

## 5 PLANNING POLICY CONTEXT

### 5.1 INTRODUCTION

5.1.1 This chapter considers the updated planning policy background against which the development proposal will be considered.

### 5.2 PLANNING POLICY BACKGROUND

#### **National Planning Policy**

5.2.1 The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. The NPPF was most recently updated in September 2023.

5.2.2 Planning Practice Guidance (PPG) is a live, online document that provides further guidance in relation to certain issues raised in the NPPF.

#### **Development Plan Policy Framework**

5.2.3 The relevant development plan policy framework comprises of the Barnsley Local Plan (2019).

5.2.4 The site is allocated for 'Mixed Use' as part of the wider allocation 'Site MU1 Land south of Barugh Green Road'. This policy is reproduced in full below.

#### **Site MU1 Land south of Barugh Green Road**

***The site is proposed for mixed use predominantly for housing and employment. The indicative number of dwellings proposed on this site is 1700. These are included in the housing numbers for Urban Barnsley in the housing chapter.***

***43 ha of employment land is proposed on the site and is included in the employment land figures in the Urban Barnsley section of the Economy chapter.***

***The development will be subject to the production and approval of a Masterplan Framework covering the entire site which seeks to ensure that the employment land is developed within the plan period, that community facilities come forward before completion of the housing and that development is brought forward in a comprehensive manner.***

***The development will be expected to:***

- Provide a primary school on the site;***
- Ensure that ground stability and contamination investigations are undertaken prior to development commencing and necessary remedial works completed in accordance with the phasing plan;***
- Provide on and off site highway infrastructure works, including a link road (Claycliffe Link) and improvements at Junction 37 as necessary;***
- Provide small scale convenience retail and community facilities in compliance with Local Plan policy TC5 Small Local Shops;***
- Retain, buffer and manage the watercourse, grassland and woodland north-east of Hermit Lane; Retain, buffer and manage the species-rich hedgerows and boundary features. Where this is not possible transplant hedgerows including root balls and associated soils. A method statement for this should be provided and agreed prior to works commencing;***

- **Create/retain wildlife corridors through/across the site;**
- **Provide accessible public open space;**
- **Ensure that any sustainable drainage system incorporating above-ground habitats is designed from the outset to serve the whole site;**
- **Give consideration to the drain/culvert that runs through the site; and**
- **Include measures for the protection and retention of the listed milestone on Barugh Green Road 500m west of the junction with Claycliffe Road and its immediate setting; and Protect the routes of the Public Rights of Way that cross the site, and make provision for these as part of any proposal.**

**Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:**

- **Information identifying the likely location and extent of the remains, and the nature of the remains;**
- **An assessment of the significance of the remains; and**
- **Consideration of how the remains would be affected by the proposed development.**

5.2.5 The following section lists some of the other policies contained within the Barnsley Local Plan of relevance to the proposed development:

- *GS2 - Green Ways and Public Rights of Way*
- *SD1 - Presumption in favour of Sustainable Development*
- *GD1 - General Development*
- *LC1 - Landscape Character*
- *HE1 - The Historic Environment*
- *HE6 - Archaeology*
- *GI1 - Green Infrastructure*
- *BIO1 - Biodiversity and Geodiversity*
- *CC1 - Climate Change*
- *CC3 - Flood Risk*
- *CC4 - Sustainable Drainage Systems (SuDS)*
- *MIN3 - Non-Mineral Development and Safeguarding Minerals*
- *UT 2 - Utilities Safeguarding*
- *I2 - Educational and Community Facilities*