

Planning Statement

Land North of Hemingfield Road, Hemingfield, Barnsley

On Behalf of

Homes by honey,

July 2026



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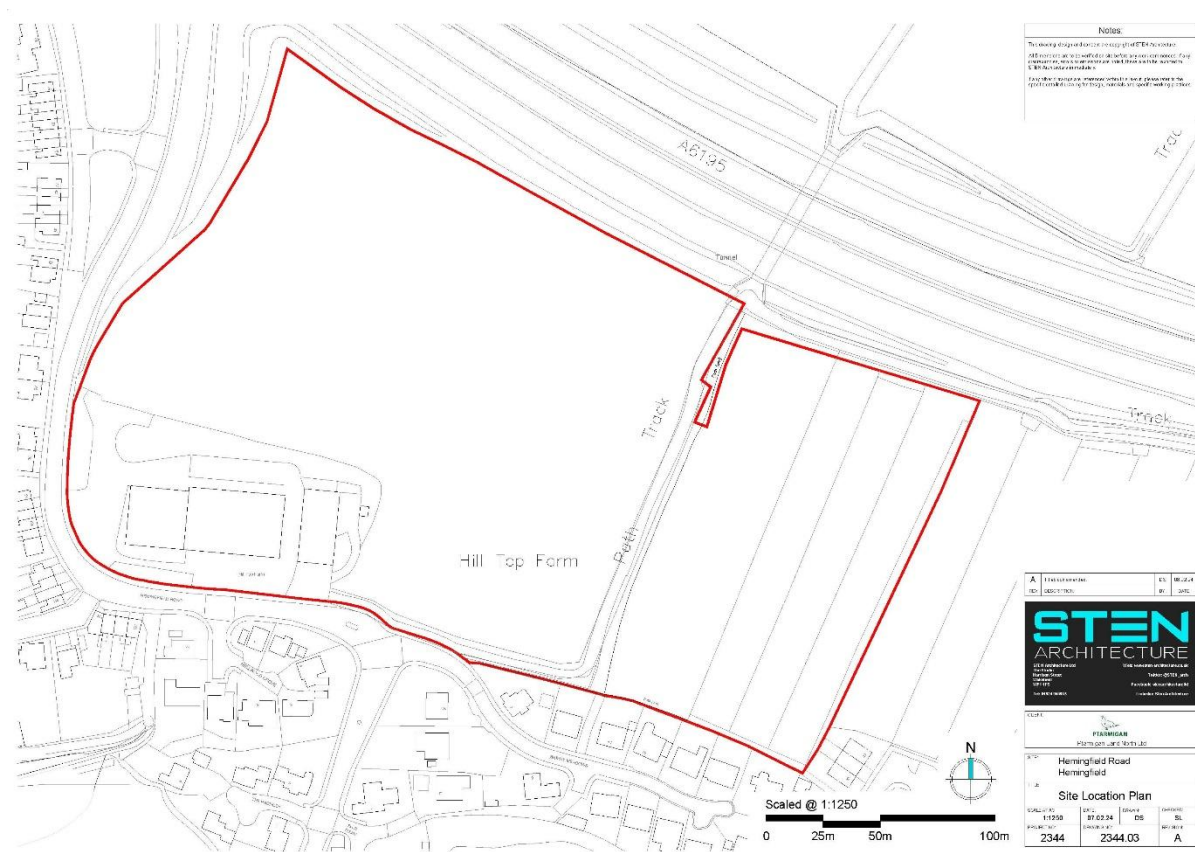
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1.0 INTRODUCTION

- 1.1 JRP Associates have been instructed by Honey Homes to prepare and submit a Reserved Matters Planning Application on Land to the North of Hemingfield Road, Hemingfield, Barnsley.
- 1.2 The proposed development comprises the following: -

Reserved Matters application (layout, scale, landscape and appearance) for the erection of 173 dwellings, laying out of open space and associated infrastructure pursuant to outline planning consent 2024/0122 (APP/R4408/W/25/335991).

