

2024/0122

Hargreaves Land Limited

Outline planning application for demolition of existing structures and erection of residential dwellings with associated infrastructure and open space. All matters reserved apart from access into the site

Land north of Hemingfield Road, Hemingfield, Barnsley

Background

2007/1024 - Use of part of agricultural building as a farm shop - Approve with Conditions

B/74/0241/WW - Residential development – Refused

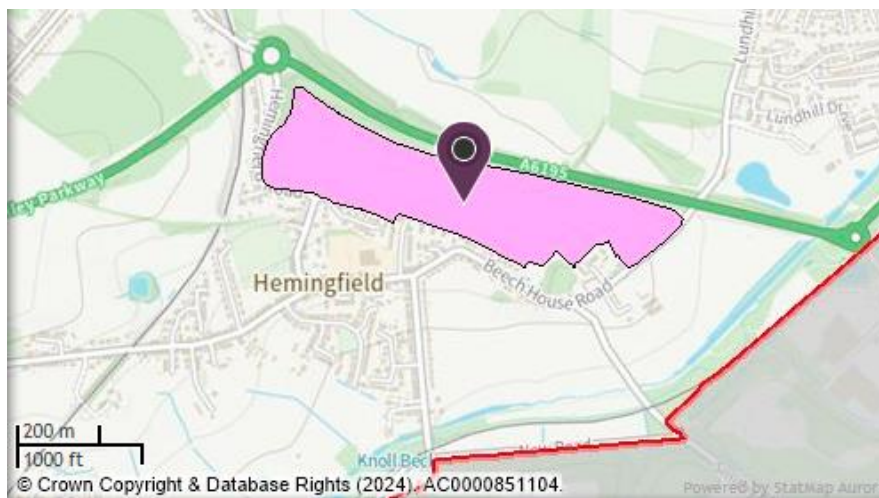
B/74/0244/WW - Erection of dwellings - Refused

Description

The site comprises a rectangular parcel of land, located to the north of the village of Hemingfield. The site slopes downwards towards the northern edge. Hemingfield Road forms part of the western boundary and a large portion of the southern edge. The site is designated, along with further land to the immediate east, as Safeguarded Land in the adopted Barnsley Local Plan under reference SL6, Land North East of Hemingfield. It is located at the western end of the land designated as Safeguarded Land, and it adjoins Hemingfield Road.

Existing farm buildings are set within a large area of hardstanding to the southern edge of the site. The agricultural buildings are in a general state of disrepair and maintenance and are to be demolished as part of this proposal. The yard area and buildings are bound by a stone wall to Hemingfield Road.

There are a number of trees within and around the site, mostly located on the site boundaries which would be retained. Two public rights of way cross the site. Barnsley's Definitive Map identifies these as Footpath Number 17 and Footpath Number 18.



Site SL6, Land North East of Hemingfield

Proposed Development

The application is in outline and proposes the demolition of existing structures on the site and erection of residential dwellings with associated infrastructure and open space. All matters are reserved for future consideration, apart from access into the site.

An indicative masterplan and parameters plan has been submitted which shows how the development proposal could be designed on the site. The proposal includes a primary vehicular entrance from Hemingfield Road subject to approval (proposed access arrangement plan – Rev E), a surface water attenuation basin, Public Rights of Way 18 and 17 retained, public open space, potential accesses to the remainder of the designated Safeguarded Land, a retained hedgerow along the eastern boundary and a potential proposed equipped play area.

A Planning Statement and a Five Year Housing Land Supply Statement has been submitted by the applicant in support of the application. The planning statement indicates that the site has the potential to accommodate 165 – 180 dwellings.

