

### BMBC Allocations Deliverability Assessment

#### Urban Barnsley

Site Reference	Site Address	Indicative Number of Dwellings	BMBC Deliverability Comments	PBP Deliverability Comments	PBP Conclusion	PBP Yield in Plan Period
UB6	Zenith Business Park extension	182	<p><b>Barnsley UDP – Urban Greenspace Proposal</b></p> <p><b>2013 SHLAA</b> - No SHLAA assessment is available.</p> <p><b>2016 SHEELA – Site Ref. 991 – 143 Homes - Years 5-10</b> Some new access infrastructure required Extensive new drainage infrastructure required Site has bad neighbours with potential for mitigation No information on availability, but thought likely to be in private and/or multiple ownership.</p> <p><b>BMBC 2016 Site Assessments</b> On a greenspace where its loss would result in deficiency:</p> <p><b>Planning History</b> - No recent relevant planning applications</p>	<ul style="list-style-type: none"> <li>• Large Pylons Crossing Site.</li> <li>• Amenity Issues due to access through an employment area.</li> <li>• Potential amenity issues associated with industrial uses to the west of the site.</li> <li>• Is access available from a landownership point of view.</li> <li>•</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are resolvable. Including the loss of urban greenspace. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period. Due to the location of the pylons the capacity of the site should be reduced accordingly.	100 Dwellings
H20	Site south of Bloomhouse Lane, Darton	209	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA Ref. 266 – Category 2 - 194 Homes at 35dph</b> Site faces some suitability constraints Site performs well against availability criteria Site performs well against achievability criteria Some Access constraints identified by Highways Authority Minor Drainage Constraints Identified Ground Treatment expected to be required on part of the site. Housing in a location likely to be moderately attractive to the market. Site is within 200 metres to 800 metres of an AQMA.</p> <p><b>2016 SHELAA – 237 Homes – Years 0-5</b> Site within an area likely to contain geological constraints of mining cavities.</p> <p><b>BMBC 2016 Site Assessments</b> On a greenspace where its loss would result in deficiency</p> <p><b>Planning History</b> - No recent relevant planning applications</p>	<ul style="list-style-type: none"> <li>• We are aware that very large mining cavities exist at this site and in addition, that a part of it was also used as landfill. Has this been assessed and are there no contamination issues or achievability issues re viability.</li> <li>• Impact of remediation on delivery rates.</li> <li>• If the site is deliverable, then why hasn't the site come forward for development yet given its UDP allocation?</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period. Identified site constraints will have an impact on the site's capacity, especially when mitigation is taken in account. Density reduced to 30dph accordingly.	160 Dwellings
H53	Site north of Wilthorpe Road	301	<p><b>Barnsley UDP – Urban Greenspace</b></p> <p><b>2013 SHLAA – Ref. 383 – Category 2 - 197 homes at 25 dph</b> Site faces some suitability constraints Site performs well against availability criteria Site face some achievability constraints Some Access Constraints Identified by Highways Authority Major Drainage Constraints Identified Ground Treatment expected to be required on part of the site Housing in a location likely to be moderately attractive to the market. Site has bad neighbours with potential for mitigation Moderate Achievability - Cannot be used in the first 5-year land supply.</p>	<ul style="list-style-type: none"> <li>• Site has planning permission – are the numbers included in the BLPP's initial dwelling distribution table set out in Policy H2?</li> </ul>	None. Site has planning permission and is currently being developed.	301 Dwellings

			<p><b>BMBC 2016 Site Assessments</b> Extensive new drainage infrastructure required</p> <p><b>Planning History</b> - Full Planning Application (Ref. 2014/0474) for 301 homes approved in 2015. Persimmon site currently being developed.</p>			
H14	Site west of Wakefield Road	135	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA – Ref.251 – Category 1 – 289 homes as 35dph</b> Site performs well against suitability, availability and achievability criteria. Some Access Constraints Identified by Highways Authority. Major Drainage Constraints Identified. Housing in a location likely to be moderately attractive to the market.</p> <p><b>2016 SHELAA –</b> Site within area likely to contain geological constraints of mining cavities.</p> <p><b>BMBC 2016 Site Assessments</b> Extensive new drainage infrastructure required.</p> <p><b>Planning History</b> - Application for approval of reserved matters Ref. 2016/0337 of 46 dwellings associated with outline planning permission 2014/0249 which was for up to 250 dwellings approved in 2016.</p>	<ul style="list-style-type: none"> <li>• Site has planning permission – numbers included in initial dwelling distribution table in the Draft Local Plan?</li> <li>• Issues associated with pylons located across the site.</li> </ul>	On account of the site's planning permission we believe that BMBC's figure of 135 homes should be used as we consider that this figure has acknowledged the concerns associated with pylons crossing the site.	135 Dwellings
AC1	Former Woolley Colliery	86	<p><b>Barnsley UDP – Green Belt</b></p> <p><b>2013 SHLAA – Ref.667 – Category 2 – 47 homes at 25dph</b> Site faces some suitability constraints. Site performs well against availability criteria. Site face some achievability constraints. Minor Drainage Constraints Identified. Ground treatment expected to be required on part of the site. Housing in a location likely to be moderately attractive to the market. Site within 200 metres to 800 metres of an AQMA. Moderate Achievability - Cannot be used in the first 5-year land supply.</p> <p><b>2016 SHELAA –</b> Site has bad neighbours with potential for mitigation Site within area likely to contain geological constraints of mining cavities.</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• No comments.</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them are resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period. If BMBC are to retain the site within the Local Plan, then the SHLAA figure should be considered the most appropriate.	47 dwellings based on SHLAA.
AC3	Former William Freeman site, Wakefield Road	131	<p><b>Barnsley UDP – Employment Site</b></p> <p><b>2013 SHLAA – Ref.202 – Category 3 – 47 homes at 35 dph</b> Site faces significant suitability constraints. Site performs well against availability criteria. Site performs well against achievability criteria. Some access constraints identified by the Highways Authority. Major Drainage constraints identified. Ground treatment expected to be required on the majority of the site. Housing in a location likely to be moderately attractive to the market. Site has bad neighbours with no potential for mitigation.</p> <p><b>SHELAA 2016 –</b></p>	<ul style="list-style-type: none"> <li>• Pylons crossing edge of the site.</li> <li>• Potential issues associated with density as this is a location more attributable to a 30pdh to 35pdh net housing development</li> <li>• Has sufficient evidence been provided to identify that the site is no longer viable or required for employment use?</li> <li>• If the site is deliverable, then why hasn't the site come forward for development since 2009 when a planning application (reference 2009/1076) was submitted (and subsequently withdrawn) for 83 dwellings and various industrial units.</li> <li>•</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are resolvable. No planning activity has taken place since 2009 and thus we would consider this to be evidence that the site's constraints cannot be overcome.	0 Dwellings

			<p>Site within area likely to contain geological constraints of mining cavities. No information on availability, but thought likely to be in private and/or multiple ownership</p> <p><b>BMBC 2016 Site Assessments</b> Extensive new drainage infrastructure required. Extensive new access infrastructure required. Site within area likely to contain geological constraints or mining cavities.</p> <p><b>Planning History</b> - Outline Application Ref. 2009/1076 for 83no. residential dwellings and industrial units use class B1, B2 and B8 was withdrawn in 2009.</p>			
MU1	Land South of Barugh Green Road	1700	<p><b>Barnsley UDP – Green Belt</b></p> <p><b>2013 SHLAA – Ref.215 – Category 2 – 764 homes at 25dph</b> Site faces some suitability constraints. Site performs well against availability criteria. Site face some achievability constraints. Some Access constraints identified by Highways Authority. Minor Drainage Constraints Identified. Ground Treatment expected to be required on part of the Site. Site is within 200 metres of an AQMA. Moderate Achievability - Cannot be used within the first 5-year land supply.</p> <p><b>2016 SHELAA –</b> Site within area likely to contain geological constraints of mining cavities. No availability information, but thought likely to be in private and/or multiple ownership.</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• Huge initial infrastructure requirements.</li> <li>• Former mining area, including bell pits. Has remediation been factored into viability matters &amp; deliverability timescales.</li> <li>• A link road to provide easy access to and from the M1 is proposed nearby junction 37 - Is this link road needed in the first instance. If so, is the funding in place to deliver the required infrastructure upon the commencement of development?</li> <li>• Due to anticipated lead in times (infrastructure) and annual delivery rates it is considered that the site won't deliver homes for the first 5 years of development and then will deliver circa 120 homes per year maximum over the remaining plan period.</li> <li>• Understood that there is developer interest in the site. Not multiple developers though.</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and the delivery constraints identified by PBP are viably resolvable. As PBP understand that there is developer interest, it is considered that housing development could commence circa 5 years from the adoption of the plan. The maximum number of homes to be delivered each year will be circa 120 homes, if 3 selling outlets are present. There is concern that this won't be the case, however, this figure has been included in the assessment in order to provide an optimistic outlook.	1,200 Dwellings
H83	Land to the east of Woolley Colliery Road	89	<p><b>Barnsley UDP – Green Belt</b></p> <p><b>2013 SHLAA – Ref. 207 – Category 1 - 91 homes at 35dph</b> Site performs well against suitability, availability and achievability criteria. Minor Drainage Constraints Identified. Site is within 200 metres to 800 metres of an AQMA.</p> <p><b>2016 SHELAA –</b> Some new access infrastructure required No availability information, but thought likely to be in private and/or multiple ownership.</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• We are aware that very large mining cavities exist beneath the adjoining site (reference H20) and therefore consider it reasonable to believe that they exist beneath this site also.</li> <li>• Impact of remediation on delivery rates.</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period.	89 Dwellings
AC12	Land off Shaw Lane Carlton	1206	<p><b>Barnsley UDP – Green Belt; Safeguarded Land; Employment Policy Area &amp; Urban Greenspace.</b></p> <p><b>2013 SHLAA – Ref.258/454/490 – Category 3 – 935 homes at 35dph</b> Site faces significant suitability constraints Site performs well against availability criteria Site face significant achievability constraints Major constraints identified by County Council Highways Authority Minor drainage constraints identified Treatment expected to be required on part of the site Site has bad neighbours with no potential for mitigation Poor Achievability - Cannot be used in the first ten years' land supply</p>	<ul style="list-style-type: none"> <li>• Site reference AC 12 is the site of the former 'Carlton Main Colliery'. Historical maps also illustrate that there were a number of quarries and landfill in the vicinity thus remediation needs to be factored into viability matters and delivery timescales.</li> <li>• A site of this size and in this location requires strong developer interest from the outset in order for BMBC to be sure that the site is deliverable in respect of viability/infrastructure requirements.</li> <li>• Availability concerns.</li> <li>• Furthermore, due to the site's size, should developer interest be evident then BMBC need to factor in a sufficient lead in time to the delivery of homes on the site for the provision of significant infrastructure. The site will not potentially deliver homes for the first 5 years of the plan and this needs to be considered.</li> <li>• Evidence also needs to be provided to justify the availability of the site given the potential for multiple ownerships.</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. BMBC's own SHLAA assessment identifies that the site is a Category 3 site due to the level of constraints associated with the site's deliverability. When this is also factored into the uncertainty over the site's availability and the lack of developer interest then it becomes clear that the site is	600 Dwellings in final 5 years of the plan period.