A location Plan was undertaken at the outline stage and is provided below:



- Application Forms
- Planning Fee
- Planning Statement (this statement)
- Affordable Housing Statement
- 26 5828 01 - SITE LAYOUT - 21.07.26 – COLOURED
- 4283-1-Im-A0-500 - Landscaping Masterplan
- 20240122 Site Location Plan (Approved at the outline stage and remains applicable to this Reserved Matters application).
- Design and Access Statement
- 0010005 - Energy Statement – REPORT
- Infrastructure Plan
- Tree Impact Report_Hemingfield Road_July26
- House Type Plans and Elevations
- Site Sections
- Streetscenes
- Garage Details
- Boundary Treatments
- NIA-11108-26-001-v1 Hemingfield Road
- Materials Plan

- 1.6 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.

2.0 SITE LOCATION AND CONTEXT

- 2.1 The location of the site is set out on the accompanying location plan (20240122 Site Location Plan) 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 itself is located to the north of Hemingfield Road. The settlement of Hemingfield is located approximately 4 miles southeast of Barnsley, 5.5 miles west of Doncaster. The boundary of the site lies to the north of the rear boundaries of homes along Briery Meadows. The site is bound to the north and northwest by the embankment to the S6195 Dearne Valley Parkway and Hemingfield Road. Part of the western boundary and the western half of the southern boundary is formed by Sandstone block retaining wall, retaining the footpath to

Hanningfield Road. The majority of the site is occupied by a single field and associated agricultural buildings to the southwest fronting Hemingfield Road. All of the buildings on site are proposed for demolition in line with the outline planning consent.

- 2.3 A farm track transects the site north to south along the eastern boundary of the western field with a public right of way (PRoW 17) on the eastern side of the boundary hedgerow. The track leads to an underpass that provides access to a wider network of Prow's to the northern side of the Dearne Valley Parkway. PRoW 18 also crosses the site from the southeast corner. The route provides a connection between Hemingfield Road, Briery Meadows and the Farden Grove. This provides a direct walking route from the site to the Ellis C of WE Primary School which will be retained on the present course and enhanced within the site.
- 2.4 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.
- 2.5 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 which will be retained as part of the development proposals.
- 2.6 Hemingfield is situated within the Hoyland Milton Ward and has a range of accessible local facilities. The following services and facilities are within a short walking distance of the site:
- The Ellis C of E Primary School
 - Hemingfield Recreation Ground (Children's Play Area).
 - Seashaws Fish and Chips
 - The Albion Inn Public House
 - Techniques Hair Salon
 - Tea Room (Café)
 - Hemingfield Village Store
- 2.11 Cortonwood Retail Park is located approximately 1 mile east of Hemingfield where a greater range of shops, restaurants and other facilities are available, including two supermarkets.
- 2.13 The closest bus stops are located on Hemingfield Road with the north bound bus stop located about 260m walking distance from the centre of the site at the southern site boundary. The south bound bus stop is currently located adjacent to the western site boundary.
- 2.14 The nearest rail station to the site is Wombwell, a 12-minute walk from the site, with trains operating on an hourly basis towards Leeds, Sheffield, Huddersfield and local destinations.

- 2.15 It is considered that the site has good access by both “active transport” to local facilities and to public passenger transport arrangements. As such residents and visitors to the development will have a realistic choice of sustainable travel options.

3.0 PLANNING HISTORY

- 3.1 The site has the benefit of outline planning consent to which this Reserved Matters application is submitted. Pursuant to. The application was considered and determined at appeal under reference APP/R4408/W/25/3359917. The application approved was for the following:

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.

4.0 BARNSELEY LOCAL PLAN

- 4.1 The proposal site forms part of Local Plan safeguarded land allocation SL6, Land Northeast of Hemingfield.

5.0 OVERVIEW OF DEVELOPMENT PROPOSALS

- 5.1 The applicant seeks full planning permission for the erection of 119 residential dwellings with associated infrastructure and open space.
- 5.2 This application 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.
- 5.3 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.
- 5.4 The Site Layout has been informed by a number of key technical documents and reports, which have led to the development of design parameters. 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

5.5 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.