Other submitted reports include

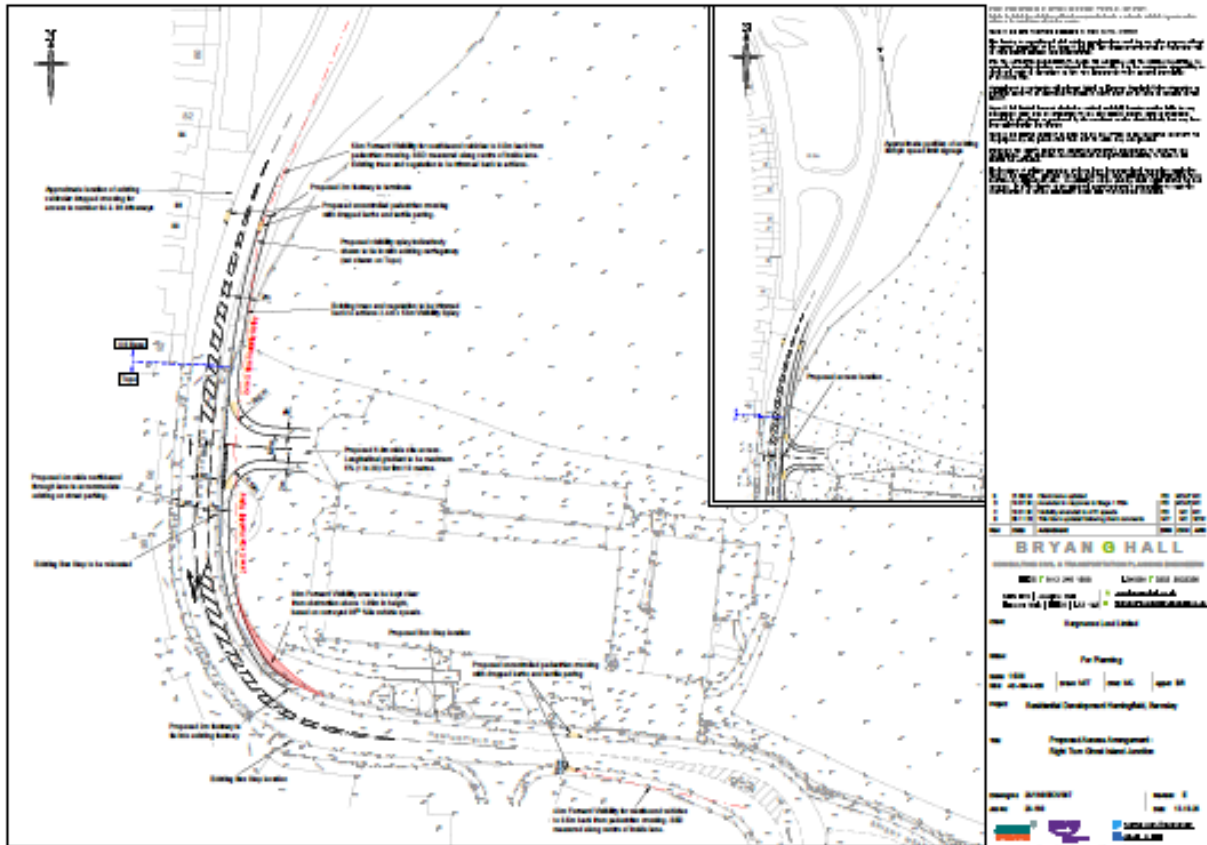
- Air Quality Assessment
- Arboricultural Survey and Tree Constraints Plan
- Archaeology and Heritage Desk Based Assessment
- Design and access statement
- Ecological Appraisal
- Energy and Sustainability Statement
- Flood Risk and Drainage Assessment
- Geoenvironmental Preliminary Appraisal Report – incorporating Coal Mining Risk Assessment and Contaminated Land Assessment
- Health Impact Assessment
- Landscape and Visual Assessment
- Noise Impact Assessment
- Statement of Community Involvement
- Transport Assessment
- Travel Plan



Illustrative landscape Masterplan



Parameters Plan



Proposed Access Arrangement

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Site Allocation: Safeguarded Land – Site SL6 Land North East of Hemingfield

- SD1 Presumption in Favour of Sustainable Development
- GD1 General Development
- LG2 The Location of Growth
- H1 The Number of New Homes to be Built
- H2 Distribution of New Homes
- H6 Housing Mix and Efficient Use of Land
- H7 Affordable Housing
- T3 New Development and Sustainable Travel
- T4 New Development and Transport Safety