			<p><b>2016 SHELAA – All Site References</b>  Extensive new access infrastructure required  Extensive new drainage infrastructure required  Treatment/remediation expected to be required  Site has bad neighbours with potential for mitigation  Site within area likely to contain geological constraints of mining cavities  No availability information, but thought likely to be in private and/or multiple ownership  10 Years+ for the majority to come forward.</p> <p><b>BMBC 2016 Site Assessments</b>  Site is significantly detached from existing settlement area</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>•</li> <li>• Food factory operated by premier foods is located within the central area of the site, has this been factored in to a masterplan?</li> <li>• Site should also be considered as part of Sites AC11 &amp; H44 in respect of build rates due to proximity of sites AC12, AC11 &amp; H44 at the same time in order to limit competition.</li> <li>• Large southern part of the site allocated as urban Greenspace in the Barnsley UDP and includes part of the Historical Barnsley Canal route and identified Green ways.</li> <li>• Part of the site adjacent to the factory is allocated for the 'expansion of an existing firm' (employment purposes) within the Barnsley UDP</li> <li>•</li> </ul>	<p>simply not deliverable. If the site does come forward it will optimistically be in years 10+ of the local plan period on account of the constraints identified, but also as the adjacent housing allocation (reference H44) will likely be delivered first on account of it being a more deliverable housing prospect.</p>	
AC11	Land between Fish Dam Lane and Carlton Road	294	<p><b>Barnsley UDP – Urban Land to Remain Undeveloped &amp; Housing Proposal</b></p> <p><b>2013 SHLAA – Ref.226/227/343/410 – Category 2 – 180 homes at 25dph</b></p> <p>Site faces some suitability constraints  Site performs well against availability criteria  Site performs well against achievability criteria  Major constraints identified by County Council Highways Authority  Minor drainage constraints identified</p> <p><b>2016 SHELAA – All site references</b>  Site within area likely to contain geological constraints of mining cavities.  No availability information, but thought likely to be in private and/or multiple ownership.</p> <p><b>BMBC 2016 Site Assessments</b>  Site is within a conservation area.  On a greenspace where its loss would result in deficiency.  Site is marginally viable i.e. it neither generates a positive or negative residual value. Or site is unviable and generates a negative residual value.</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• A site of this size and in this location requires strong developer interest from the outset in order for BMBC to be sure that the site is deliverable in respect of viability/infrastructure requirements.</li> <li>• Furthermore, due to the site's size, should developer interest be evident then BMBC need to factor in a sufficient lead in time to the delivery of homes on the site for the provision of significant infrastructure.</li> <li>• Evidence also needs to be provided to justify the availability of the site given the potential for multiple ownerships.</li> <li>• Considering that part of this site is allocated as a housing proposal within the UDP, why hasn't it come forward for development to date (approximately 16 years)?</li> <li>• Site should also be considered as part of Site AC12 &amp; H44 in respect of build rates due to proximity of sites AC12 &amp; H44 i.e. there will be no more than three selling outlets on sites AC12, AC11 &amp; H44 at the same time in order to limit competition.</li> <li>• Former significant mining uses nearby (Carlton Main Colliery). With the potential for mining cavities to be present, remediation needs to be factored into viability matters and delivery timescales</li> </ul>	<p>No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. BMBC's own assessments identify that the site has significant physical constraints to overcome, that the site may not be viable and that the site's availability is unknown. When these factors are considered against the site's UDP allocations and the fact that the submission of a planning application for residential development would have been acceptable in principle on parts of the site in the past, it is clear that the site simply is not a deliverable residential development site. Unless further evidence is provided to overcome these concerns then the site should not be included as a housing allocation in the Local Plan.</p>	0 Dwellings.
H44	Land to the north of West Green Way, West Green	477	<p><b>Barnsley UDP – Safeguarded Land &amp; Employment Policy Area</b></p> <p><b>2013 SHLAA – Ref.325 - Category 3 – 492 homes at 35dph</b>  Site faces significant suitability constraints  Site performs well against availability criteria  Site face some achievability constraints  Major Drainage Constraints identified  Site has bad neighbours with potential for mitigation  Moderate Achievability - Cannot be used in the first 5-year land supply.</p> <p><b>2016 SHELAA –</b>  Site within area likely to contain geological constraints of mining cavities</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• A site of this size and in this location requires strong developer interest from the outset in order for BMBC to be sure that the site is deliverable in respect of viability/infrastructure requirements.</li> <li>• Furthermore, due to the site's size, should developer interest be evident (which we don't believe it is) then BMBC need to factor in a sufficient lead in time to the delivery of homes on the site for the provision of significant infrastructure.</li> <li>• Site should also be considered as part of Site AC12 in respect of build rates due to proximity of sites AC12 &amp; AC11 i.e. there will be no more than three selling outlets on sites AC12, AC11 &amp; H44 at the same time in order to limit competition.</li> <li>• This site lies adjacent to the site of the former 'Carlton Main Colliery' and historical maps indicate that there was a landfill tip on site (a part of this is also located on safeguarded site reference SAF1) with a number of further quarries and landfill in the vicinity. Thus remediation need to be factored into viability matters and delivery timescales</li> </ul>	<p>No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. BMBC's own SHLAA assessment identifies that the site is a Category 3 site due to the level of constraints associated with the site's deliverability. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period. When considered alongside Site AC12 it is considered that the site could deliver new homes in the 5-10-year period of the Local Plan. With site AC12 following on from this</p>	477 homes in years 5-10 of the plan period

					site. Therefore, a rate of 120 homes per annum for this period has been considered, optimistically, on account of the potential for 3 selling outlets on this site when considered alongside site AC12 holistically.	
H13	Site east of Burton Road, Monk Bretton	218	<p><b>BUDP – Urban Land to Remain Undeveloped</b></p> <p><b>2013 SHLAA – Ref.250 – Category 2 – 238 homes at 35dph</b>  Site faces some suitability constraints  Site performs well against availability criteria  Site performs well against achievability criteria  Major Access Constraints identified by the County Council Highways Authority  Minor Drainage Constraints Identified  Site is within 200 metres to 800 metres of an AQMA</p> <p><b>BMBC 2016 Site Assessments</b>  Extensive new access infrastructure required  Owner unknown or complex multiple ownership</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• Potential issues associated with density as this is a location more attributable to a 30pdh to 35pdh net housing development.</li> <li>• Is a second access point needed on account of the size of the site? If so can this be viably delivered? The Local Plan is clear that no vehicular access shall be taken from Littleworth Lane, which limits additional access options.</li> <li>• The Council recognise that archaeological remains are known to be present on site. Has sufficient mitigation been provided?</li> <li>• Historical Maps identify that an explosives magazine and Bleach Works were located on the site. In addition, the maps also identify that the former 'Monk Bretton Colliery' was located directly adjacent. With the potential for contamination from the Bleach Works and mining cavities attributable to surrounding mining uses it is important that remediation is factored into viability matters and delivery timescales</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Particularly in respect of availability and mining cavities. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period.	218 Dwellings
H42	Site west of Wakefield Road	246	<p><b>Barnsley UDP – Urban Land to Remain Undeveloped</b></p> <p><b>2013 SHLAA – Ref.267 – Category 2 – 200 homes at 35dph</b>  Site faces some suitability constraints  Site performs well against availability criteria  Site performs well against achievability criteria  Some Constraints identified by Highways Authority  Major Drainage Constraints Identified  Site has bad neighbours with potential for mitigation</p> <p><b>2016 SHELAA –</b>  Site within area likely to contain geological constraints of mining cavities</p> <p><b>BMBC 2016 Site Assessments</b>  Site is significantly detached from existing settlement area  Extensive new drainage infrastructure required</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• Historical Maps indicate extensive former mining sites immediately adjoining the site including the former 'East Gawber Hall' Colliery, 'Primrose Main' Colliery and 'Wharnccliffe Carlton' Colliery. With the potential for mining cavities to be present, it is important that remediation is factored into viability matters and delivery timescales</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them are resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period. We believe that the SHLAA capacity should be used for this site as this is a more appropriate density for the area.	200 Dwellings
H73	Land between Mount Vernon Road and Upper Sheffield Road	154	<p><b>Barnsley UDP – Green Belt &amp; Urban Greenspace</b></p> <p><b>2013 SHLAA – Ref.620 – Category 2 – 321 Homes at 25dph (along with site H72)</b>  Site faces some suitability constraints  Site faces some availability constraints  Site face some achievability constraints  Minor Drainage Constraints Identified</p> <p><b>2016 SHELAA –</b>  Site within area likely to contain geological constraints of mining cavities</p> <p>No availability information, but thought likely to be in private and/or multiple ownership</p> <p><b>BMBC 2016 Site Assessments</b>  On a greenspace where its loss would result in deficiency</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• We would question why only the southern portion of the site has been identified as having value as setting/ greenspace. No issues in respect of access.</li> <li>• Is the site available?</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them are resolvable. (Especially in respect of why only half of the site is considered to have setting/greenspace value. Issues over the site's availability need to be addressed as well. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period.	154 Dwellings