6.0 **CONDITION COMPLIANCE**

6.1 The outline planning consent contains and number of conditions which must be adhered to and considered as part of this Reserved Matters submission. This section of the statement therefore sets out those requirements and outlines how the submission complies with those requirements.

6.2 **Condition 2**

Before the development has begun, details of the appearance, landscaping, layout and scale ("the reserved matters") shall be submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.

This application and accompanying plans apply for the details of the appearance, landscaping, layout and scale in accordance with the requirements of Condition 2.

6.3 **Condition 18**

Any application(s) for the approval of reserved matters shall be submitted in broad accordance with the approved Parameter Plan 2344.PP.01 Rev A, dated December 2023, and shall include the following:

- i. Detailed drawings to scale showing the routes providing vehicular and pedestrian access within the site from the approved vehicular and pedestrian access into the site (in accordance with Plan reference Proposed Access Arrangements (Right Turn Ghost Island Junction) 23/160/SKH/007 Rev E, dated 21.08.24) up to the eastern site boundary of the site;
- ii. A timetable for the construction of the routes providing vehicular and pedestrian access within the site; and
- iii. An Arboricultural Impact Assessment (AIA) showing the effect of the layout on trees to be removed or retained.

The application is accompanied by the following information: -

Design and Access Statement – this statement sets out the Parameter Plan 2344.PP.01 Rev A and demonstrates how the detailed scheme complies with those established parameters.

26 5828 01 - SITE LAYOUT - 21.07.26 – COLOURED – This detailed layout shows the routes providing vehicular and pedestrian access within the site from the approved vehicular and pedestrian access into the site (in accordance with Plan reference Proposed Access Arrangements (Right Turn Ghost Island Junction) 23/160/SKH/007 Rev E, dated 21.08.24 and identifies a clear route through the site to the eastern boundary.

Infrastructure Plan – This provides a phasing strategy and timetable for the construction of the routes providing vehicular and pedestrian access within the site

Tree Impact Report_Hemingfield Road_July26 – this document provides an updated assessment of the proposed development against the existing trees within the development site.

6.4 **Condition 19**

A noise mitigation report, taking into account the proposed location of the dwellings, shall be submitted at reserved matters stage. This shall provide details of the mitigation measures to be implemented taking account of the Noise Impact Assessment produced by Environmental Noise Solutions Ltd dated 7 February 2024, ref: NIA-11108-24-11392-v4 Hemingfield Road, following the scheme of mitigation outlined in Table 4.1, section 4.3 and section 4.4. Thereafter the agreed mitigation measures shall be implemented prior to the first occupation of each dwelling in accordance with the approved scheme.

The noise mitigation report submitted and agreed at the outline stage outlined various mitigation measures to comply with. This includes glazing and ventilation. There are no external amenity concerns. An updated report has been completed in line with the detailed layout now proposed and this accompanies the application (NIA-11108-26-001-v1 Hemingfield Road).

The proposals are in complete accordance with the requirements of this specified report.

7.0 **AFFORDABLE HOUSING**

- 7.1 As set out in paragraph 5.1 of the Affordable Housing SPD, full planning applications 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.

Policy H7 of Barnsley's Local Plan sets out that housing developments of 15 or more dwellings will be expected to provide affordable housing, and that: -

30% affordable housing will be expected in Penistone and Dodworth and Rural West, 20% in Darton and Barugh; 10% in Bolton, Goldthorpe and Thurnscoe, Hoyland, Wombwell and Darfield, North Barnsley and Royston, South Barnsley and Worsbrough and Rural East.

In line with the approved S106 agreement, the proposed scheme is required to deliver 10% affordable homes. The type of affordable housing provision required would depend on the affordable housing needs at the time of any reserved matters application and 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.

- 7.2 The application seeks the erection of 173 dwellings and as such, the affordable homes requirement would be 17 homes. This is proposed as part of the detailed proposals and is therefore in line with the approved Section 106 agreement. A separate Affordable Housing Statement accompanies this application which sets out the type, tenure split and location of the affordable homes proposed.

