the plan remained consistent with national planning policy, fit for purpose and no revisions were necessary.
- The housing requirement in the Local Plan therefore remains the starting point for housing delivery.
- Having regard to historic delivery since the start of the plan period, 2014 to 2024 the Council have continuously under delivered against the housing requirement. Having regard to the expected completions for the 2024/25 monitoring it is estimated that a total shortfall of 4,121 dwelling has accrued since the start of the plan period. As per the provisions of the Planning Practice Guidance, the Council should make good this shortfall in the five-year period.
- The Housing Delivery Test: 2023 measurement identifies just 84% housing delivery against the identified housing need in the last three years. As a consequence, a 20% buffer should be applied to both the housing requirement and the shortfall.
- The total identified supply for the 2025-2030 five-year period is 11,749 dwellings.
- The Council's housing supply predominantly relies upon the delivery of Local Plan Allocations. That said, there are a number of allocations which have already been completed and will not contribute to the forward supply and a very large number of allocations where there is no current planning activity and there is no clear evidence of delivery on site. It is clear from the timescales associated with some of the applications on the allocated sites and the instances where applications have been previously withdrawn or refused, that the delivery of allocations in the Borough has not been easy.
- Outside of the allocations, some delivery is expected from sites already benefitting from planning consent. This is limited from large development sites (over 10 units) where recent permissions on larger development sites are mainly associated with the allocations. An appropriate lapse rate is attributed to planning permissions on small sites to account for non-implementation.
- Having regard to sites which have not yet been identified in the supply, an appropriate windfall allowance is included, based upon past windfall delivery.
- Across the five-year period of 1st April 2025 – 31st March 2030 an anticipated supply of 3,870 dwellings is identified. This represents a shortfall of 7,879 dwellings.

11.15 This assessment identifies that Barnsley are currently only able to demonstrate a 1.65 years' worth of housing land supply. This is significantly lower than the circa 3.6 years most recently identified by the Council.

11.16 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.

- 11.17 Accordingly, the "tilted balance", or presumption in favour of sustainable development, as contained in paragraph 11 (d) of the Framework is engaged which provides that planning permission should be granted where there are no relevant development plan policies, or where the policies which are most important for determining the application are out-of-date. The Court of Appeal confirmed that whether a relevant local policy is out-of-date and, if so, with what consequences, are matters of pure planning judgement, not dependent on issues of legal interpretation

Peel Investments v Secretary of State for Housing, Communities & Local Government [2020] EWCA Civ 1175

- 11.18 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; and,

Policy GB6: Safeguarded Land.

11.19 Policy LG2 states: -

"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

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.

- 11.20 Wombwell (including Darfield) is identified as a Principal Town and is therefore considered an appropriate location for growth.

- 11.21 Wombwell is recognised as a small but busy market town which continues to be a well-defined centre. The area suffered from the decline of the coal industry and levels of new housebuilding have been historically low. Wombwell has a train station on the Wakefield to Sheffield line with a park and ride facility. The Dearne Valley Parkway runs to the south of Wombwell linking from Junction 36 of the M1 to the Dearne Towns and on to Doncaster. Wombwell has a bypass in

the form of Mitchell's Way and Valley Way to the east of the town. This forms a link from Urban Barnsley to the Dearne Valley Parkway.