H72	Land North of Kingwell Road, Wosbrough	77	<p><b>Barnsley UDP – Green Belt &amp; Urban Greenspace</b></p> <p><b>2013 SHLAA – Ref.620 – Category 2 – 321 Homes at 25dph (along with site H73)</b>  Site faces some suitability constraints  Site faces some availability constraints  Site face some achievability constraints  Minor Drainage Constraints Identified  Moderate Achievability - Cannot be used in the first 5-year land supply</p> <p><b>2016 SHELAA –</b>  Site within area likely to contain geological constraints of mining cavities</p> <p>No availability information, but thought likely to be in private and/or multiple ownership</p> <p><b>BMBC 2016 Site Assessments</b>  On a greenspace where its loss would result in deficiency</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• Has sufficient evidence been provided to demonstrate that the site has no value as urban greenspace?</li> <li>• Is the site available?</li> </ul>	<p>No evidence has been presented by BMBC that the constraints identified by them are resolvable. Especially in respect of the loss of land which has greenspace value. Issues over the site's availability need to be addressed as well. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period.</p>	77 Dwellings
H19	Site north of Keresforth Road	231	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA – Ref.489 – Category 3 – 163 homes at 35dph</b>  Site faces significant suitability constraints  Site performs well against availability criteria  Site face some achievability constraints  Major Constraints identified by County Council Highways Authority  Minor Drainage Constraints Identified  Site has Bad Neighbours with potential for mitigation  Site within 200 metres of an AQMA  Moderate Achievability - Cannot be used in the first 5-year land supply</p> <p><b>2016 SHELAA –</b>  189 homes.  Site has bad neighbours with potential for mitigation.  Site within area likely to contain geological constraints of mining cavities.</p> <p><b>BMBC 2016 Site Assessments</b>  Extensive new access infrastructure required  On a greenspace where its loss would result in deficiency</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• Has evidence been provided to demonstrate that a suitable vehicular access can be provided. There looks to be no potential from the northern end of the site and there are topographical/arboricultural issues associated with taking access from the south of the site.</li> <li>• Have air quality and noise assessment being undertaken to identify whether a suitable stand off from the M1 motorway can be provided.</li> <li>• General topographical issues associated with the site's development.</li> <li>• If the site is deliverable, then why hasn't the site come forward for development yet given its UDP designation allows this?</li> </ul>	<p>No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. BMBC's own SHLAA assessment identifies that the site is a Category 3 site due to the level of constraints associated with the site's deliverability. Due to serious concerns associated with the site's accessibility, until further evidence is provided to demonstrate that an access can be provided the site cannot be considered deliverable.</p>	0 Dwellings
H18	Site east of Smithy Wood Lane	144	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA – Ref.256 – Category 2 – 118 homes at 35dph</b>  Site faces some suitability constraints  Site performs well against availability criteria  Site faces some achievability constraints  Major Access Constraints identified by County Council Highways Authority  Minor Drainage Constraints Identified  Site within 200 metres to 800 metres of an AQMA  Moderate Achievability - Cannot be used in the first 5-year land supply.</p> <p><b>2016 SHELAA –</b></p>	<ul style="list-style-type: none"> <li>• Ownership (willing owner)?</li> <li>• Are there access constraints caused by ownership issues?</li> <li>• Historical Maps indicate former 'Stafford Collieries' adjacent, thus potential remediation needs to be factored into viability matters and delivery timescales</li> </ul>	<p>No evidence has been presented by BMBC that the constraints identified by them are resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period. We believe that the SHLAA capacity should be used as this is a more appropriate density for the area.</p>	118 Dwellings.

			Site within an area likely to contain geological constraints of mining cavities <b>BMBC 2016 Site Assessments</b> Extensive new access infrastructure required <b>Planning History</b> - No recent relevant planning applications.			
AC16	Land off Broadway, Barnsley	200	<b>Barnsley UDP – Urban Greenspace &amp; Housing Policy Area</b> <b>2013 SHLAA – Ref.461 – Category 2 – 125 homes at 35dph</b> Site performs well against suitability criteria Site performs well against availability criteria Site face some achievability constraints Ground treatment expected to be required on part of the site Site is within 200 metres to 800 metres of an AQMA Moderate achievability - Cannot be used in the first 5-year land supply. <b>2016 SHELAA –</b> 138 dwellings Site within an area likely to contain geological constraints of mining cavities <b>BMBC 2016 Site Assessments</b> Site within an area likely to contain geological constraints or mining cavities. <b>Planning History</b> - No recent relevant planning applications.	<ul style="list-style-type: none"> <li>• Has sufficient evidence been provided to identify that the site's existing uses are no longer viable or required?</li> <li>• If the site is deliverable, then why hasn't the site come forward for development yet given its UDP allocation allows this?</li> <li>• Currently home to the Keresforth (medical) centre in the ownership of South West Yorkshire Partnership NHS Foundation Trust (though the land was originally in BMBC's Ownership). Is this medical centre due to be closed? If not, then the land will not be available.</li> <li>• The allocation includes large playing fields. Has sufficient evidence been provided to demonstrate that this part of the site has no value as greenspace?</li> <li>•</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them are resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period. We believe that the SHLAA capacity should be used as this is a more appropriate density for the area.	125 Dwellings
<b>BMBC Total</b>		<b>6,080 Dwellings</b>			<b>PBP Total</b>	<b>4,001 Dwellings</b>

### Royston

Site Reference	Site Address	Indicative Number of Dwellings	BMBC Deliverability Comments	PBP Deliverability Comments	PBP Conclusion	PBP Yield in Plan Period
H11	Land at Lee Lane, Royston	770	<b>Barnsley UDP – Safeguarded Land &amp; Housing Proposal</b> <b>2013 SHLAA Site - Ref.321/473/382/244 – Category 2 &amp; 3 – 740 homes at 35pdh</b> Site faces significant suitability constraints. Major drainage constraints identified. Site faces some achievability constraints. Moderate achievability (cannot be used in first five years). <b>2016 SHELAA –</b> Treatment/remediation expected to be required Site within area likely to contain geological constraints of mining cavities <b>Planning History - Outline Planning Application (Ref. 2013/0932)</b> for residential development of up to 200 homes approved on north east section of site in 2014. Developer interest in the site is known.	<ul style="list-style-type: none"> <li>• No deliverability concerns.</li> <li>• Known developer interest.</li> <li>• Large site, but subject to commencement of development in first five years of the plan and more than one developer being on site at any one time, then the numbers should be deliverable in the plan period.</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them are resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period given the known developer interest. We believe that the SHLAA capacity used as this is a more appropriate density for the area.	740 Dwellings
<b>BMBC Total</b>		<b>770</b>			<b>PBP Total</b>	<b>740</b>

**Goldthorpe (Dearne Towns)**

Site Reference	Site Address	Indicative Number of Dwellings	BMBC Deliverability Comments	PBP Deliverability Comments	PBP Conclusion	PBP Yield in Plan Period
H1	Former Reema Estate and adjoining land off School street	525	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>SHLAA Site Ref.125 – Category 1 – 752 homes at 35pdh -</b> Site performs well against suitability, availability and achievability criteria.</p> <p><b>2016 SHELAA –</b> Some new drainage infrastructure required Treatment/remediation expected to be required</p> <p><b>BMBC 2016 Site Assessments</b> Low attractiveness area. Site is marginally viable i.e. it neither generates a positive or negative residual value. Or site is unviable and generates a negative residual value.</p> <p><b>Planning History - Outline Planning Application (Ref. 2009/1408)</b> for residential development approved in 2010. No reference to a Reserved Matters application being submitted which suggests that the application may now have lapsed and that no developers were previously and are currently interested in the site.</p>	<ul style="list-style-type: none"> <li>Sections of the overall site currently in the process of being developed by Keepmoat.</li> <li>Has Keepmoat or any other developer confirmed interest in developing the remaining areas of the site, which are much larger than the area which it has already developed?</li> <li>Site has planning permission – are the numbers included in the BLPP's initial dwelling distribution table set out in Policy H2?</li> <li>If the site is deliverable, then why hasn't it come forward for development yet given its UDP designation allows this?</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them are resolvable. Especially in respect of viability matters and developer interest. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period given the known developer interest in the first phase of the site, where development is underway.	525 Dwellings
H84	Land to the west of Thurnscoe Bridge Lane, south of Derry Grove, Thurnscoe	308	<p><b>Barnsley UDP – Green Belt</b></p> <p><b>2013 SHLAA Site Ref. 183 &amp; 498 - Category 2 – 304 homes at 35dph.</b> Site faces some suitability constraints. Major constraints identified by County Council Highways Authority. Major drainage constraints identified. Site performs well against availability criteria Site face some achievability constraints. Moderate achievability (cannot be used in first five years).</p> <p><b>BMBC 2016 Site Assessments</b> Extensive new drainage infrastructure required Low attractiveness area Site is marginally viable i.e. it neither generates a positive or negative residual value. Or site is unviable and generates a negative residual value</p> <p><b>Planning History -</b> No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>Is there developer interest given the market location?</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them are resolvable. Especially in respect of viability matters and developer interest. Given PBP's concerns in respect of the market area, it is considered that further evidence needs to be provided to demonstrate the site's deliverability before it can be considered a deliverable residential development site.	0 Dwellings
H30	Land north of East Street, Goldthorpe	112	<p><b>Barnsley UDP – Housing Policy Area; Urban Greenspace &amp; Housing Proposal</b></p> <p><b>2013 SHLAA Site Ref. 296 – Category 2 – 137 homes at 35pdh –</b> Site performs well against suitability criteria. Minor drainage constraints identified. Site performs well against availability criteria. Site face some achievability constraints. Moderate achievability (cannot be used in first five years).</p> <p><b>BMBC 2016 Site Assessments</b> On a greenspace where its loss would result in deficiency Low attractiveness area</p>	<ul style="list-style-type: none"> <li>Is there developer interest given the market location?</li> <li>Market area looks particularly poor.</li> <li>Severe access constraints.</li> <li>If the site is deliverable, then why hasn't the site come forward for development yet given its UDP allocation allows this?</li> <li>Historical maps indicate significant former mining site 'Hickleton Main' colliery adjacent, thus with the potential for mining cavities to be present it is important that remediation is factored into viability matters and delivery timescales.</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them are resolvable. Especially in respect of access, viability matters and developer interest. Given PBP's concerns in respect of the market area, it is considered that further evidence needs to be provided to demonstrate the site's deliverability before it can be considered a	0 Dwellings



