

TREES

- 2.42 An Arboricultural Report has been provided by JCA which provides detailed, independent, arboricultural advice on the trees present, in the context of potential development. The tree survey revealed a total of 32 items of vegetation (25 individual trees, 5 groups of trees and 2 hedges). Of these, 1 tree and 1 group were identified as retention category 'A', 8 trees and 2 groups were identified as retention category 'B', 13 trees, 2 groups and 2 hedges were identified as retention category 'C' and 3 trees were identified as retention category 'U'. It is recognised that there are several trees protected by a TPO within the Application Site.
- 2.43 T3, T6 and T19 require removal as a matter of low (T3), moderate (T6) or high priority (T19) due to the defects detailed within Appendix 1 of the JCA Report. Where trees are proposed for removal, subsequent mitigation is proposed within the supporting Landscape Masterplan.
- 2.44 T9, T13, T20, T21, T23, T26 and T29 were noted to have structural or physiological defects. Although these trees were considered to be in an acceptable condition at the time of the inspection, the defects observed may lead to their early demise or render them unsafe in the future. As such, it is recommended that these trees be monitored (re-inspected and assessed) on a biennial basis to assess if their condition is still acceptable.
- 2.45 It is considered that the development can be brought forward sustainably, in line with Policy BIO1. This conclusion has been previously accepted by the Local Planning Authority in its consideration of previous Outline planning applications. The material circumstances of the site in respect of the arboricultural impacts have not altered since this determination.



Photograph of existing trees along the southern boundary

TRANSPORT

- 2.46 Andrew Moseley Associates have provided a Transport Statement that reviews the local highway network and the accessibility of the proposed development site, assessing the impacts of the development in a local transport context. The Transport Statement demonstrates that the site is in an accessible location with good access to sustainable transport modes, in accordance with the National Planning Policy Framework (NPPF)
- 2.47 On average, across the day, the proposals could lead to one additional vehicle movement every three minutes. As such, it can be concluded that the impact of the development on the local road network will not be material, and will not lead to any severe cumulative impacts, nor adversely impact upon the existing highway safety record.
- 2.48 It is considered that the development can be brought forward sustainably, in line with Policies T1, T3 and T4. This conclusion has been previously accepted by the Local Planning Authority in its consideration of previous Outline planning applications. The material circumstances of the site in respect of the highways impacts have not altered since this determination.



View along Dodworth Green Road

FLOOD RISK

- 2.49 OEC were appointed to carry out an assessment of the site, implement appropriate consultations and prepare a Flood Risk Assessment Report, in accordance with NPPF, to satisfy the requirements of the Planning Authority.
- 2.50 The consultations and walkover survey were undertaken in April and May 2022.
- 2.51 The assessments identified no obvious positive drainage system on the site, although land drainage may be present. Surface water run-off would clearly discharge in a northerly direction.
- 2.52 There are two watercourses within close proximity to the site, both un-named, ultimately discharging into Dodworth Dike. The first watercourse crosses the site in a north-east to south-west alignment, exiting the site centrally along the eastern boundary. The second watercourse follows the full extent of the southern boundary.
- 2.53 There are no rivers recorded within the vicinity of the site.
- 2.54 The report concludes that the site falls within Flood Zone 1, satisfying the Sequential Test. However, in order to accommodate the possibilities of flood from a catastrophic storm, overload run-off or blockage of the existing watercourse or proposed/existing drainage systems, a number of precautionary flood mitigation measures have been recommended and incorporated into the design of the proposed scheme.
- 2.55 Full details of the drainage strategy can be found in the supporting FRA, produced by OEC.