D1 High Quality Design and Place Making
HE1 Historic Environment
HE6 Archaeology
GS1 Green Space
GS2 Green Ways and Public Rights of Way
GB6 Safeguarded Land
BIO1 Biodiversity and Geodiversity
CC1 Climate Change
CC2 Sustainable Design and Construction
CC3 Flood Risk
CC4 Sustainable Urban Drainage
CL1 Contaminated and Unstable Land
Poll1 Pollution Control and Protection
PI1 Infrastructure and Planning Obligations

SPD's

- Design of Housing Development
- Parking
- Open Space Provision on New Housing Developments
- Sustainable Travel
- Financial Contributions for Schools
- Trees and Hedgerows
- Affordable Housing
- Biodiversity and Geodiversity
- Planning Obligations

Other

South Yorkshire Residential Design Guide

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

Paragraph 148 is of particular relevance to this application which is proposed on safeguarded land:-

When defining Green Belt boundaries, plans should:

- (a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
- (b) not include land which it is unnecessary to keep permanently open;
- (c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- (d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
- (e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- (f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Consultations

Active Travel - Active Travel England has determined that standing advice should be issued

Affordable Housing – No objections

Coal Authority – No objection subject to condition

Conservation Officer – No objections

Drainage – No objection subject to conditions

Demolition - A S80 demolition notice will be required

Ecology – No objections subject to conditions

Education – Education contributions would be required

Highways – No objections subject to conditions

Natural England – No comments

NHS Primary Care - We do have some concerns regarding the number of developments in the area and implications for access to Primary Care. Although this is not a large-scale development, other large-scale developments have already been agreed across Hoyland, Wombwell and Darfield and therefore this development has the potential to further increase the pressures that GP practices within those localities will be under as a result of the other developments.

Pollution Control – No objections subject to conditions

Rotherham Metropolitan Borough Council – No comments to make with regard to land use, any future TA submission should be made available to the highways team for further comment

Superfast South Yorkshire – Provides comments to be taken into consideration as reserved matters stage

SYMAS – No objection subject to condition

SYAS – Should the scheme gain consent, features of archaeological interest will be harmed or destroyed by any groundworks. As such, a scheme of archaeological work is required as mitigation and SYAS advise that the required work be secured by condition

SYMCA - SYMCA has requested a financial contribution towards public transport enhancements

Tree Officer – No objection subject to conditions

Urban Design – Offers comments on layout and design

Ward Members – Cllr Shepherd 'I object to the plan as it is Safeguarded land under Barnsley's Local Plan in line with Policy planning permission should be rejected.'

Yorkshire Water – No objections subject to conditions

Representations

A site notice was posted adjacent to the site and neighbouring dwellings have been consulted. The following representations have been received as a result of these consultations:-

48 separate comments/objections have been received, some addresses have more than one comment registered from different residents:-

- Impact on value of home
- Loss of agricultural land and farm. There are crops and animals grazing on the land
- There is scrub land available for development which should be developed instead
- Impact on peace and enjoyment of home
- Impact on wildlife and habitats
- Increased pollution
- Noise pollution and disturbance from the development
- Impact during construction, vehicles, noise
- Loss of green area for exercise, dog walking, running cycling
- Barnsley Health and Wellbeing strategy for 2021-2030 is to enable everyone to live a healthy and active life, especially children.
- Overall impact on the village
- Traffic and congestion
- Parking issues
- Impact on sewerage system and flooding
- There are already large developments in the area
- Impact on amenities, doctors, schools, shops and dentists
- This is safeguarded land until 2030
- The land was previously Green Belt
- Impact on adjacent Briery Meadows estate
- Loss of outlook
- Impact on privacy
- Barnsley Health and Wellbeing strategy for 2021-2030 is to enable everyone to live a healthy and active life, especially children.
- Impact on drainage
- Concerns regarding location of the entrance
- Suggestions regarding the style and type of development, including materials
- Concerns regarding the demolition of farm buildings
- Impact on trees
- No evidenced attempt to follow up to concerns / suggested improvements to proposals made by local residents in response to the initial 'consultation' event.
- The development would be out of character
- The proposed playground will attract young people to gather
- The proposal is contrary to the NPPF and Local Plan
- Applications for dwellings on the site have been previously rejected
- Concerns regarding proposed road layout
- It is unclear how the proposed development will address current concerns regarding anti-social behavior on the identified footpaths
- The development is too large for the area
- Concerns regarding the type of properties to be built, bungalow are required
- Concerns regarding social housing
- It is suggested the reason for removing from safeguarding is because the council have failed to meet its own targets for house building adopted in January 2019 and reviewed in July 2022, these targets were set to achieve economic growth over a period of 5 years. However, the suggestion that the council is failing to meet its targets does not take into account the effects of Covid on both the population and the local economy alongside material and labour availability during and after lockdowns. Can we see the evidence that this particular planning application would lead to the improvement of the economy in and around Hemingfield