			Site is marginally viable i.e. it neither generates a positive or negative residual value. Or site is unviable and generates a negative residual value  <b>Planning History</b> - No recent relevant planning applications.		deliverable residential development site.	
H51	Land north of Barnburgh Lane, Goldthorpe	109	<b>Barnsley UDP – Safeguarded Land</b>  <b>2013 SHLAA Site Ref. 370 – Category 2 – 89 Homes at 35pdh</b> - Site performs well against suitability criteria. Minor drainage constraints identified. Site performs well against availability criteria. Site face some achievability constraints. Moderate achievability (cannot be used in first five years).  <b>BMBC 2016 Site Assessments</b> Low attractiveness area Site is marginally viable i.e. it neither generates a positive or negative residual value. Or site is unviable and generates a negative residual value.  <b>Planning History</b> - No recent relevant planning applications.	<ul style="list-style-type: none"> <li>Is there developer interest given the market location?</li> <li>Gleeson currently developing a site adjacent. Have they identified a desire to maintain development in this area?</li> <li>If the site is deliverable, then why hasn't the site come forward for development yet given its UDP allocation?</li> <li>Historical Maps indicate that the former 'Goldthorpe Colliery' is located adjacent, thus with the potential for contamination and mining cavities to be present it is important that remediation is factored into viability matters and delivery timescales</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them are resolvable. Especially in respect of viability matters and developer interest. Given PBP's concerns in respect of the market area, it is considered that further evidence needs to be provided to demonstrate the site's deliverability before it can be considered a deliverable residential development site.	0 Dwellings
H17	Site south of Barnburgh Lane	115	<b>Barnsley UDP – Safeguarded Land</b>  <b>2013 SHLAA Site Ref. 254 - Category 2 – 206 Homes at 35pdh</b> - Site performs well against suitability criteria. Major drainage constraints identified. Site performs well against availability criteria. Site face some achievability constraints. Moderate achievability (cannot be used in first five years). The Draft allocation figure must have been reduced from 206 on account of completions.  <b>BMBC 2016 Site Assessments</b> Extensive new drainage infrastructure required. Low attractiveness area. Site is marginally viable i.e. it neither generates a positive or negative residual value. Or site is unviable and generates a negative residual value.  <b>Planning History</b> - No recent relevant planning applications on the western section of the site. An application for full planning permission (Ref. 2015/1198) was approved for 61 dwellings in 2016 on the eastern section of the site.	<ul style="list-style-type: none"> <li>Gleeson currently developing the adjoining site. Have they identified a desire to maintain development in this area?</li> <li>Historical Maps indicate former mining and landfill uses adjacent, thus with the potential for contamination and mining cavities to be present, it is important that remediation is factored into viability matters and delivery timescales</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them are resolvable. Especially in respect of viability matters and developer interest. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period given the known developer interest in the adjacent site. This is an optimistic position which is likely to be disproved when details of developer interest are provided.	115 Dwellings
H50	Land to the north of Dearne ALC	102	<b>Barnsley UDP – Existing Community Facility</b>  <b>2013 SHLAA Site Ref. 364 &amp; 365 – Category 1 – 91 homes at 35 dph –</b> Site performs well against suitability, availability and achievability criteria. Treatment expected to be required on part of the site.  <b>2016 SHELAA –</b> Some new drainage infrastructure required Site within area likely to contain geological constraints of mining cavities  <b>BMBC 2016 Site Assessments</b> Low attractiveness area Site is marginally viable i.e. it neither generates a positive or negative residual value. Or site is unviable and generates a negative residual value.  <b>Planning History</b> - No recent relevant planning applications.	<ul style="list-style-type: none"> <li>Is the market area the reason why the site has not come forward to date given that the site is now developable?</li> <li>Is there identified developer interest?</li> <li>Historical Maps indicate former mining and landfill uses adjacent, thus with the potential for contamination and mining cavities to be present, it is important that remediation is factored into viability matters and delivery timescales</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them are resolvable. Especially in respect of viability matters and developer interest. Given PBP's concerns in respect of the market area, it is considered that further evidence needs to be provided to demonstrate the site's deliverability before it can be considered a deliverable residential development site.	0 Dwellings
H12	Bolton House Farm, Barnsley Road	194	<b>Barnsley UDP – Employment Proposal</b>	<ul style="list-style-type: none"> <li>No comments.</li> </ul>	No evidence has been presented by BMBC that the	0 Dwellings

			<p><b>2013 SHLAA Site Ref. 247 – Category 2 – 118 homes at 35pdh.</b> Site performs well against suitability criteria. Minor drainage constraints identified. Treatment expected to be required on part of the site. Site performs well against availability criteria. Site face some achievability constraints. Moderate achievability (cannot be used in first five years).</p> <p><b>2016 SHELAA –</b> Site has bad neighbours with potential for mitigation Site within area likely to contain geological constraints of mining cavities</p> <p><b>BMBC 2016 Site Assessments</b> Low attractiveness area Site is marginally viable i.e. it neither generates a positive or negative residual value. Or site is unviable and generates a negative residual value.</p> <p><b>Planning History</b> - An application for outline planning permission (Ref. 2005/1560) for employment use was withdrawn in 2005.</p>	<ul style="list-style-type: none"> <li>• If the site is deliverable then why hasn't the site come forward for development yet given its UDP allocation, especially following the site's identification as a draft housing site allocation?</li> </ul>	<p>constraints identified by them are resolvable. Especially in respect of viability matters and developer interest. Given PBP's concerns in respect of the market area, it is considered that further evidence needs to be provided to demonstrate the site's deliverability before it can be considered a deliverable residential development site.</p>	
H67	Site to the east of Broadwater Estate	333	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA Site Ref.469 (Site half of) – Category 2 – 613 homes at 35dph –</b> Site faces some suitability constraints. Major drainage constraints identified. Site performs well against availability criteria. Site performs well against achievability criteria</p> <p><b>2016 SHELAA –</b> Site within area likely to contain geological constraints of mining cavities</p> <p><b>BMBC 2016 Site Assessments</b> Extensive new drainage infrastructure required Very detrimental ecological impact On a greenspace where its loss would result in deficiency Low attractiveness area Site is marginally viable i.e. it neither generates a positive or negative residual value. Or site is unviable and generates a negative residual value.</p> <p><b>BMBC 2016 Housing Ecological Assessment</b> Biodiversity Score 1</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• Is there developer interest given the market location?</li> <li>• Market area looks particularly poor.</li> <li>• Site also to be surrounding by huge employment allocation (reference D1). Due to the topography, this may have an impact on amenity.</li> <li>• BMBC's Ecology Assessment identifies areas of significant ecological value across the site, which will impact on the net developable area. This has not been taken into account in the site's capacity. We consider that a 50% reduction of the site's capacity should be considered in order to take account of the ecological importance of the site and any proposed mitigation.</li> <li>• Would ecology issues/mitigation costs render the site unviable?</li> <li>• If the site is deliverable, then why hasn't the site come forward for development yet given its UDP designation?</li> </ul>	<p>No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Especially in respect of ecology, viability matters and developer interest. Given PBP's concerns particularly in respect of the market area and ecology matters, it is considered that further evidence needs to be provided to demonstrate the site's deliverability before it can be considered a deliverable residential development site.</p>	0 Dwellings
H52	Site south of Beaver Street	54	<p><b>Barnsley UDP – Employment Proposal &amp; Employment Policy Area</b></p> <p><b>2013 SHLAA Site Ref. 373 – Category 2 – 63 homes at 35pdh –</b> Site performs well against suitability criteria. Minor drainage constraints identified. 10% - 25% of site area is within Flood Zone 3a. Site performs well against availability criteria. Site face some achievability constraints. Moderate achievability (cannot be used in first five years).</p> <p><b>2016 SHELAA –</b> Treatment/remediation expected to be required Site within area likely to contain geological constraints of mining cavities</p> <p><b>BMBC 2016 Site Assessments</b></p>	<ul style="list-style-type: none"> <li>• Has the developer confirmed interest in developing the remaining areas of the site?</li> <li>• Site has planning permission – are the numbers included in the BLPP's initial dwelling distribution table set out in Policy H2?</li> <li>• Historical Maps indicate that this site forms part of former 'Goldthorpe Colliery' and that part of the site was subsequently utilised as a landfill tip, thus with contamination and mining cavities likely to be present, it is important that remediation is factored into viability matters and delivery timescales.</li> </ul>	<p>No evidence has been presented by BMBC that the constraints identified by them are resolvable. However, given that an outline planning application has been approved at the site in the last 2 years then it can optimistically be considered that a developer will progress with a Reserved Matters application within the next year. This position needs to be monitored though.</p>	54 Dwellings

			Low attractiveness area Site is marginally viable i.e. it neither generates a positive or negative residual value. Or site is unviable and generates a negative residual value.  <b>Planning History</b> - An application for outline planning permission (Ref. 2013/1330) for residential use on the majority of the site was approved in 2014.			
	<b>BMBC Total</b>	<b>1,852 Dwellings</b>			<b>PBP Total</b>	<b>694 Dwellings</b>