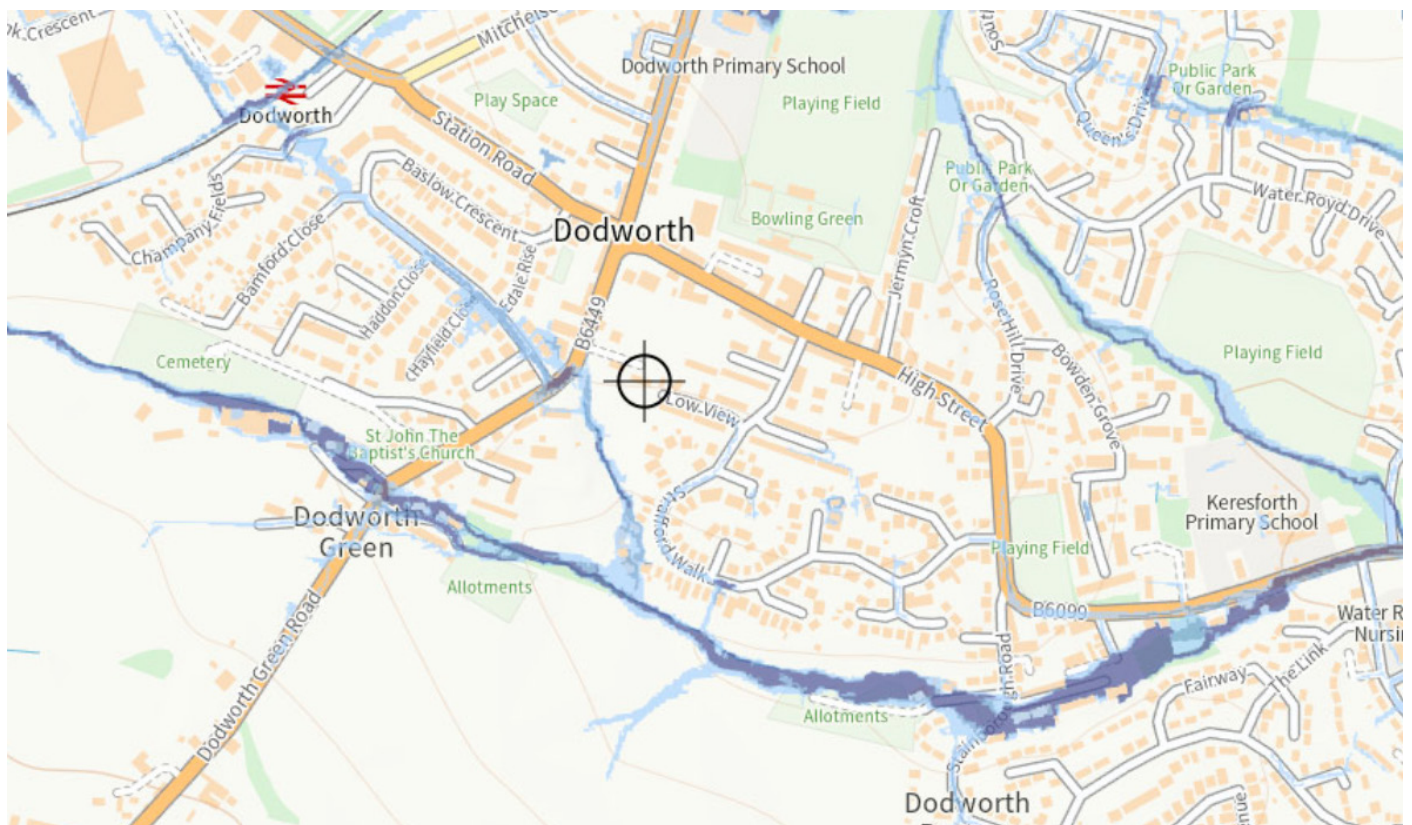


Figure 4: Environment Agency Surface Water Flood Map

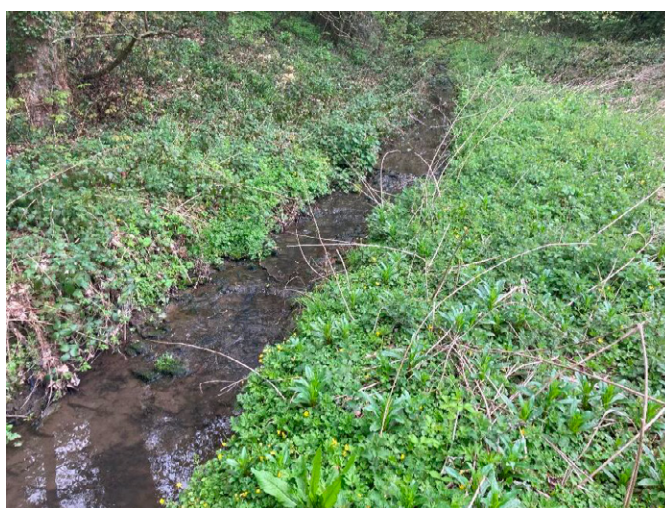
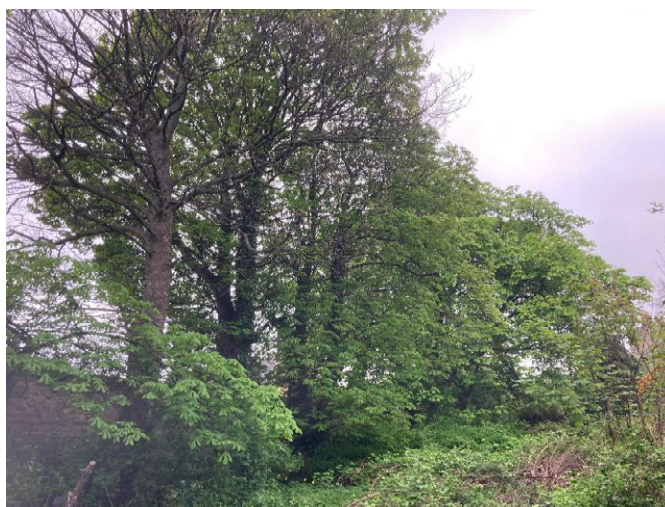
ECOLOGY

2.56 A Preliminary Ecology Appraisal has been undertaken by Whitcher Wildlife Ltd. to establish whether there are any issues that may affect the proposed works.

2.57 Following desk based research and site visits, the report suggests a number of recommendations for the site. These are summarised below:

- The line of horse chestnut trees and where possible any trees with ivy cover are retained as these provide some low potential for roosting bats;
- Any of the horse chestnut trees or trees with ivy cover that are felled to facilitate the development are soft felled and are left on the ground for a minimum of twenty-four hours before they are chipped or removed from site. This allows time for any individual bats roosting in the trees to escape;
- Transect and automated bat surveys should be carried out of the site;
- Works should be carried out outside the nesting bird season;
- Where possible connective habitat is retained around the site for reptiles, predominantly around the boundaries and along the watercourse corridors. Enhancements for reptiles should also be provided;
- Recommended control measures for the removal of rhododendron, cotoneaster and Himalayan Balsam;
- Recommended course of action to develop a landscape and ecological strategy that maximised the Biodiversity Net Gain across the site.