Assessment

The site forms part of Local Plan safeguarded land allocation SL6, Land North East of Hemingfield. The main issue is whether the proposal would be acceptable in principle on this safeguarded land having regard to relevant local development plan policies contained within the Local Plan and the National Planning Policy Framework (NPPF).

Safeguarded land is land between the urban area and the Green Belt safeguarded to meet longer term development needs stretching well beyond the plan period.

Policy GB6 (Safeguarded Land) of the Barnsley Local Plan and the NPPF (para 148) together indicate that planning permission for the permanent development of safeguarded land will only be permitted following review of the Local Plan which proposes such development.

Para 148 of the NPPF points c and d, state that:

'(c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;

(d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development'

Policy GB6 of the Local Plan states that 'The permanent development of safeguarded land will only be permitted following review of the Local Plan which proposes such development.'

In line with the above, the principle for the proposed development of this safeguarded site SL6, Land North East of Hemingfield, is contrary to national and local policy. The suitability of the site as an allocation for development will be considered in a future review of the Local Plan. Any review of the Local Plan which includes assessment of the suitability of safeguarded land for development will include the normal planning considerations of the sustainability and suitability of sites for development.

A report has been submitted with the application which suggests the Council does not have a five year housing land supply, however at present the Council is currently reviewing the five year housing land supply position and this work has not yet been completed. In addition, the Local Plan was adopted in January 2019 and subsequently reviewed recently in 2022. This review concluded that the Local plan remains fit for purpose and is adequately delivering its objectives. No updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. A further review will take place in 2027 or earlier if circumstances, including fundamental changes to the Local Plan system, require it.

Further to the conflict with national and local safeguarded land policy, the proposed development also constitutes piecemeal development, comprising part of a wider safeguarded site, which raises concerns as to the potential impact on the comprehensive development of the wider site, contrary to policy GD1 of the Local Plan, which would be considered in more detail as and when the plan's allocations are reviewed and reconsidered.

In conclusion, the proposed residential development of this safeguarded land is therefore contrary to national policy contained within the NPPF and local planning policy GB6. The proposal would also constitute piecemeal development of a wider safeguarded site, therefore the development this site would have a potential impact on the comprehensive development of the wider site, contrary to policy GD1 of the Local Plan.

Other material considerations are assessed below.

Visual amenity and layout

As the application is in outline with all matters reserved there is no detailed design information or plans at this stage, limiting any assessment of the impact on visual amenity. Nevertheless, there will undoubtedly be an impact upon visual amenity, given the green and open nature of the site currently. This impact can be mitigated in part through the detailed design and landscaping which would be agreed at reserved matters stage.

The Urban Design Officer has been consulted and does not have any objections to this application but has made some observations for any future reserved matters application. In terms of the illustrative masterplan, the Urban Design Officer supports the proposal to 'create a landscape led public realm,' as stated in the design and access statement and notes the splitting up of open space across the site, with a 'gateway' open space located by Hemingfield Road, and another large space by the drainage basin at the north eastern corner of the site. The masterplan indicates a banding of soft landscaping is proposed to link the two through the development and is welcomed, however as stated previously this will need to be demonstrated in any reserved matters submission. The planning application also seeks permission for the demolition of existing structures. The loss of these structures is not considered to be significant, given the buildings are in a poor condition. As such the proposal could be acceptable in visual amenity terms, subject to detailed plans and landscaping schemes to be submitted at reserved matters stage, in compliance with Local Plan Policy D1.