Cudworth						
Site Reference	Site Address	Indicative Number of Dwellings	BMBC Deliverability Comments	PBP Deliverability Comments	PBP Conclusion	PBP Yield in Plan Period
H32	Site adjacent Carrs Lane/ Summerdale Road, Cudworth	278	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA Ref. 298 – Category 1 – 167 Homes at 25dph.</b> Site performs well against suitability, availability and achievability criteria. Some constraints identified by Highways Authority. Minor drainage constraints identified.</p> <p><b>2016 SHELAA –</b> Some new access infrastructure required Some new drainage infrastructure required Site within area likely to contain geological constraints of mining cavities</p> <p><b>BMBC 2016 Site Assessments</b> Site is marginally viable i.e. it neither generates a positive or negative residual value. Or site is unviable and generates a negative residual value</p> <p><b>Planning History</b> - Full Planning Application for 278 homes (Ref. 2015/1070) approved subject to legal agreement in 2016.</p>	<ul style="list-style-type: none"> <li>No comments.</li> <li>PB Planning are the planning agent acting on behalf of Barratt Homes on the full planning application referenced.</li> <li>Discussions in respect of the legal agreement associated with the application are ongoing. The site will be found viable in due course following agreement between BMBC and Barratt Homes. Whether via an appeal or not.</li> </ul>	Site is a deliverable residential development site.	278 Dwellings
H75	Land off Cudworth Bypass	192	<p><b>Barnsley UDP – Green Belt</b></p> <p><b>2013 SHLAA Ref. 398 – Category 1 – 258 Homes at 35dph.</b> Site performs well against suitability, availability and achievability criteria</p> <p><b>2016 SHELAA –</b> Some new access infrastructure required Some new drainage infrastructure required Site within area likely to contain geological constraints of mining cavities No availability information, but thought likely to be in private and/or multiple ownership.</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>The site is part of three allocations in the same area. Does this mean there are land ownership issues (i.e. multiple ownership's).</li> <li>There looks to be access constraints. Though potential access to the south of the site.</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period.	192 Dwellings
H39	Site at Weetshaw Lane, Shafton	144	<p><b>Barnsley UDP – Urban Land to Remain Undeveloped</b></p> <p><b>2013 SHLAA Ref.312 – Category 2 – 117 Homes at 35pdh</b> Site performs well against suitability criteria. Treatment expected to be required on part of the site. Site performs well against availability criteria. Site face some achievability constraints. Moderate achievability (cannot be used in first five years).</p>	<ul style="list-style-type: none"> <li>Access to be taken from the existing roundabout spur in conjunction with site H76 or alternatively the access road adjacent.</li> <li>Site previously a quarry. Remediation needs to be factored into viability matters and delivery timescales.</li> <li>Historical Maps indicate former quarry on site and we also have knowledge of the quarry's existence. It is important that remediation is factored into viability matters and delivery timescales</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period. We	117 Dwellings

			<p><b>2016 SHELAA –</b> Some new access infrastructure required Site has bad neighbours with potential for mitigation Site within area likely to contain geological constraints of mining cavities</p> <p><b>BMBC 2016 Site Assessments</b> Site within Flood zone 2</p> <p><b>Planning History -</b> No recent relevant planning applications.</p>		consider that the SHLAA capacity should be used as this is a more appropriate density for the area.	
AC23	Land off Pontefract Road	192	<p><b>Barnsley - UDP – Housing Proposal &amp; Allotments</b></p> <p><b>2013 SHLAA Ref.241 – Category 2 – 87 Homes at 25dph -</b> Site faces some suitability constraints. Minor drainage constraints identified. Site performs well against availability criteria. Site performs well against achievability criteria</p> <p><b>BMBC 2016 Site Assessments</b> On a greenspace where its loss would result in deficiency</p> <p><b>Planning History -</b> Outline Planning Application (Ref. B/05/0773/CU) for residential development withdrawn in 2005.</p>	<ul style="list-style-type: none"> <li>Considering that this site has been a housing allocation since the adoption of the UDP in December 2000 (approximately 16 years ago), we question why only small parts of it have been developed and why it has not been brought forward comprehensively to date if it is viable.</li> <li>Looks to be access constraints and multiple land ownerships.</li> <li>Can the existing allotments included within the proposed allocation be re-located?</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period. A net density of 35dph has been used as we believe that this is a more appropriate density for the area.	122 Dwellings
H22	Site at Blacker Lane	160	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA Ref.278 – Category 2 – 92 Homes at 25dph -</b> Site faces some suitability constraints. Some constraints identified by Highways Authority. Minor drainage constraints identified. Site performs well against availability criteria. Site performs well against achievability criteria</p> <p><b>2016 SHELAA –</b> 147 Homes</p> <p><b>BMBC 2016 Site Assessments</b> Site is marginally viable i.e. it neither generates a positive or negative residual value. Or site is unviable and generates a negative residual value.</p> <p><b>Planning History -</b> No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>Poor market area.</li> <li>Large pylons cross the site</li> <li>Existing business premises on site – is the business willing to sell and relocate?</li> <li>Is there identified developer interest.</li> <li>Looks to be access constraints.</li> <li>We question why the site has not been brought forward for development to date given its UDP allocation would allow this.</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Especially in respect of access, viability matters and developer interest. Given PBP's concerns in respect of the market area and access matters, it is considered that further evidence needs to be provided to demonstrate the site's deliverability before it can be considered a deliverable residential development site.	0 Dwellings
<b>BMBC Total</b>		<b>966 Dwellings</b>			<b>PBP Total</b>	<b>709 Dwellings</b>

### Wombwell

Site Reference	Site Address	Indicative Number of Dwellings	BMBC Deliverability Comments	PBP Deliverability Comments	PBP Conclusion	PBP Yield in Plan Period
H3	Land south of Doncaster Road	540	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA Site Ref. 188 - northern half of site – Category 1 – 536 homes at 35dph</b> Site performs well against suitability, availability and achievability criteria. Minor drainage constraints identified.</p> <p><b>2016 SHELAA – Site Ref. 188 –</b> Site within area likely to contain geological constraints of mining cavities</p> <p><b>2016 SHELAA - Site Ref. 957 – Southern half of the site –</b> Some new access infrastructure required</p>	<ul style="list-style-type: none"> <li>No deliverability comments.</li> <li>Land registry documentation indicates that a substantial underground pipeline runs through the site and that the land is subject to an easement in favour of the British Pipeline Agency, clearly this will have serious implications in respect of dwelling capacity.</li> <li>BMBC's Ecology Assessment of the site identifies area of significant ecological value across the site. Area which will impact on the net developable area. This has not been taken into account in the site's capacity. We consider that a 30% reduction of the site's capacity should be considered in order to take account of the ecological importance of the site and any proposed mitigation.</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Especially in respect of ecology matters. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period. On account of the significant ecology issues identified by	378 Dwellings

			<p>Some new drainage infrastructure required Site within area likely to contain geological constraints of mining cavities No availability information, but thought likely to be in private and/or multiple ownership.</p> <p><b>BMBC 2016 Site Assessments</b> Very detrimental ecological impact Low landscape capacity</p> <p><b>BMBC 2016 Housing Ecological Assessment</b> Biodiversity Score 1</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>Historical Maps indicate a former sand mine within site boundaries. Thus remediation needs to be factored into viability matters and delivery timescales.</li> <li>Is there a willing landowner? As we understand there is an uplift clause exists on the land which may render it unviable/unsuitable for the present landowner to sell.</li> <li>We question why the site has not been brought forward for development to date given its UDP allocation would allow this.</li> </ul>	BMBC, we have reduced the capacity by 30%.	
H40	Site of former Foulstone School Playing Fields	189	<p><b>Barnsley UDP – Existing Community Facility</b></p> <p><b>2013 SHLAA Site Ref. 314 – Category 2 – 235 homes at 35dph</b> - Site performs well against suitability criteria. Minor drainage constraints identified. Site performs well against availability criteria Site face some achievability constraints. Moderate achievability (cannot be used in first five years).</p> <p><b>2016 SHELAA –</b> Extensive new drainage infrastructure required Treatment/remediation expected to be required</p> <p><b>BMBC 2016 Site Assessments</b> Low landscape capacity</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>Large Pylons cross the site, which are likely to impact upon the net developable area.</li> <li>Loss of existing community facility (playing fields) looks to be justified given current condition of the site.</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them are resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period.	189 Dwellings
AC39	Land off Margaret Road, Darfield	109	<p><b>Barnsley UDP – Safeguarded Land &amp; Housing Policy Area</b></p> <p><b>2013 - SHLAA Site Ref. 516 &amp; 452 – Category 2 – 93 homes at 35dph –</b> Site faces some suitability constraints. Minor drainage constraints. Likely to be constrained by geological constraints/mining cavities. Site performs well against availability criteria. Site performs well against achievability criteria.</p> <p><b>2016 SHELAA –</b> Treatment/remediation expected to be required No information, but thought likely to be in private and/or multiple ownership</p> <p><b>BMBC 2016 Site Assessments</b> Low landscape capacity</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>Poor market area.</li> <li>Is there identified developer interest.</li> <li>Paul, the majority of the site is located within the Green belt in the UDP?</li> <li>Historical maps indicate that the site is situated adjacent to the former 'Darfield Main' Colliery thus with the potential for mining cavities to be present it is important that remediation is factored into viability matters and delivery timescales</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period. We believe that the SHLAA capacity should be used as this is a more appropriate density for the area.	93 Dwellings
H70	Land east of Lundhill Road	160	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA Site Ref. 510 – Category 2 – 95 homes at 25dph –</b> Site faces some suitability constraints. Minor drainage constraints. Site performs well against availability criteria. Site face some achievability constraints. Moderate achievability (cannot be used in first five years).</p> <p><b>2016 SHELAA –</b> Site has bad neighbours with potential for mitigation Site within area likely to contain geological constraints of mining cavities</p>	<ul style="list-style-type: none"> <li>No deliverability comments.</li> <li>Site being promoted by Persimmon Homes for 165 homes.</li> <li>Historical Maps indicate mining uses associated with the former 'Lundhill colliery' and a refuse tip adjacent, thus with the potential for mining cavities and contamination to be present, it is important that remediation is factored into viability matters and delivery timescales</li> </ul>	The promotion of the site by Persimmon Homes, a national housebuilder which undertakes stringent deliverability assessments prior to progressing with sites, demonstrates that the site can be considered deliverable. Persimmon's promotion of the site for 165 homes also provides evidence of the proposed future density and the housing mix they consider appropriate for the site.	165 Dwellings

