



PLANNING CONSULTATION RESPONSE

Application No	2026/0232
Proposal	Erection of 119 dwellings, open space and associated infrastructure
Address	Land to the south of Bloomhouse Lane, East of Woolley Colliery Road, Darton, Barnsley
Date of Consultation Reply	21 May 2026
Consultee	Planning Policy

Consultation Assessment and Justification

This is a full planning application and proposes development on a 4.1ha site of 95 market homes and 24 affordable homes.

The application site forms Part (most) of Local Plan housing allocation HS25 and a small part of Local Plan housing allocation HS11. It appears that the elements of HS25 which have not been included in this application are a private road/PROW off Woolley Colliery Road and two small areas of land off Bloomhouse Lane. Provided that a satisfactory explanation is given for not including the areas of land off Bloomhouse Lane in the application, there is no policy objection to this otherwise marginally less than efficient proposal.

The site policy for HS25 requires the development to

- ensure that the internal road layout allows for access to housing allocation HS11
- provide a spine road that is capable of taking through traffic
- ensure appropriate access is provided to enable the development of site HS1
- provide appropriate archaeological assessment of the remains that may be on site.

Local Plan policy H6 Housing Mix and Efficient Use of Land expects a density of 40 dwellings per hectare on a site like this in Darton (and within Urban Barnsley). In order to secure a density of 40 dwellings per hectare, on a site of this size we would apply a gross:net ratio of 0.8 to allow for normal on site infrastructure requirements. Thus, we would calculate $4.1(\text{hectares}) \times 0.8(\text{gross:net ratio}) \times 40(\text{dwellings per hectare}) = 131$ dwellings. Any abnormal infrastructure requirements – such as archaeological constraints requiring remains to be preserved in situ - would have a nominal 25% reduction in the number of dwellings anticipated, subject to detailed archaeological investigation. The application is not supported by any evidence that indicates that there are any archaeological remains to be preserved in situ and therefore it is recommended that the number of dwellings proposed is increased to meet the density requirements of Local Plan policy H6, subject to assessment of the provision of the policy that 'Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons'.

Local Plan policy H7 Affordable Housing requires 20% of housing developments in Darton to be affordable and the proposal meets this policy requirement.

Local Plan policy GS1 Greenspace and the associated SPD Open space provision on new housing developments require an area of open space amounting to 15% of the developable area to be located centrally on the application site and the proposal should be amended to secure this unless the applicant can justify a departure from this approach.

Local Plan policy CC4 Sustainable Drainage Systems requires all major development to use SuDS unless it can be demonstrated that all types of SuDS are inappropriate. The application proposes an attenuation tank under the public open space and should be required to justify a departure from the policy requirement.



BARNSLEY

Metropolitan Borough Council

Local Plan policy GD1 requires appropriately landscaped boundaries to be provided where sites are adjacent to open countryside. Since the application site bounds Green Belt to the north, the proposal to retain and bolster planting on the north boundary with the Green Belt is supported.

~~NO OBJECTION*~~

**Defer for amends/further
information***

~~OBJECT*~~