Residential Amenity

The application is in outline and there has been a significant number of objections which relate to a loss of outlook, privacy and disturbance. The detailed housing layout will need to accord with the separation distances as set out in the Design of Housing Development SPD and South Yorkshire Residential Design Guidance, so that all required separation distances are met, in order to reduce impacts in terms of overlooking, overshadowing or loss of outlook. In terms of required room sizes and garden areas and this can be assessed in full at the reserved matters stage.

Concerns have also been raised with regard to disturbance during construction, however this can be mitigated via appropriate planning conditions. Concerns have also been raised with regard to a loss of view and impact upon the value of existing properties, however unfortunately these are not material considerations which can be taken into account when assessing the planning application. As this is an outline application with detailed plans to remain a reserved matter, the neighbouring residents will be offered another opportunity to comment on the proposed layout and design at reserved matters stage.

Greenspace

The existing site is private land, and whilst there are public rights of way which run through the site, it is not public Greenspace. It is not on Council's Greenspace register and is allocated as safeguarded land. Whilst it is accepted that the site has a value as an open and green area of land, it is not possible to refuse planning permission on this basis.

The illustrative and parameters plan shows on site Greenspace provision, but the application is currently in outline form with only the access to be agreed at this stage. There would be a

requirement for a contribution towards formal greenspace and play provision improvements off site in accordance with Local Plan Policy GS1 and would need to be secured via a Section 106 agreement and calculated with the formulas set within the SPD Open Space Provision on New Housing Developments.

Highways and Public Rights of Way

The application is in outline, however, access is under consideration. The proposal includes a primary vehicular entrance from Hemingfield Road (proposed access arrangement plan – Rev E). The proposed point of access and improvements to the existing highway off Hemingfield Road have been assessed by the Highways Team and are considered safe and Highways do not raise objections to the scheme.

Concerns have been raised from objectors with regard to the impact upon the highway network, highway safety, parking and traffic in the area. The Highways Officer has confirmed that a detailed Transport Assessment taking into account the whole of the safeguarded land site has been provided by the applicant and this satisfactorily demonstrates that a residential scheme of this size and nature can be accommodated on the existing public highway network without need for mitigating works. It is noted that as a percentage increase, the additional traffic is not considered so significant as to cause an affect greater than present daily fluctuations once it meets the Dearne Valley Parkway. This road has the capacity to accommodate the additional movements without issue.

At the reserved matters stage the Highways Officer has requested that the applicant should complete the Active Travel England (ATE) planning assessment toolkit. Although a Transport Assessment has been submitted, the information should be updated and augmented at the reserved matters stage. A travel plan is also required to be submitted with any forthcoming application. Whilst further information regarding off-plot highway improvements and ensuring layout of the scheme complies with design guidance will be required when applying for the reserved matters conditions have also been recommended. Given the above, the proposal has been judged to be acceptable in accordance with Local Plan Policy T4.

With regards to Policy T3, sustainable transport. The application is in a sustainable area within the Accessibility Improvement Zone. A S106 would be required for the requirement to pay the Sustainable Travel SPD payment, which will be calculated based on the final layout agreed.

In terms of Public Rights of Way (PROW), there are two public footpaths which run through the site and therefore Public Footpaths 17 and 18 will potentially be affected by the proposed development. The PROW Officer has been consulted and the applicant will need to include details of any works or proposals with regard to the footpaths with any reserved matters submission, including how access is to be managed during development. The footpaths crossing the site should remain open as often as possible during construction. However, a temporary closure order will also be required, at cost, during any periods when either of the public footpaths are closed for safety reasons during construction. The PROW Officer has requested that footpath 18 is kept open and available for public use of long as possible. The applicant has also indicated proposed walking routes through the site, however as these are not recorded Public Rights of Way the Council will not be responsible for the maintenance and upkeep of these routes, further details of which will need to be included at reserved matters stage.