			<b>Planning History</b> - No recent relevant planning applications.			
AC40	Former Wombwell High School, Wombwell	250	<b>Barnsley UDP – Existing Community Facility</b>  <b>2013 SHLAA Site Ref. 293 – Category 1 – 256 homes at 35dph –</b> Site performs well against suitability, availability and achievability criteria. Some constraints identified by Highways Authority. Treatment expected to be required on part of the site.  <b>2016 SHELAA –</b> Some new access infrastructure required Treatment/remediation expected to be required Site within area likely to contain geological constraints of mining cavities.  <b>Planning History</b> - No recent relevant planning applications.	<ul style="list-style-type: none"> <li>Potential access constraints to development capacity.</li> <li>Historical Maps indicate former mining uses nearby associated with the 'Lundhill Colliery', thus with the potential for mining cavities to be present, remediation should be factored into viability matters and delivery timescales.</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them are resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period. We believe that the SHLAA capacity should be used as this is a more appropriate density for the area.	250 Dwellings
<b>BMBC Total</b>		<b>1,248 Dwellings</b>			<b>PBP Total</b>	<b>1,075 Dwellings</b>

### Hoyland

Site Reference	Site Address	Indicative Number of Dwellings	BMBC Deliverability Comments	PBP Deliverability Comments	PBP Conclusion	PBP Yield in Plan Period
AC31	Broad Carr Road	131	<b>Barnsley UDP – Green Belt</b>  <b>2013 SHLAA Site Ref. 631 (site is a small part of) – Category 2 – 630 homes at 25dph.</b> Site faces some suitability constraints. Minor drainage constraints identified. Site faces some availability constraints. Site face some achievability constraints. Moderate achievability (cannot be used in first five years).  <b>2016 SHELAA –</b> Site has bad neighbours with potential for mitigation No availability information, but thought likely to be in private and/or multiple ownership  <b>BMBC 2016 Site Assessments</b> Extensive new drainage infrastructure required Treatment/remediation expected to be required Site within area likely to contain geological constraints or mining cavities  <b>Planning History</b> - No recent relevant planning applications.	<ul style="list-style-type: none"> <li>We believe that the site has access constraints.</li> <li>There are potential ecology and arboriculture constraints associated with Skiers Wood Local Wildlife Site, which will either render the site undeliverable or reduce the site's developable quantum.</li> <li>Large pylons located across the site which are likely to impact on the net developable area.</li> <li>Only suitable access point looks to be ultimately from site H7.</li> <li>Site should also be considered as part of Sites H45, H7 &amp; H8 in respect of build rates due to proximity of sites H45, H7 &amp; H8 i.e. there will be no more than three selling outlets on sites AC31, H45, H7 &amp; H8 at the same time in order to limit competition.</li> <li>Total number of homes proposed by Barnsley MBC from sites H45, H7, H8 &amp; AC31 is 993.</li> <li>Historical Maps indicate the former 'Skiers Wood' Colliery and Drift Mine on site, thus it is important that remediation is factored into viability matters and delivery timescales</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Especially in respect of access, ecology and site availability. Access to the site is a clear physical and availability (ransoms) limitation and accordingly should the site be deliverable in the future this would be following the delivery of sites H7, H8 & H45, which would optimistically be in years 10+ of the local plan period on account of the constraints identified. However, until evidence is provided to identify that the site's deliverability constraints can be viably overcome then the site cannot be considered deliverable.	0 Dwellings
H45	Springwood farm and adjoining land	696	<b>Barnsley UDP – Safeguarded Land</b>  <b>2013 SHLAA Site Ref. 339 – Category 2 – 295 homes at 25dph –</b> Site faces some suitability constraints. Some constraints identified by Highways Authority. Minor drainage constraints identified. Site performs well against availability criteria. Site face some achievability constraints. Moderate achievability (cannot be used in first five years).  <b>2016 SHELAA –</b> 554 Homes	<ul style="list-style-type: none"> <li>Severe access constraints as the site is required to be accessed via Site H7.</li> <li>Is there any developer interest which is essential given a site of this size?</li> <li>Can Hoyland sustain two sites of this size, (i.e. along with Site Ref. H16) from a developer interest point of view considering this is a weak market area in the Borough?</li> <li>Site should also be considered as part of Sites AC31, H7 &amp; H8 in respect of build rates due to proximity of sites AC31, H7 &amp; H8 i.e. there will be no more than three selling outlets on sites AC31, H45, H7 &amp; H8 at the same time in order to limit competition.</li> <li>Total number of homes proposed by Barnsley MBC from sites H45, H7, H8 &amp; AC31 is 993</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Especially in respect of access. Access to the site is a clear physical and availability (ransoms) limitation and accordingly should the site be deliverable in the future this would be following the delivery of sites H7 & H8, which would optimistically be in years 5+ of the local plan period on account	554 Dwellings from year 5+ of the plan period.

			<p>Site within area likely to contain geological constraints of mining cavities</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>Historical Maps indicate former mining uses and associated shafts in the vicinity, thus it is important that remediation is factored into viability matters and delivery timescales.</li> </ul>	<p>of the constraints identified. We believe that the SHLAA capacity should be used as this is a more appropriate density for the area.</p>	
AC30	Land at Tankersley Lane	118	<p><b>Barnsley UDP – Green Belt</b></p> <p><b>2013 SHLAA Site Ref. 392 – Category 2 – 72 homes at 35dph –</b>  Site faces some suitability constraints.  Major constraints identified by County Council Highways Authority.  Minor drainage constraints identified. Site 200m - 800m of an AQMA.  Site performs well against availability criteria  Site face some achievability constraints.  Moderate achievability (cannot be used in first five years).</p> <p><b>2016 SHELAA –</b>  101 Homes  Site within area likely to contain geological constraints of mining cavities</p> <p><b>BMBC 2016 Site Assessments</b>  Extensive new access infrastructure required</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>The proposed employment allocation reference HOY 1 which surrounds the site could impact on the its attractiveness to residential developers.</li> <li>Have the owners of the Transport Depot off Sheffield Road identified a willingness to sell – if not, the site faces significant access constraints which may not be overcome.</li> <li>Multiple ownerships. Have all the landowners confirmed that the site is available?  Has developer interest been identified?</li> </ul>	<p>No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Notwithstanding this position, optimistically, it is considered that some housing development can be provided on the site over the course of the plan period. We believe that the SHELAA capacity should be used as this is a more appropriate density for the area.</p>	101 Dwellings
H16	Site north of Hoyland Road	603	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA Site Ref.253 – Category 2 – 425 homes at 35 dph.</b>  Site performs well against suitability criteria.  Minor drainage constraints identified.  Site 200m - 800m of an AQMA.  Site performs well against availability criteria.  Site face some achievability constraints.  Moderate achievability (cannot be used in first five years).</p> <p><b>2016 SHELAA –</b>  Site within area likely to contain geological constraints of mining cavities  No availability information, but thought likely to be in private and/or multiple ownership</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>Multiple ownerships. Have all the landowners confirmed that the site is available.</li> <li>Is there any developer interest which is essential given a site of this size?</li> <li>Can Hoyland sustain two sites of this size, (i.e. along with Site Ref. H45) from a developer interest point of view, considering this a weak market area in the Borough?</li> <li>If the site is deliverable, why has it not been brought forward to date considering its UDP allocation would allow this?</li> <li>Site adjacent to the former 'Rockingham Colliery' and historical maps suggest that part of the site was also subject to open cast mining, thus remediation needs to be factored into viability matters and delivery timescales.</li> <li>Can the allotments to the West of the site be relocated?</li> </ul>	<p>No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Especially in relation to availability (including ransoms) and developer interest. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period. We believe that the SHLAA capacity should be used as this is a more appropriate density for the area.</p>	425 Dwellings
H4	Land south of Hay Green Lane	115	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>SHLAA Site 217 (site is a very small part of circa 1/8) – Category 2 – 365 homes at 25dph.</b>  Site faces some suitability constraints.  Some constraints identified by Highways Authority.  Minor drainage constraints identified.  Site 200m - 800m of an AQMA.  Site performs well against availability criteria.  Site face some achievability constraints.  Moderate. achievability (cannot be used in first five years).</p> <p><b>2016 SHELAA –</b>  Site within area likely to contain geological constraints of mining cavities</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>If the site is deliverable, why has it not been brought forward to date considering its UDP allocation would allow this?</li> <li>Is there a willing landowner?</li> <li>Site nearby the former 'Rockingham Colliery' providing the potential for mining cavities to be present in which case remediation needs to be factored into viability matters and deliverability timescales.</li> </ul>	<p>No evidence has been presented by BMBC that the constraints identified by them are resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period.</p>	115 Dwellings
	<b>BMBC Total</b>	<b>1,663 Dwellings</b>			<b>PBP Total</b>	<b>1,195 Dwellings</b>

**Penistone**

Site Reference	Site Address	Indicative Number of Dwellings	BMBC Deliverability Comments	PBP Deliverability Comments	PBP Conclusion	PBP Yield in Plan Period
H81	Land South of Well House Lane, Penistone	132	<p><b>Barnsley UDP – Green Belt</b></p> <p><b>2013 SHLAA - No SHLAA Assessment available.</b></p> <p><b>2016 SHELAA - Ref 926 (part of) – 437 Homes</b>                      Some new access infrastructure required                      Some new drainage infrastructure required                      Treatment/remediation expected to be required                      Site within area likely to contain geological constraints of mining cavities                      No availability information, but thought likely to be in private and/or multiple ownership</p> <p><b>BMBC 2016 Site Assessments</b>                      High landscape sensitivity                      Low landscape capacity</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• Site is deliverable.</li> <li>• Site submitted by landowner/developer.</li> </ul>	Site is a deliverable residential development site.	132 Dwellings
H82	Land South of Halifax Road, Penistone	414	<p><b>Barnsley UDP – Green Belt</b></p> <p><b>2013 SHLAA Site Ref. 680 (south east part of site) – No SHLAA Assessment available.</b></p> <p><b>2016 SHELAA - Ref 926 (part of), 680 &amp; 910 – 661 Homes</b>                      Some new access infrastructure required                      Some new drainage infrastructure required                      Treatment/remediation expected to be required                      Site within area likely to contain geological constraints of mining cavities                      No availability information, but thought likely to be in private and/or multiple ownership</p> <p><b>BMBC 2016 Site Assessments</b>                      High landscape sensitivity                      Low landscape capacity</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• Site is deliverable.</li> <li>• Site submitted by landowner/developer.</li> <li>• PBP are the planning agent for a recent pre-application enquiry for a national housebuilder on the site.</li> <li>• Keen developer interest.</li> <li>• Developer has submitted a number of technical documents to BMBC throughout the Local Plan preparation process to demonstrate that the site is deliverable. This work has included design, highways and landscape material.</li> <li>• No mining cavities to affect. No mining has been undertaken within this location.</li> </ul>	Site is a deliverable residential development site.	414 Dwellings
SAF37	Land at Springvale, Penistone	0.9Ha	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>No 2013 SHLAA or 2016 SHELAA Site Ref.</b></p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• Severe access constraints;</li> <li>• Severe topographical constraints that would render the site unviable and thus undeliverable.</li> <li>• Site also identified as “Spring Vale Riverside Wildlife Haven” by a sign at the site’s entrance.</li> <li>• If the site was deliverable and had developer interest, then it would have come forward by this point due to the site’s existing UDP</li> </ul>	There is no available evidence that the deliverability constraints identified by PBP are viably resolvable. Especially in respect of access, topography and the ecological value of the site. The fact that the site has not come forward	Site Not Developable