8.0 PLANNING POLICY CONSIDERATIONS

- 8.1 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.
- 8.2 The purpose of the planning system is to positively promote the spatial organisation of land 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).
- 8.3 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.

9.0 DEVELOPMENT PLAN

- 9.1 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."

- 9.2 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".
- 9.3 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.
- 9.4 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.
- 9.5 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.
- 9.6 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.
- 9.7 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.

9.8 Barnsley Local Plan

9.8.1 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.

9.9 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'.

10.0 NATIONAL POLICY - NATIONAL PLANNING POLICY FRAMEWORK

10.1 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.

10.2 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

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

10.4 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.

10.5 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.

- 10.6 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.
- 10.7 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.
- 10.8 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.
- 10.9 Paragraphs 72-77 - reiterates the importance of a deliverable supply of homes to meet the needs of the district.
- 10.10 Paragraph 96 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places.
- 10.11 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.
- 10.12 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.
- 10.13 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.

10.14 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.

10.15 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.

10.16 The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

10.17 National Planning Practice Guidance

10.17.1 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.

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 The Presumption in Favour of Sustainable Development

11.2.1 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.

11.2.2 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.

11.2.3 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.

11.3 The Economic Objective

- 11.3.1 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.
- 11.3.2 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.
- 11.3.3 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.
- 11.3.4 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.
- 11.3.5 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.
- 11.3.6 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.
- 11.3.7 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.

11.3.8 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.

11.3.9 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.

11.3.10 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.

11.3.11 As a result, the proposals would satisfy the economic objective of sustainable development which weighs significantly in the proposals favour.

11.4 The Social Objective

11.4.1 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.

11.4.2 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.

11.4.3 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.

- 11.4.4 The proposals will provide improved pedestrian linkages to the wider area 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.

11.5 The Environmental Objective

- 11.5.1 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

This section of the statement sets out the technical considerations for the development proposals.

12.1 Arboriculture

- 12.1.1 A tree survey was submitted with the outline application. It was confirmed 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. The illustrative masterplan demonstrated that they will remain unaffected. It was however 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 breakthrough the hedge is

kept to a minimum so that as much of the hedge as possible is retained. This is the case as demonstrated on the detailed Site layout.

- 12.1.2 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 were no objections to its removal if it is required at the outline stage subject to a detailed planting and replacement scheme as part of the Reserved Matters.
- 12.1.3 Although vegetation removal is required in order to develop the site as proposed, the appended landscape masterplan details sufficient new tree, shrub and hedge planting as part of a compensatory planting proposal for the required removal of vegetation. This is completed and accompanies the detailed submission. The landscaping scheme considers the use of both native tree species (for their low maintenance requirements and nature conservation value) and ornamental species (for their contribution to urban design and amenity value). Species choices have also been selected on the basis of their suitability for the final site use.
- 12.1.4 Further the layout 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 the landscape planting scheme and BNG proposals.

12.2 Archaeology and Heritage

- 12.2.1 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.
- 12.2.2 In terms of archaeology, the South Yorkshire Archaeology Service were consulted at the outline stage. The report identified 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.
- 12.2.3 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 Wombell Wood. The possibility that the site may contain features related to early mining activity cannot be discounted.

12.2.4 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 hilltop 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).

12.2.5 A scheme of archaeological work is required as mitigation and SYAS advise that the required work be secured by condition prior to the commencement of development. The proposal is therefore considered acceptable in terms of archaeological impacts subject.

12.2.6 Since the granting of the outline consent, Condition 11 has been applied for and partially discharged. This has been considered under reference 2025/0754.

12.3 Ecology

12.3.1 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.

- 12.3.2 The Ecology Officer has also requested that a sensitive lighting scheme is designed and submitted prior to first occupation of the site
- 12.3.3 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.
- 12.3.4 In terms of additional biodiversity mitigation and enhancement measures were recommended. The following have been taken forward:-
- 12.3.5 Integrated bat roosting boxes, integrated swift boxes and swallow boxes to be installed in suitable locations within 100% of the dwellings on site.
- 12.3.6 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.
- 12.3.7 Mitigation for ground nesting birds was secured via a S106 Contribution.
- 12.3.8 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.