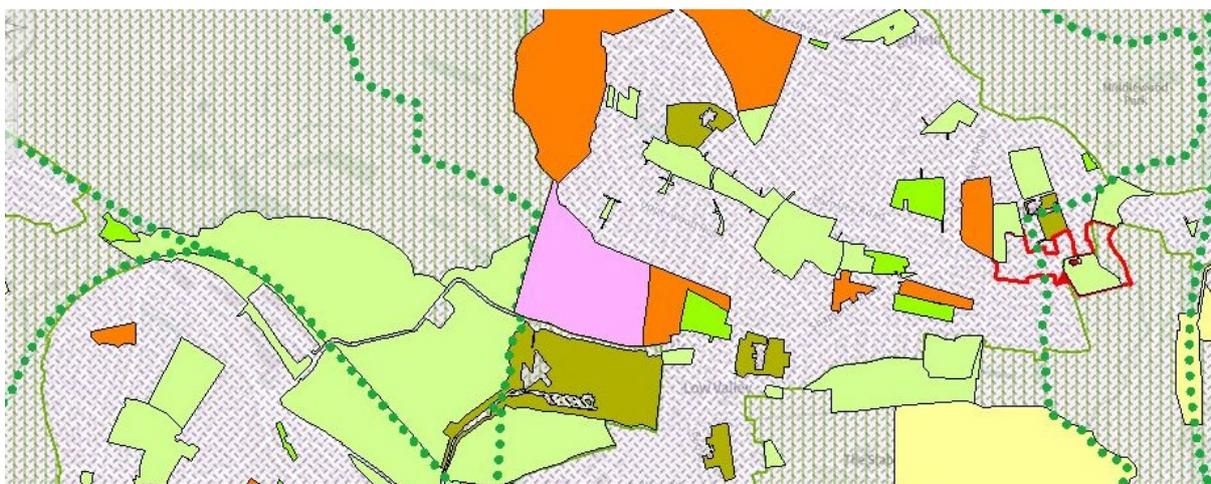
11.22 Wombwell Principal Town also includes Darfield. Coal mining was a traditional source of employment in Darfield but ceased in the 1990's, as a result unemployment has increased. East of Darfield is the A1- M1 link road which links Junction 36 of the M1 to the A1 through Wakefield District (part is the Dearne Valley Parkway and part the Coalfields Link Road).

11.23 Having regard to policy H2 of the BLP, the Principal Town of Wombwell (including Darfield) is attributed a housing supply distribution of 10% of the total requirement within the plan period, equating to a total delivery of 2,069 dwellings. This is the third largest percentage allocation of the Principal Towns and reflects the importance of the role that Wombwell (including Darfield) has in contributing towards the borough's growth aspirations.

11.24 Given this site is identified as Safeguarded Land it is considered that it is intended to help contribute to the long-term housing needs of the Principal Town. It is our case that now is the appropriate time to release this site to help meet the aims of the BLP spatial strategy and to deliver much needed housing in this Principal Town.

11.25 There is clearly an issue with meeting the identified need across the borough in line with Policy H2, which should be addressed in the shorter term. As a result, the aims of the policies most important to the determination of this planning application, including H1 and H2, are not being met.

11.25 The application site forms part of an identified safeguarded land site (site ref: SL19).



11.26 The relevant policy, Policy GB6 states:

"We will only grant planning permission on sites allocated [sic] as safeguarded land for development that is needed for the operation of existing uses, or alternative uses where the development will protect the open nature of the land and will not affect the potential for future development of the site. The permanent development of safeguarded land will only be permitted following review of the Local Plan which proposes such development".

11.27 As established above, there is a sizeable shortfall of housing delivery since the start of the plan period. A lack of delivering of the sites allocated for housing in the BLP to meet the need and deliver the locational strategy is resulting in the Council's being unable to meet its housing requirement. The FYHLS assessment supporting this application identifies that there is a significant shortfall of identified housing land supply.

11.28 To ensure that the Framework's objective to significantly boost the supply of housing is met, this site should be released to deliver much needed new market and affordable homes. While the site was identified as safeguarded land to meet long term development needs, it is clear that current housing needs are not being met. The removal of this land from the designation as Safeguarded Land indicates that the principle of residential development on the site is broadly acceptable.

11.29 While it is recognised that the development of this site would result in some conflict with policy GB6, the release of this site would not cause any harm because it is located in an identified area for growth, as part of a Principal Town. It is located in a sustainable location and the supporting technical reports have not concluded that there are any reasons why permission should not be permitted.

11.30 To not release this site in the context of the Council's lack of housing delivery would further exacerbate the lack of supply, which leads to harm to residents who are unable to access housing. While the release of the site would not accord with the timing of Policy GB6 (insofar as Safeguarded Land should be released through a plan review) this has been overtaken by the circumstances and context of a lack of deliverable supply.

11.31 The conflict with GB6 should therefore be attributed very limited weight and significant weight should be attached to the delivery of new market and affordable homes.

11.32 The Presumption in Favour of Sustainable Development

11.33 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.

11.34 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.

11.35 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.

11.36 The Economic Objective

11.37 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.

11.38 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.

11.39 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.

11.40 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.

11.41 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.