				designation and location within a strong market area in the West of the Barnsley Borough.	at this point given its UDP designation also signifies the site's lack of deliverability.	
SAF16	West of Castle Lane, Penistone	2.9Ha	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA Site Ref. 307 – Category 2 – 56 homes at 25dph</b> - Site faces some suitability constraints. Major constraints identified by County Council Highways Authority. Minor drainage constraints identified. Site performs well against availability criteria. Site performs well against achievability criteria.</p> <p><b>2016 SHELAA –</b> Site within area likely to contain geological constraints of mining cavities No availability information, but thought likely to be in private and/or multiple ownership</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• Site has severe access constraints off a narrow carriageway country lane.</li> <li>• The delivery of this site will have an adverse impact on the area's landscape character;</li> <li>• Although the boundary to the south of the site is a strong woodland edge, helping to screen views from the south, the western edge consists of a narrow line of broken, intermittent vegetation along a field boundary. Therefore, development of this site would result in a weak western edge to the Green Belt in this area;</li> <li>• The delivery of this site would exacerbate the existing highways problems of Penistone and create rat running through Cubley. Especially when considered cumulatively with any development of site SAF17.</li> <li>• The Council's previous assessment of the site prior to the SHLAA process identifies the preference to leave the site as open fields unless a sensitive development including stone barn type housing was considered.</li> <li>• If the site was deliverable and had developer interest, then it would have come forward by this point due to the site's existing UDP designation and location within a strong market area in the west of the Barnsley Borough</li> <li>• We are informed that the landowner is unwilling.</li> </ul>	There is no available evidence that the deliverability constraints identified BMBC and PBP are viably resolvable. Especially in respect of access, highways matters, landscape and availability. The fact that the site has not come forward at this point given its UDP designation also signifies the site's lack of deliverability.	Site Not Developable
SAF17	East of Castle Lane, Penistone	4.8Ha	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA Site Ref. 348 – Category 2 – 90 homes at 25dph</b> - Site faces some suitability constraints. Major constraints identified by County Council Highways Authority. Minor drainage constraints identified. Treatment expected to be required on part of the site. Site performs well against availability criteria. Site performs well against achievability criteria.</p> <p><b>2016 SHELAA –</b> Site has bad neighbours with potential for mitigation Site within area likely to contain geological constraints of mining cavities No availability information, but thought likely to be in private and/or multiple ownership</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• Site has severe access constraints off a narrow carriageway country lane adjacent a working farm and beyond a blind bend.</li> <li>• The delivery of this site will have an adverse impact on the area's landscape character;</li> <li>• The western and eastern boundaries of the site are unclear and largely indefensible, defined by a combination of very weak arbitrary vegetation and weak dry stone wall boundaries;</li> <li>• The landscape character of this side of Penistone is of high quality. Characterised by quiet, tranquil, narrow country roads flanked by dry stone walls with open views punctuated by stands of mature trees. The development of the site would have an adverse impact on this landscape character;</li> <li>• The delivery of this site would exacerbate existing highways problems of Penistone and create rat running through Cubley. Especially when considered cumulatively with any development of site SAF16;</li> <li>• Large high voltage Pylon lines which emanate from a substantial electrical substation immediately adjoining the site are likely to constrain development.</li> <li>• The Council's previous assessment of the site prior to the SHLAA process identifies that the development of the site would be detrimental to the urban character of the area as a whole.</li> <li>• If the site was deliverable and had developer interest, then it would have come forward by this point due to the site's existing UDP designation within a strong market area in the west of the Barnsley Borough.</li> </ul>	There is no available evidence that the deliverability constraints identified BMBC and PBP are viably resolvable. Especially in respect of access, highways matters, landscape and availability. The fact that the site has not come forward at this point given its UDP designation also signifies the site's lack of deliverability.	Site Not Developable
SAF38	Land off Moors Avenue, Penistone	3.1Ha	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA Site Ref. 333 – Category 1 – 34 homes at 15 dph</b> - Site performs well against suitability, availability and achievability criteria. Major constraints identified by County Council Highways Authority. Minor drainage constraints identified.</p> <p><b>2016 SHELAA –</b> Site within area likely to contain geological constraints of mining cavities No availability information, but thought likely to be in private and/or multiple ownership</p>	<ul style="list-style-type: none"> <li>• The delivery of this site will have an adverse impact on the area's landscape character;</li> <li>• The Green Belt currently has a strong and well defined edge to the adjacent residential area to the west of the site. This is defined by a well-established belt of woodland which also provides a setting for a footpath and screening for the existing residential development.</li> <li>• The proposed development boundary would be along a weak existing field boundary line sparsely marked by occasional trees and shrubs.</li> <li>• The development of the site would result in an extremely weak and irregular boundary to the Green Belt with very few defining features which might act as a barrier to curtail future expansion or development of this area.</li> <li>• Access to the site is severely constrained at the main access point at Lyndhurst Bank;</li> </ul>	There is no available evidence that the deliverability constraints identified BMBC and PBP are viably resolvable. Especially in respect of access, highways matters, landscape and availability. The fact that the site has not come forward at this point given its UDP designation also signifies the site's lack of deliverability.	Site Not Developable

			<p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>It is highly probable that motorists leaving this site at peak times would attempt to avoid traffic congestion in the Town centre by travelling along Mortimer Road, Oxspring Road, Long lane and Roughbirchworth Lane, which leads onto the B6462 in the centre of Oxspring. Creating rat running. These highways are all narrow country lanes which are wholly unsuitable for increased volumes of commuter traffic, causing a road safety hazard.</li> <li>If the site was deliverable and had developer interest, then it would have come forward by this point due to the site's existing UDP designation within a strong market area in the west of the Barnsley Borough.</li> </ul>		
SAF31	Land off Mortimer Road, Cubley	5.5Ha	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA Site Ref. 268 – Category 1 – 104 homes at 25dph.</b> Site performs well against suitability, availability and achievability criteria. Minor drainage constraints identified. Minor drainage constraints identified.</p> <p><b>2016 SHELAA –</b> No availability information, but thought likely to be in private and/or multiple ownership</p> <p><b>Planning History</b> - No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>Site not currently available.</li> <li>The delivery of this site will have an adverse impact on the area's landscape character;</li> <li>The development of the site would redefine an existing strong boundary edge of mature woodland to create a poor outer boundary to development defined by a weak dry stone wall boundary to the east and a very weak wire fence boundary to the south;</li> <li>The proposed development would significantly impact upon the landscape setting of the historic Cubley Hall which has had a rural outlook since it was built in the 1700's. The hall is a local feature and landmark and is well used by the local community;</li> <li>The delivery of this site will exacerbate existing highways problems within Penistone Town Centre, which would have to be traversed if using the main route out of Penistone;</li> <li>This Site would substantially increase car journeys through Penistone Town Centre as Cubley has very limited bus services. It is also far less accessible to Penistone Railway station;</li> <li>It is highly probable that motorists leaving this site at peak times would attempt to avoid traffic congestion in the Town centre by travelling along Mortimer Road, Oxspring Road, Long lane and Roughbirchworth Lane, which leads onto the B6462 in the centre of Oxspring. Creating rat running. These highways are all narrow country lanes which are wholly unsuitable for increased volumes of commuter traffic, causing a road safety hazard.</li> <li>If the site was deliverable and had developer interest, then it would have come forward by this point due to the site's existing UDP designation within a strong market area in the west of the Barnsley Borough.</li> </ul>	There is no available evidence that the deliverability constraints identified BMBC and PBP are viably resolvable. Especially in respect of heritage, highways matters, landscape and availability. The fact that the site has not come forward at this point given its UDP designation also signifies the site's lack of deliverability.	Site Not Developable
H69	Land at Sheffield Road	42	<p><b>Barnsley UDP – Mixed Use Development</b></p> <p><b>2013 SHLAA Site Ref.501 – Category 3 – 33 homes at 25dph</b> - Site faces significant suitability constraints. Site performs well against availability criteria. Site performs well against achievability criteria. Within an area of defined employment land.</p> <p><b>2016 SHELAA –</b> Site has bad neighbours with potential for mitigation Site within area likely to contain geological constraints of mining cavities</p> <p><b>BMBC 2016 Site Assessments</b> High landscape sensitivity Low landscape capacity</p> <p><b>Planning History</b> - Outline Planning Application (Ref. 2012/1363) for residential development approved in 2014. No reference to a Reserved Matters application being submitted as of yet which suggests that no developers are currently interested in the site.</p>	<ul style="list-style-type: none"> <li>Site has Planning Permission, however, we are aware that the site has a number of extensive ground problems (structural and Contamination) and the cost of remediation is likely to render this site unviable for residential development.</li> <li>The site has been actively marketed for sale for over 4 years, but despite having the benefit of residential approval, no developer has ultimately been forthcoming.</li> <li>The remediation requirements of developing a site for commercial / Employment uses are generally less stringent; as such this may be a more viable option for this site.</li> </ul>	No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period.	42 Dwellings
H47	Site south east of Schole Hill Lane, Penistone	139	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA Site Ref. 349 – Category 1 – 92 homes at 25dph</b> - Site performs well against suitability, availability and achievability criteria.</p>	<ul style="list-style-type: none"> <li>Site has planning permission with development underway by Persimmon Homes— are the numbers included in the BLPP's initial dwelling distribution table set out in Policy H2?</li> </ul>	Site is a deliverable residential development site.	139 Dwellings