Heritage and Archaeology

The site is not set within a Conservation Area nor are there any Listed Buildings close to the site. The Conservation Officer has been consulted and states that, there are listed buildings at Lundhill Farm Mews approximately 500m to the east. However, views of the site are not possible due to modern dwellings to the north and screening by mature trees. Consequently,

the site contributes little to the significance of these listed buildings and development will not introduce any harm to the setting. There are highly graded (II*) buildings and a local list building at Hemingfield Colliery, but these are 700m to the southwest and there is no intervisibility between the sites. In summary the impacts are slight to nothing and fall well below the threshold for harm for above ground asset in accordance with Policy HE1 of the Local Plan.

In terms of archaeology, the South Yorkshire Archaeology Service have been consulted. A desk-based assessment has been submitted with the application. The report identifies evidence held by the South Yorkshire HER regarding archaeological activity in the vicinity of the site. This includes the results of previous archaeological investigation off School Street, Hemingfield which recorded a series of pits, gullies and a ditch. Although undated, the features were similar to others of Iron Age/ Romano-British date in the area. Other investigations nearby at Roebuck Hill, Jump and during the construction of the Dearne Valley Parkway have also recorded evidence for prehistoric and Romano-British settlement as well as post-medieval industrial activity. To the north of the site, prehistoric earthworks, some of which are designated heritage assets, are recorded within Wombell Wood. Mesolithic, Neolithic and Iron Age remains were also recorded ahead of open cast works to the west of Wombwell Wood. The possibility that the site may contain features related to early mining activity can not be discounted.

This evidence establishes a pattern of occupation and settlement within this area over several millennia and the potential for currently unrecorded heritage assets with archaeological interest to exist within the application area cannot, therefore, be excluded on the basis of current information. A programme of trial trenching has been carried out and a WSI has now been submitted and agreed by the SYAS Archaeologist. The geophysical survey identified many anomalies with a possible archaeological origin including a feature interpreted as a trackway, elements of a field system and discrete features-possibly storage or waste pits. The trial trenching sampled many of these anomalies in order to characterise their nature. Several trenches sampled the 'trackway' feature. This consisted of 2 parallel ditches circa 5m apart, one very shallow, one deeper- occasionally greater than 1.2m deep. It is certainly of archaeological origin. Other archaeological features were identified, predominantly to the south of the parallel ditches. To the north, anomalies appeared more geological in origin or clearly modern containing 20th century material such as plastic. Rather than interpreting the parallel ditches as a trackway, an alternative view characterising them as enclosing the area around the hill top seems more fitting. Unfortunately, no dating evidence was recovered from any of these features although their character could place them within a period from the Iron Age (c. 800 BC) to the early medieval (c. 500 AD).

Should the scheme gain consent, features of archaeological interest will be harmed or destroyed by any groundworks. As such, a scheme of archaeological work is required as mitigation and SYAS advise that the required work be secured by condition. The proposal is therefore considered acceptable in terms of archaeological impacts subject to conditions.

Drainage and Flood Risk

Concerns have been raised by residents in terms of the proposals potential impact upon drainage and flood risk, however the Drainage Officer and Yorkshire Water raise no objections to this application subject to conditions.

In terms of flood risk, the site is set within Flood Zone 1, which has a low probability of flooding which is acceptable. The proposed is therefore acceptable with regards to flood risk and drainage considerations in accordance with Local Plan Policies CC3 and CC4.

Ecology

Concerns have been raised with regard to the impact of the proposal upon wildlife and habitats. Ecology Reports submitted with the application and the Ecology Officer has considered these reports and has no objections to the proposal, subject to conditions. The Ecology Officer has stated that the illustrative landscaping proposed on site is considered to provide significant on-site net gains to biodiversity and has requested that this should be secured by a Section 106 agreement. The Ecology Officer has requested a Habitat Management and Monitoring Plan (HMMP) is secured by a S106 agreement and completed by a suitably qualified ecologist for a minimum period of 30 years should be submitted and approved prior to the commencement of works on site.

The Ecology Officer has also requested that a sensitive lighting scheme is designed and submitted prior to first occupation of the site

In addition to the above, no development shall take place on the site until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved by the local planning authority.