- 11.42 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.
- 11.43 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.
- 11.44 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.
- 11.45 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.
- 11.46 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.
- 11.47 As a result, the proposals would satisfy the economic objective of sustainable development which weighs significantly in the proposals favour.
- 11.48 The Social Objective**
- 11.49 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.
- 11.50 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.

- 11.51 At a borough level the FYHLSA evidences a significant accrued plan deficit of 3,114 dwellings. Since 2019/20, affordable housing delivery has fallen short of the identified need targets in all but one year. Further the FYHLSA identifies that over 9,000 people, or circa. 4% of the population, are currently on the Barnsley social housing waiting list. The under-delivery of housing clearly has a significant detrimental social impact.
- 11.52 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.
- 11.53 The proposals will provide improved pedestrian linkages to the wider countryside 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.

11.54 The Environmental Objective

- 11.55 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.

12.0 Technical Considerations

12.1 Air Quality

12.2 The Site is located within the administrative area of Barnsley Metropolitan Borough Council. The Site is not located within an existing Air Quality Management Area. The site is unlikely to result in potentially significant effects on air quality, given that the proposed use is residential.

12.3 A qualitative construction phase dust assessment was undertaken in accordance with Institute of Air Quality Management guidance and measures were recommended to minimise emissions during construction activities. With the implementation of these mitigation measures the impact of construction phase dust emissions was considered to be 'not significant' in accordance with Institute of Air Quality Management guidance.

12.4 The proposed development trip generation was screened using the Institute of Air Quality Management and Environmental Policy Implementation Community (previously Environmental Protection UK) guidance two stage screening process, to determine whether a detailed road traffic emissions impact assessment was required. Consideration was also given to the BMBC Air Quality and Emissions Good Practice Planning Guidance.

12.5 Consideration was given to the suitability of the Site for the proposed end use with regard to air quality through a review of local air quality monitoring and emission sources.

12.6 In summary and considering all the above, it is predicted with confidence that all pollutant concentrations at the proposed development site would be acceptable and associated impacts are deemed not significant.

12.7 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.

12.8 Arboriculture

12.9 The trees included within this Site comprised of fourteen individual trees, ten groups of trees, six hedgerows and one woodland

- 1 woodland area was classified as BS5837 Category A;
- 6 individual trees were classified as BS5837 Category B;
- 8 individual trees were classified as BS5837 Category C;
- 2 tree groups were classified as BS5837 Category B;
- 8 tree groups were classified as BS5837 Category C; and
- 6 hedgerows were classified as BS5837 Category C.

12.10 Removals of four tree groups, two trees and one hedgerow are required for the Proposed Development.

One section of G4, three sections of H9 and two trees within G1 are also required to be removed due to conflict with the Proposed Development.

12.11 All trees and hedgerows are classified as BS5837 Category C, where it is concluded that replacement planting will be acceptable, utilising the proposed landscaping areas across the site.

12.12 Minor encroachments into the RPAs of T7 and trees within G2 are proposed for the pedestrian links to the proposed development, which are concluded to be acceptable due to the minimal extent of encroachment required.

12.13 The proposed landscape areas are concluded to be large enough to be able to plant sufficient trees to mitigate the loss of proposed removals.

12.14 Further the Illustrative Masterplan 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 a reserved matters submission. It is therefore concluded that there are no justifiable arboricultural related reasons why the proposed development should not be granted planning permission.

12.15 Archaeology and Heritage

12.16 No designated heritage assets will be directly affected by the proposed development. There is a Low potential for prehistoric archaeological remains. There is a Low-Moderate potential for Regionally important remains of the Roman period. The farm contains historic buildings of Local importance which date from the 18th to 20th centuries.

12.17 A photographic record of the historic farm buildings should be made prior to their demolition. Further information on the archaeological potential is required in the form of archaeological evaluation. The first stage of this should be geophysical survey. Based on the results of the

geophysical survey a programme of trial trenching may be required. Any significant archaeological remains will require excavation and recording prior to development commencing. All archaeological work should be carried out in accordance with a written scheme of investigation approved by the South Yorkshire Archaeological Service (SYAS). This is in accordance with the National Planning Policy Framework and local planning policy.

12.18 The proposals therefore comply with BLP Policies HE1, HE2 and HE6, which cumulatively aim to 1) manage and conserving the historic environment and its assets and 2) protecting local character and a sense of place by recognising the social, cultural, and economic contribution made by the historic environment. The proposals also comply with the provisions set out in Chapter 16 of the Framework and the Heritage Impact Assessment SPD. It is therefore concluded that there are no justifiable archaeological or heritage related reasons why the proposed development should not be granted planning permission.