			<p>Minor drainage constraints identified.</p> <p><b>2016 SHELAA –</b> Site within area likely to contain geological constraints of mining cavities</p> <p><b>BMBC 2016 Site Assessments</b> High landscape sensitivity Low landscape capacity</p> <p><b>Planning History -</b> Full planning application (Ref. 2013/0785) for Residential development of 139 no. dwellings with associated access, car parking and landscaping was approved in 2014. Site is currently being developed by Persimmon.</p>			
H25	Land at Talbot Road, Penistone	30	<p><b>Barnsley UDP – Urban Land to Remain Undeveloped</b></p> <p><b>2013 SHLAA Site Ref. 467 &amp; 284 – Category 1 – 33 homes at 15dph –</b> Site performs well against suitability, availability and achievability criteria. Minor drainage constraints identified.</p> <p><b>BMBC 2016 Site Assessments</b> Site within Flood zone 2 High landscape sensitivity Low landscape capacity</p> <p><b>Planning History -</b> No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• Severe topographical issues across the site rendering the deliverability of new homes problematic. A cut and fill exercise together with substantial retaining wall costs would mean that developing this area for housing is cost prohibitive;</li> <li>• Access would have to come from Talbot Road. The only suitable access point for a new road would be from the unmade section of Talbot Road. Even if this was deliverable it would necessitate the upgrading of this entire unmade road down to Thurlstone Road (A628). Any additional traffic generated by new housing would then impact on the junctions of Talbot Road with Thurlstone Road and Bridge Street;</li> <li>• The Council's previous assessment of the site through the preparation of the UDP identifies that the it is steeply sloping with access constraints and that development of the site would increase traffic movements at the restricted junctions with Talbot Road, Thurlstone Road and Bridge Street;</li> <li>• Recent development/extension of the car parks associated with the two public houses to the north has encroached into the site. Car parks and other uses around them were recently classed as a nuisance leading to the refusal of a planning application on part of this site. (See plan) This would still be the case for any new proposals.</li> <li>• There is a gas main located within vicinity of the site, issues with this include amenity concerns associated with noise.</li> <li>• If the site was deliverable and had developer interest, then it would have come forward by this point due to the site's existing UDP designation within a strong market area in the west of the Barnsley Borough.</li> </ul>	<p>No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Especially in respect of topographical, access and developer interest. Until evidence is provided to identify that the site's deliverability constraints can be overcome then the site cannot be considered deliverable.</p>	0 Dwellings
H34	Land east of Saunderson Avenue, Penistone	29	<p><b>BUDP – Urban Land to Remain Undeveloped &amp; Housing Policy Area</b></p> <p><b>2013 SHLAA Site Ref. 302 (Part of) – Category 1 – 19 dwellings at 15dph –</b> Site performs well against suitability, availability and achievability criteria.</p> <p><b>2016 SHELAA –</b> Some new access infrastructure required</p> <p><b>BMBC 2016 Site Assessments</b> Site within Flood zone 2 High landscape sensitivity Low landscape capacity</p> <p><b>Planning History -</b> No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• The existing access off Bent Street from Thurlstone Road (A628) has poor visibility and is unlikely to be able to be improved. Therefore, road access must come from Saunderson Road past the recently completed low cost affordable homes. Potential issues associated with additional traffic accessing Saunderson Road.</li> <li>• If the site was deliverable and had developer interest, then it would have come forward by this point due to the site's existing UDP designation within a strong market area in the west of the Barnsley Borough.</li> </ul>	<p>No evidence has been presented by BMBC that the constraints identified by them and PBP are viably resolvable. Notwithstanding this position it is considered that some housing development can be provided on the site over the course of the plan period.</p>	29 Dwellings
SAF21	South of New Smithy Drive, Thurlstone	4.4Ha	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA Site Ref. 332 &amp; 255 – Category 2 – 86 homes at 25dph –</b> Site faces some suitability constraints. Some constraints identified by Highways Authority.</p>	<ul style="list-style-type: none"> <li>• There are severe access constraints on Towngate associated with the width of the road and also the steep junction with Thurlstone Road resulting in cars needing to enter the opposite carriageway when leaving Towngate to obtain a clear view of road traffic and to enable a left turn;</li> <li>• The access raises safety implications for cars and it would be</li> </ul>	<p>There is no available evidence that the deliverability constraints identified BMBC and PBP are viably resolvable. Especially in respect of access, highways matters, landscape</p>	Site Not Developable

			<p>Minor drainage constraints identified. Site performs well against availability criteria. Site face some achievability constraints. Moderate achievability (cannot be used in first five years).</p> <p><b>2016 SHELAA –</b> No information, but thought likely to be in private and/or multiple ownership</p> <p><b>Planning History -</b> No recent relevant planning applications.</p>	<p>virtually impossible for construction traffic to access/egress from the junction with Thurlstone Road. There is no potential to upgrade the junction due to level issues in this location;</p> <ul style="list-style-type: none"> <li>• The site's access is severely constrained as a result of narrow roads on Westfield Land and Westfield Avenue. When cars are parked on street on these roads it is nearly impossible to drive a car along them. It will therefore be virtually impossible for construction traffic to access the site, particularly without significant disruption;</li> <li>• Substandard footpath provision from Towngate impacting on the site's sustainability and safe accessibility on foot; there is no real prospect of footpath improvement/provision due to the narrow nature of the roads in this location.</li> <li>• The delivery of this site will have an adverse impact on the area's landscape character;</li> <li>• The proposed boundary to the west is a very weak arbitrary line with no defining features. The northern boundary is also weak, defined only by a dirt track.</li> <li>• If the site was deliverable and had developer interest, then it would have come forward by this point due to the site's existing UDP designation within a strong market area in the west of the Barnsley Borough.</li> </ul>	<p>and availability. The fact that the site has not come forward at this point given its UDP designation also signifies the site's lack of deliverability.</p>	
SAF18	North and South of Roughbirchworth Lane, Oxspring	5.10Ha	<p><b>Barnsley UDP – Safeguarded Land</b></p> <p><b>2013 SHLAA Site Ref. 341 – Category 2 – 102 homes at 25dph –</b> Site faces some suitability constraints. Some constraints identified by Highways Authority. Minor drainage constraints identified. Site performs well against availability criteria. Site performs well against achievability criteria</p> <p><b>2016 SHELAA –</b> No information, but thought likely to be in private and/or multiple ownership</p> <p><b>Planning History -</b> No recent relevant planning applications.</p>	<ul style="list-style-type: none"> <li>• The delivery of this site will have an adverse impact on the area's landscape character;</li> <li>• There are presently no defensible boundaries on the western and southern boundaries of the site; the northern boundary is an arbitrary line across an open grassed field</li> <li>• The proposed designation boundary (northern) does not follow existing field patterns and consequently it's development would have a negative landscape impact;</li> <li>• There are severe drainage implications associated with connections to the existing network which may not be possible in the worst case. Gravity systems for both foul and surface water are not achievable based on site topography without the need to provide pumping for both surface and foul water. Therefore, any specific site layout proposals will need to take the requirements for pumping stations and the associated 15m no build zone into account. An Independent Drainage report in respect of this site and its issues has been submitted to BMBC.</li> <li>• Ecology issues have been identified by qualified consultants Smeeden Foreman in respect of the presence of an active Badger sett adjacent to the site. Therefore, development at the site has the potential to have an adverse effect on this species. Further survey work is also required for bats and Water Voles to determine the impact on these species;</li> <li>• Further development to the south west of Oxspring would both ignore and conflict with the historic linear pattern of development of Oxspring between the Trans Pennine Trail and the B6462 'Sheffield Road' / River Don valley area.;</li> <li>• Development in this location is already beginning to encroach upon the rural nature of the adjacent hamlet of Roughbirchworth. Further development would have a profound impact and increase coalescence with Oxspring;</li> <li>• The site is capable of supporting Green Belt purposes. Especially in respect of coalescence and also as the site's draft designation boundary ignores the principle of defining enduring physical boundaries given the artificial boundaries that have been proposed;</li> <li>• The Arup Green Belt assessment report identifies that the development of the site would weaken the integrity of the Green Belt;</li> <li>• YLL understand that there are drainage issues associated with this area of Oxspring. Evidence of this can be taken from incidents that have occurred on the Brookfield development the delivery of which it had involvement in;</li> <li>• The vast majority of vehicular traffic from the two combined sites including construction traffic would access the wider highway network by travelling north across the bridge over the Trans Pennine</li> </ul>	<p>There is no available evidence that the deliverability constraints identified BMBC and PBP are viably resolvable. Especially in respect of access, drainage, highways matters, landscape and availability. The fact that the site has not come forward at this point given its UDP designation also signifies the site's lack of deliverability.</p>	Site Not Developable

				Trail which leads to the B6462 'Sheffield Road' which due to width restrictions already has traffic management measures in place; <ul style="list-style-type: none"> <li>• Directly adjacent to the north of the bridge is Oxspring Primary School, where on street parking at school drop off and pick up times restricts the available width for passing traffic which would include the majority of traffic from this site. Construction traffic would also pose a significant safety risk.</li> <li>• It is a matter of public record that the Landowner has made known he is unwilling to sell the land.</li> </ul>		
	<b>BMBC Total</b>	<b>786 Dwellings</b>			<b>PBP Total</b>	<b>756 Dwellings</b>

### Housing Allocation Assessment Conclusion

Area	BMBC Total	PBP Total	Difference
Urban Barnsley	6,080	4,001	-2,079
Royston	770	740	-30
Goldthorpe (Dearne Towns)	1,852	694	-1,158
Cudworth	966	709	-257
Wombwell	1,248	1075	-173
Hoyland	1,663	1,195	-468
Penistone	786	756	-30
<b>Total</b>	<b>13,365</b>	<b>9,170</b>	<b>-4,195</b>

### Safeguarded Land Assessment Conclusion

None of the current safeguarded site designations in Penistone can be considered developable housing sites due to a multiplicity of issues. Accordingly, we believe that additional safeguarded land sites need to be identified to ensure Green Belt permanence and future deliverability.