12.4 Energy and Sustainable Development

- 12.4.1 FES Consultants have produced a report which considers the issues surrounding sustainable construction with regards to the proposed residential development.
- 12.4.2 This report reviews the proposed energy and carbon reduction strategy advanced by Homes by honey within the context of local and national planning policy. The report in particular considers and evaluates the measures incorporated into the design of the development to reduce the predicted CO₂ consumption of the site over 2021 Building Regulations under SAP10.

- 12.4.3 Homes by honey proposes an energy strategy, which addresses the two policy concerns of sustainable design and construction: climate change and energy security. They have proposed a fabric first strategy, which aims to achieve long term reductions in CO2 emissions and climate change.
- 12.4.4 In line with best practice the proposed energy strategy for Hemingfield Road will adhere to the principles of the Energy Hierarchy.
- Lean measures equal to a 6.82% reduction in fabric heat loss across the building envelope. This greatly reduces the need for energy within a dwelling.
- Clean measures which include high efficiency gas combi boilers with time and temperature dual zone controls to allow the user to maximise the control to ensure efficient use of the main heating system. 100% Low Energy Lighting to be installed alongside system 3 dMEV ventilation.
- Green measures where Photovoltaic panels will be installed along with EV charging points to promote the use of electric/hybrid vehicles.
- 12.4.5 The preferred energy strategy adheres to the principles and aspirations of sustainable design and construction as advanced by national and local government and the house building industry. We therefore recommend the adoption of the preferred energy strategy.
- 12.4.6 The proposals comply with BLP Policies 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.

12.5 Flood Risk and Drainage

- 12.5.1 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.
- 12.5.2 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.

12.6 Geoenvironmental Appraisal

- 12.6.1 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.
- 12.6.2 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'.
- 12.6.3 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.
- 12.6.4 Condition 12 of the outline consent requires the submission of intrusive site investigations prior to the commencement of the development. A separate Discharge of Condition application will therefore be submitted at the appropriate time in line with the requirements of this condition.
- 12.6.5 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.

12.7 Noise

- 12.7.1 Environmental Noise Solutions Ltd (ENS) has been commissioned by Homes By Honey to undertake a noise impact assessment for the proposed residential development. This is in line with Planning Condition 19 of the outline consent.
- 12.7.2 The noise environment at the site was observed to be dominated by road traffic on Dearne Valley Parkway and Hemingfield Road, with no other significant noise sources noted.
- 12.7.3 A scheme of sound attenuation works (enhanced glazing/ventilation) and boundary treatments has been developed to protect the proposed residential development from the ambient noise climate.
- 12.7.4 These recommendations have been taken forward as part of the development proposals as demonstrated on the accompanying Site Layout.

12.8 Safety and Security

- 12.8.1 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 are designed to be clearly and logically positioned to ensure surveillance and promote the use of those links.
 - Parking solutions vary in terms of driveways, spaces and garages. No matter what the solution, the majority are 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 are 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 layout identifies how rear gardens are generally be plotted against other rear gardens in order to minimise the possibility of unwanted access. Any rear access paths provided at are 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.
- The proposed fenestration of dwellings are designed to respond to the street with outward facing development. Front doors have been 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 are also appropriately treated with windows to ensure surveillance and dual aspect dwellings employed at key corners.

13.0 THE PLANNING BALANCE

- 13.1 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 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.
- 13.2 The principle of the site has been established through the granting of the outline consent. The approval sets out a number of parameter and requirements. These have been fully considered and adhered to as part of the design proposals.
- 13.3 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.
- 13.4 This statement demonstrates that there are no constraints to development of the Site and through appropriate mitigation any impacts identified can be addressed.
- 13.5 The proposals on the site are deliverable and represent development that is sustainable and will actively contribute to the vitality of the local area.
- 13.6 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.