12.19 Ecology

12.20 In addition to the retention and consideration of existing features, the development will aim to provide net gains in biodiversity.

12.21 A Preliminary Ecological Appraisal (PEA) report has been completed and submitted as part of this submission.

12.22 Whitcher Wildlife Ltd 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.

12.23 There were no statutory or non-statutory designated sites within, or adjacent to, the survey area. However, the site does lie within Impact Risk Zone (IRZ) 3 of the Dearne Valley Wetlands SSSI. Potential impacts of the development on Dearne Valley Wetlands SSSI

12.24 The survey area falls within the Dearne Valley Green Heart (DVGH) Nature Improvement Area. Nature Improvement Areas are large areas targeted for improvement, in this case centred around the River Dearne. The area is targeted to improve ecological functionality of the land surrounding the River Dearne. The existing fields comprise modified grassland, which is already a low value habitat. The development of the site, whilst removing this grassland, will provide enhanced opportunities for species such as birds and bats through the introduction of gardens and boxes on houses.

12.25 Furthermore, Nature Improvement Areas are broad in scope, at a landscape scale. This development individually is highly unlikely to be of major detriment to the ecological functionality of the landscape and as discussed above, has potential to improve the functionality for many species with appropriate enhancements in place. Additionally, the proposed development is

subject to Biodiversity Net Gain and has a statutory requirement to achieve a 10% increase in units. Should the mitigation hierarchy be followed, this will ideally be within the catchment of the DVGH, benefiting the area.

- 12.26 No badger setts were found to be present within the survey area. However, outlying badger setts were found to be present in the adjacent woodland, although there were no signs of active use by badgers, such as latrines or snuffle holes. Given there is no evidence of use on the site by badgers, the proposed development will have no impact on badgers if precautions are in place.
- 12.27 There is no watercourse within the survey area and the red line boundary will be over 20m from the riparian zone of the closest watercourse. Therefore, the proposed works will have no impact on otter, water vole or white clawed crayfish.
- 12.28 There are eight buildings within the survey area, of which Buildings 1 and 2 have been assessed as having high potential for roosting bats and 3 and 6 have been assessed as having low potential for roosting bats. In these cases, further surveys are required to assess the impact of the proposed development on roosting bats.
- 12.29 There are no trees with potential for roosting bats within the survey area when assessed against the Bat Conservation Trust Good Practice Guidelines 4th Edition. Therefore, the proposed works will have no impact on roosting bats within trees.
- 12.30 Current development plans require the removal of a hedgerow within the site. This habitat provides high potential for foraging and commuting bats in accordance with the Bat Conservation Trust Good Practice Guidelines 4th Edition. In addition, the site is connected to a woodland, which also provides high suitability for foraging bats. Therefore, further surveys are required to assess the potential impact of the development on foraging and commuting bat species.
- 12.31 There are three ponds and a stagnant watercourse found to be present within 500m of the survey area. Of these, Pond 3 and the watercourse (Pond 4) are above poor suitability for great crested newts and are close to the survey area. Given the close proximity of these ponds and terrestrial habitat present, it is possible that great crested newts are present within the survey area and would be impacted by the proposed development if present. Further surveys would be required to fully assess the potential impacts of the development on great crested newts.
- 12.32 The survey area may be used by nesting birds during the nesting season, which extends from March to August each year. Therefore, any site clearance within this period may have an impact on nesting birds. Additionally, the survey area may be used by amber list, red list or Schedule 1 bird species, especially when considering the proximity of the site to Dearne Valley Wetlands SSSI. Therefore, further surveys are required to assess potential impacts on these species.

- 12.33 The site provides suitable habitat for reptile species, especially where edge habitat is present combined with the nearby ponds and watercourse. Therefore, further surveys are required to fully assess the impacts of the development on reptile species.
- 12.34 No non-native, invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 were found within the survey area. Therefore, there will be no impact on the spread of such species.
- 12.35 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.
- 12.36 General Biodiversity Gain Condition (GBGC) and a minimum level of information will be required with the application, as per the statutory guidance. This will include 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.
- 12.37 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.