In terms of additional biodiversity mitigation and enhancement measures, the Ecology Officer has recommended:-

- Integrated bat roosting boxes, integrated swift boxes and swallow boxes to be installed in suitable locations within 100% of the dwellings on site.
- Hedgehog highways to be installed in all boundary fencing, including fences between dwellings. The hedgehog highways will be signposted to prevent residents blocking the gaps.
- No mitigation measures have been proposed for ground nesting birds, specifically skylark. However, the Ecology Officer accepts that mitigation for ground nesting birds is difficult to secure and therefore BMBC can accept a contribution to ensure offsite mitigation for the species, or the applicant can choose to secure this themselves with a third party provider. A single skylark territory will be lost to accommodate the proposals. The Council costs for skylark mitigation are calculated as: the average territory of a single pair of nesting skylarks is between 0.25-2ha (Wilson *et al* 1997). One pair of nesting skylark were recorded during the breeding bird survey undertaken. Grants are available under the governments Countryside Stewardship Scheme to create skylark plots; payments are £11 per plot, with a minimum of 2 plots per ha required. On the basis of one pair of nesting skylark requiring 2ha of land to breed, the following payment from the applicant (if a suitable on-site/off-site option is not proposed) is suggested: £11.00/plot x 4 = £44.00 x 30 years (including an annual inflation rate of 2%). As such a contribution of £1320.00 will be secured via Section 106 to ensure offsite mitigation for skylark can be undertaken.

Subject to the above being secured via conditions and a S106 Agreement, the proposal complies with policy BIO1 of the Local Plan.

Impact on Trees

A tree survey has been submitted with the application and the Tree Officer has been consulted as part of the proposal. The Tree Officer states that: 'The vast majority of the site is clear of trees, however there are sporadic specimens in and around the yard and a field boundary hedge running through the site adjacent to an access track. The remainder of the trees and hedges are located on the boundaries of the site and from the illustrative masterplan it appears as though they will remain unaffected. It should be noted at this stage that when the layout is considered at the reserved matters stage it is expected that those trees and hedges on the

boundaries are retained with sufficient room to avoid conflicts and future pressures and that these be bolstered and enhanced as part of any proposed landscaping wherever possible. The hedge crossing the site will be broken through by access roads in order to utilise the full area within the red line boundary, it will need to be ensured that any break through the hedge is kept to a minimum so that as much of the hedge as possible is retained.'

The access into the site is very close to a Red Horse Chestnut tree, however the tree is classed as a category C tree within the Tree Report which means that it would be considered to be either an unremarkable tree of very limited merit or in an impaired condition, therefore there are no objections to its removal if it is required. Subject to the submission of full plans at reserved matters stage, including a full landscaping scheme with replacement planting, a method statement and Tree Protection Details, the proposal is considered to be acceptable in terms of policy BIO1 of the Local Plan.

Mining Legacy Issues

The application site falls within a defined Development High Risk Area, therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The Coal Authority records indicate that the site is underlain by recorded shallow coal workings and lies within a Surface Coal Resource Zone. A Coal Mining Risk Assessment has been submitted with the application. The report states that, 'The Coal Authority records that shallow mine workings in the Meltonfield Coal are present in the north-east of the site. Furthermore, review of geological mapping indicates that the Meltonfield Coal could underlie the whole site at shallow depth, and therefore, it is possible that there are also unrecorded shallow coal mine workings beneath the site. The risk to surface stability from recorded and unrecorded shallow coal mine workings should be investigated further prior to development'.

The intrusive site investigations should be designed and undertaken by competent persons and should be appropriate to assess the ground conditions on the site in order to establish the coal-mining legacy present and the risks it may pose to the development and inform any remedial works and/or mitigation measures that may be necessary. SYMAS and the Coal Authority have been consulted and have no objections to the proposal subject to conditions requiring further investigation works.

S106 Agreement

A S106 agreement is required with this application for the contributions listed below.

Affordable Housing – Policy H7 of the Local Plan sets out that: 30% affordable housing will be expected in Penistone and Dodworth and Rural West, 20% in Darton and Barugh, 10% in Bolton, Goldthorpe, Thurnscoe, Hoyland, Wombwell, Darfield, North Barnsley and Royston, South Barnsley and Worsbrough and Rural East.