12.38 Energy and Sustainable Development

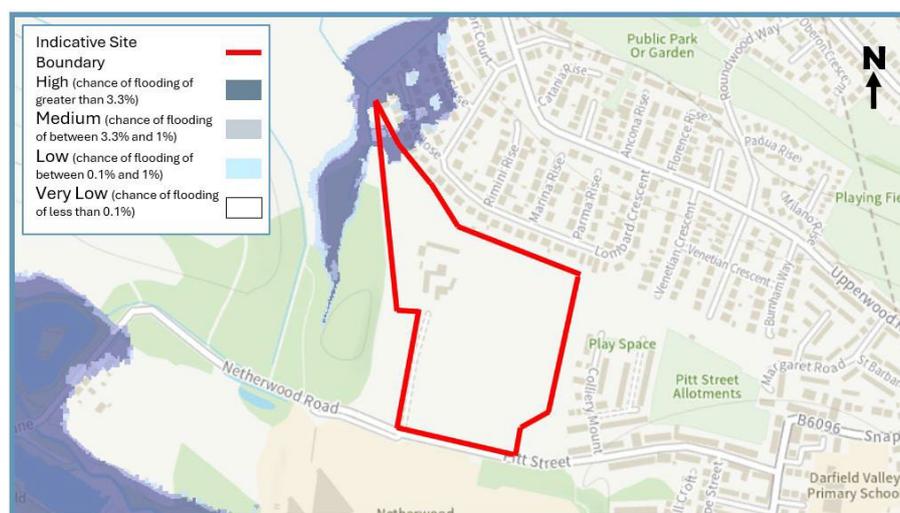
- 12.39 Award Energy Consultants have produced a report which considers the issues surrounding sustainable construction with regards to the proposed residential development. In particular, it considers and evaluates the measures incorporated into the design of the development to reduce the predicted carbon emissions, energy demand and water usage of the site as per Barnsley Metropolitan Borough Council's development policies.
- 12.40 This report demonstrates that the proposed enhanced fabric specification reduces Fabric Energy Demand by an average of **6.83%** over Part L1 2021 (approximately **21.83%** over Part L1a 2013). When combined with Air Source Heat Pumps, carbon emissions on the site are significantly reduced over the requirements of Part L1 2021 and serve to reduce the impacts of

climate change. Furthermore, a specification providing water consumption of less than **125** litres per person per day is anticipated which, when combined with material selection and waste management policies, strengthens the sustainability of the development.

12.41 Accordingly, the proposals comply with the FHS. The proposals also comply with BLP Polices 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.

12.42 Flood Risk and Drainage

12.43 The Flood Zone mapping shows the site to be located within Flood Zones 1, 2 and 3.



12.44 As the site is partially situated in Flood Zone 2 and 3, additional flood data was requested from the EA on the 19th of November 2024 and was received on the 18th of December 2024.

12.45 The data provided by the EA shows that the site is not at risk of flooding for a defended scenario or an undefended scenario.

12.46 Both the NPPG and the SFRA require the 'Sequential Test' to be applied to ensure that proposed developments are carried out in area that are at the least risk of flooding, before considering development in areas that are at risk of flooding. The proposed site falls within Flood Zones 1, 2 and 3 and is considered to come under the 'More Vulnerable' category as a residential development.

- 12.47 The proposed development has been arranged sequentially so all residential dwellings are located within Flood Zone 1, and the areas of the site within Flood Zone 2 and 3 will remain as areas of open space. As such, the proposed use of the site is acceptable and there is no requirement for a Sequential or Exception Test to be undertaken
- 12.48 The site is at risk from fluvial, pluvial and groundwater flooding. The fluvial and pluvial flooding is mostly within the north of the site.
- 12.49 The site is not at risk from artificial sources, flooding from sewers and tidal flooding.
- 12.50 The mitigation measures proposed include raising the FFLs by 0.15m, and to have no sleeping arrangements on the ground floor. The majority of residential dwellings are located outside Flood Zones 2 and 3.
- 12.51 As with any drainage system, blockages within the surface water sewer systems constructed to serve the development has the potential to cause flooding or disruption. Any drainage systems which are not to be offered for adoption to either the Water Company or the Local Authority will have a suitable maintenance regime scheduled, and an appropriate management company appointed to carry out the works.
- 12.52 The primary option for surface water disposal is to use a connection into the public sewer system.
- 12.53 From a desktop study, infiltration is an unfeasible method to discharge surface water from the site.
- 12.54 There is not a suitable watercourse in the vicinity of the site which could be utilised to dispose of surface water from the site. There is a suitable public sewer in the vicinity of the site which could be utilised to dispose of the surface water. It is proposed that surface water will discharge through a connection into the surface water sewer located to the southeast of the site, in George Street.
- 12.55 Attenuation is required as the means of surface water disposal is through a connection into the public sewer system. Furthermore, there will be a restricted discharge limit of 3.5 l/s, as agreed with Yorkshire Water.
- 12.56 There is a formal point of connection into a Yorkshire Water public foul water sewer in close proximity to the site. Foul water domestic waste can discharge to the public foul sewer recorded in Stonyford Road, at a point to the southeast of the site.

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.

12.58 Geoenvironmental Appraisal

12.59 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.

12.60 This site is underlain at shallow depth by Coal Measures bedrock, but the shallowest coal seams lies at least 150m below the surface. Whilst the site lies within a Mining Remediation Authority Low Risk area, no significant risks have been identified, and an intrusive mining investigation will not be required.

12.61 The site is in an area where 3-5% of homes are estimated to be above the radon action level, and **basic** radon protection measures are required in new dwellings.

12.62 There are no known or suspected areas of landfilling within 250m, and the site is not in area considered susceptible to mines gas, nor is it underlain by shallow mine workings.

12.63 However, the site is located within 250m of two former colliery spoil tips, and monitoring is recommended in order to determine appropriate gas protection measures for the proposed dwellings.

12.64 Given the relatively level nature of the site, there should be no requirement for retaining walls, under build, tanking etc.

12.65 The site's environmental setting is considered to be of low to moderate sensitivity. With respect to human health, the proposed end use (residential) is also sensitive.

12.66 Based on observations made during the site walkover, and given site's former and recent uses, a veneer of made ground is anticipated across the farmyard area, and it is considered likely that some (probably minor) ground contamination will be present in shallow soils.

12.67 Arable farming has been carried out across the majority of the site's area. Farming activities are unlikely to have given rise to some ground contamination.

12.68 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.

12.69 Landscape and Visual Impact Assessment

12.70 The appraisal of effects has shown that the proposed development will result in effects which are adverse in nature. This is due in many cases to the greenfield nature of the site at the close proximity to receptors such as existing residential and footpaths.

12.71 The site is within the settlement limits and is visually contained by existing residential on the north and eastern sides, woodland on the western side and Netherwood Academy and woodland on the southern side.

12.72 As with any development of this scale and form there are inevitable adverse effects, these are visual effects close to the site boundary. However these have been limited through design and offset by improvements/increases in vegetation, public open space and access.

12.73 A Landscape Strategy illustrating mitigation measures has been prepared for the development which will guide the more detailed landscape proposals ensuring the following:

- A scheme which assimilates into the local landscape character
- The establishment of an improved settlement edge
- Retention and management of existing boundary hedges and trees
- Areas of open space for recreation and improved public access
- New planting to all boundaries
- Adverse effects of development which are mitigated as far as is reasonably practical

12.74 Given the approach taken to the scheme design and the resulting proposals which accord with local planning policies and current best practice in Green Infrastructure design and planning; there is no reason why the likely landscape and visual effects of the proposed development should be regarded as unacceptable on this allocated site.

12.75 Consequently, the proposals comply with BLP Policy LC1 which seeks to retain and enhance the character and distinctiveness of individual landscape character areas (LCA) which in this case is E4 Hoyland Settled Wooded Farmland and Chapter 15 of the Framework. It is therefore concluded that there are no justifiable landscape related reasons why the proposed development should not be granted planning permission.

12.76 Noise Impact Assessment

12.77 A noise impact assessment has been undertaken for the proposed residential development.

12.78 Noise monitoring was undertaken at the site to determine the level of external noise affecting the proposed development. The noise environment was found to be controlled by road traffic on Pitt Street.

12.79 A scheme of sound attenuation works (glazing, fenestration and ventilation) has been developed to protect the proposed development from the ambient noise climate in accordance with pertinent guidelines.

12.80 On this basis, the ambient noise climate does not pose a constraint to the proposed residential development.

12.81 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 noise related reasons why the proposed development should not be granted planning permission.