The site is in the Hoyland, Wombwell and Darfield sub-market area, therefore we would expect the proposed scheme to deliver 10% affordable homes. The Planning Statement suggests the site could accommodate between 165 and 180 properties. Although the Planning Statement references the requirement for 10% affordable housing and tenure percentages, it does not include details of the type of affordable housing to be provided.

On a scheme of 165 to 180 dwellings, there would be a minimum requirement for 17 affordable housing units. Assuming a provision of 17 affordable units, this equates to 10 for Affordable Rent, 3 for Affordable Home Ownership and 4 First Homes.

The SHMA suggests highest affordable need in the sub-market area is for:

- 3 bed houses
- 1 and 2 bed houses
- 1 and 2 bedroom bungalows
- 2 and 3 bedroom flats

The type of affordable housing provision required would depend on the affordable housing needs at the time of any reserved matters application. The requirement would be informed by the latest SHMA, Affordable Housing SPD, First Homes Technical Note and Choice-Based Lettings Data available at the time of determining the planning application. An Affordable Housing Statement will also be required as part of the reserved matters submission. Further design advice has also been provided to the applicant.

Education – The Education Officer has confirmed that there is a requirement for a contribution towards school places.

The planning statement refers to between 165 and 180 dwellings for this development. Education have provided the required contribution levels for both Primary and Secondary, based on both figures, however the final contribution amount will need to be calculated based on the number of units put forward at reserved matters stage.

The Education Officer has provided the applicant with pupil forecasts for Primary and Secondary schools. The location of the proposed development site is on the very edge of the Hoyland primary planning area and brings Wombwell schools into the equation when calculating pupil need. The Section 106 Agreement will detail the formulas to be used for calculating the number of spaces and contributions required, set with the SPD Financial Contributions to School Places.

Greenspace – The illustrative plan shows on site Greenspace provision, but the application is currently in outline form with only the access to be agreed at this stage. Therefore, there is a requirement for a contribution towards formal greenspace and play provision improvements off site in accordance with Local Plan Policy GS1 and the formulas set within the SPD Open Space Provision on New Housing Developments should be included within the Section 106 Agreement.

Sustainable Travel – Local Plan Policy T3 requires financial contributions towards improvements to sustainable travel, where levels of accessibility through public transport, cycling and walking are unacceptable. Contributions will be sought on developments of 10 dwellings or more. In accordance with the adopted Sustainable Travel SPD, there is a requirement for the applicant to provide a contribution towards sustainable transport and active travel measures. The formula within the SPD should be used to calculate the contribution and given the site is set within the AIZ (Accessibility Improvement Zone) a 25% reduction is allowed, which will depend on the number of units at reserved matters stage. EV charging points will be required through Building Control and cycle storage shall be provided.

In addition to the above, SYMCA has requested a financial contribution towards public transport enhancements. This includes the supply and installation of bus waiting shelters and R-T PID at 2 no. bus stops. Also platform works and accessible pavement works should be undertaken by applicant at a cost of £45,626. A Bus service contribution is requested at a proportionate share of the costs towards service 21a (or equivalent) for a period of 3 years of £44,374. Total Cost £90,000.

Biodiversity – As stated previously, a single skylark territory will be lost to accommodate the proposals. As such a contribution of £1320.00 should be secured via Section 106 to ensure offsite mitigation for skylark can be undertaken.

Concerns have been raised by objectors in terms of impact upon local infrastructure, however subject to these S106 obligations and conditions, the proposal is compliant with the requirements of Policy I1 Infrastructure and Planning Obligations which states that development must contribute as necessary to meet all onsite and off-site infrastructure requirements to enable development to take place satisfactorily.

Conclusion

The application site forms part of site SL6, Land North East of Hemingfield and is allocated as Safeguarded Land within the Local Plan. The site is not allocated for development at the present time and planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development. The proposal is therefore contrary to the NPPF and Local Plan Policy GB6.

In the opinion of the Local Planning Authority, the proposal would constitute piecemeal development. The site forms part of a wider safeguarded site SL6, Land North East of Hemingfield, therefore the development of this site would have a potential impact on the comprehensive development of the wider site, contrary to policy GD1 of the Local Plan.

Recommendation: Refuse