12.82 Transport Assessment

12.83 This Transport Assessment examines site access, sustainability measures, parking provision, and servicing arrangements against current policy and data. It describes the existing highway network and proposed site development, then compares development-generated traffic, safety implications, and access arrangements against baseline conditions. The assessment evaluates both vehicular access and sustainable transport elements, presenting traffic impacts from the proposed development.

12.84 The site access to be located off Pitt Street will serve the main feeder road into the development and the majority of dwellings.

- 12.85 The site access off Pitt Street will also include a new right turn lane arrangement situated approximately 220 metres west of the Pitt Street / Colliery Mount junction and 70 metres east of the Netherwood Academy junction and existing farm access junction, offering suitable junction spacing.
- 12.86 The Pitt Street access proposals include widening Pitt Street along the site frontage to accommodate the new right turn lane. The proposed junction geometry will consist of 6 metre access radii to both sides.
- 12.87 The right turn lane arrangement will comply with the design for ghost islands within Traffic Signs Manual Chapter 5 and will include 3 metre wide through lanes and a 3.5 metre wide turning lane alongside suitable turning length, deceleration length, and direct taper.
- 12.88 Visibility splays with an X-distance of 2.4 metres and a Y-distance of 43 metres, commensurate to a 30-mph speed limit road can also be provided in both directions along Pitt Street from the proposed access location.
- 12.89 It is considered that this site is in compliance with local and national transport policies due to the sustainable location of the site with good quality facilities for travel from modes other than the single occupancy private car trips. The proposals include appropriate mitigation including new right turn lane, traffic islands, shared cycleway and new footway provision.
- 12.90 Junction capacity assessments have been scoped with the Local Authority and will be carried out as part of an amended Transport Assessment to be provided once complete.
- 12.91 A Travel Plan has also been completed. The Travel Plan outlines how journeys by private car will be minimised and support sustainable modes of transportation such as public transport, cycling and walking, whilst also encouraging the provision of infrastructure for low-emission vehicles.
- 12.92 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.

12.93 Safety and Security

- 12.94 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 should be designed to be clearly and logically positioned to ensure surveillance and promote the use of those links.
- Parking solutions should vary in terms of driveways, spaces and garages. No matter what the solution, the majority should be 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 should be 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 masterplan identifies how rear gardens should generally be plotted against other rear gardens in order to minimise the possibility of unwanted access. Any rear access paths provided at the detailed stage should be 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. This should be fully considered as part of any detailed landscape scheme for the site.
- The proposed fenestration of dwellings should be designed to respond to the street with outward facing development. Front doors should be 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 should also be appropriately treated with windows to ensure surveillance and dual aspect dwellings employed at key corners.

13.0 The Planning Balance

- 13.1 It is demonstrated that the tilted balance at paragraph 11 (d) is engaged and the planning balance should be undertaken on this basis. This statement and the supporting documentation has identified no specific footnote 7 policies engaged which would provide a clear reason for refusing the planning application.
- 13.2 In the above assessment a limited conflict with the development plan has been identified. In bringing forward part of this safeguarded land site, outside of a Local Plan Review process, it is acknowledged that there is conflict with GB6. However, the practical planning harm that arises from this is limited.
- 13.3 As a safeguarded land site is acknowledged that the site is acceptable for housing to meet long term need, the principle of development is not doubted. The release of the site now would not result in remote or isolated development. It is well related to the existing urban area and would secure a sustainable form of development. In the context of no identifiable five year housing land supply the policy is considered out of date under paragraph 11d of the Framework. The acknowledged conflict with Policy GB6 should be attributed very limited weight in the planning balance.
- 13.4 In the overall planning balance, the identified policy conflict relating to the site's status as safeguarded land and limited adverse harms would not significantly and demonstrably outweigh the benefits of the proposal. The planning balance falls firmly in favour of grant of planning permission. The proposal in addition to delivering much needed new market and affordable homes will deliver substantial economic and social benefits, including biodiversity enhancements and public open space for the wider community.
- 13.5 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.

- 13.6 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.
- 13.7 This statement demonstrates that there are no constraints to development of the Site and through appropriate mitigation any impacts identified can be addressed.
- 13.8 The proposals on the site are deliverable and represent development that is sustainable and will actively contribute to the vitality of the local area.
- 13.9 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.