2.58 Full details can be found in the supporting PEA report, submitted as part of this application.



PUBLIC CONSULTATION

- 2.59 A Statement of Community Involvement (SCI) has been prepared by Johnson Mowat on behalf of the Newett Homes to detail the community consultation undertaken in relation to the proposed residential development.
- 2.60 The consultation programme for the planning application has been developed with regard to the Council's Statement of Community Involvement recommendations. The development team have been committed to ensuring that high standards of consultation are adhered to throughout the lifetime of the project.
- 2.61 Due to the scale of the development, as well as social distancing restrictions brought in due to the Coronavirus (COVID-19) pandemic, it was deemed the most appropriate method of engagement would be via an informative leaflet drop to local residents.
- 2.62 The key aims of the consultation were:-
- To inform local residents of the proposals; and
 - To obtain feedback prior to submission of the application.
- 2.63 A comprehensive leaflet drop was made to local residents to inform them of Newett Homes' intentions to submit a planning application to the Local Authority in due course. The leaflet provided a copy of the working draft layout and encouraged any comments regarding the proposed design and layout of the proposals to be submitted. It should be noted that the scheme consulted with residents was for 50no. dwellings.
- 2.64 Details were provided for the receipt of comments by the public which could be submitted via email or on the dedicated website page.
- 2.65 Leaflets sent out to properties within the immediate vicinity of the area and those sharing a boundary with the application site on 25th April 2022.
- 2.66 A dedicated website page for the proposed development was also created. The website address is as follows:
- <https://www.johnsonmowat.co.uk/consultations/dodworth/>
- 2.67 The website went 'live' on the 25th April 2022 to coincide with the community consultation leaflet distribution. The website remains live to allow for comments to be received both before and after a planning application is submitted. The consultation leaflet has been downloaded from the website a total of 82 times, with the working draft layout downloaded a total of 128 times.
- 2.68 The website provided the opportunity for respondents to review and submit comments on the proposed development.



CONSULTATION OUTCOMES

2.69 From the public consultation exercise a total of 13no feedback forms were received either through email or via the Johnson Mowat dedicated website feedback form. The key issues raised by residents are detailed below.

- Residents were concerned with the impact on highways safety and increased volume of traffic leading to congestion.

Response:

Andrew Moseley Associates have provided a Transport Statement which reviews the impact on highways safety and increase in volume of traffic. A new priority junction is proposed in the north western corner of the site, ensuring suitable visibility splays can be achieved. This has been established within previous planning approvals, with the Local Highway Authority confirming that the proposed development can be brought forward with no significant impact on highways safety.

On average, across the day, the proposals could lead to one additional vehicle movement every three minutes. As such, it can be concluded that the impact of the development on the local road network will not be material, and will not lead to any severe cumulative impacts, nor adversely impact upon the existing highway safety record.

- Residents had raised concerns with impact on privacy and impact on the visual amenity of neighbouring properties.

Response:

The proposed dwellings all meet the minimum separation distances as set out in the Design of Housing SPD (May, 2019). The proposed quantum of development has already been established as acceptable in principle from the several historic Outline planning consents.

- Residents were concerned in relation to the ecological implications of the residential development of the site.

Response:

The Barnsley Local Plan requires a net gain in Biodiversity to be achieved in order for the development proposals to be deemed acceptable. This will be achieved on-site through high quality landscaping and retention of landscape features which hold a high ecological value. Any loss in biodiversity will be compensated by off-site mitigation or commuted sums as appropriate to ensure net gain is achieved off-site.

- A resident questioned the ability to gain the required visibility splays without removing trees covered by Tree Protection Order.

Response:

As with previous consents, the proposed development requires the removal of a TPO'd tree to allow for acceptable visibility splays to be achieved. This has been established as acceptable through previous planning consents, and full details of mitigation for tree loss is provided within the supporting landscape masterplan.

- Several residents raised concerns with regards to the capacity of local infrastructure.

Response:

The supporting Transport Statement confirms that the Highways Infrastructure has the capacity to accommodate the additional traffic flows. Furthermore, Dodworth is a sustainable location in Urban Barnsley with good access to sustainable transport methods. Any contributions required to benefit local infrastructure will be secured by the Council through a Section 106 agreement.

- Residents have raised concerns about the drainage systems and how they will cope with the additional stress.

Response:

A Flood Risk Assessment has been provided by OEC which details the proposed surface water and foul drainage systems. The proposed surface water drainage system shall be restricted to the agreed discharge rate with appropriate attenuation for a 1 in 100 year storm plus climate change event incorporated into the design, prior to discharge to watercourse. Foul water domestic waste shall discharge to the 300mm diameter public combined sewer recorded to the south of the site.

- Residents expressed concerns of local schools and services capacity to accommodate additional residents.

Response:

There are two Primary Schools within Dodworth (Keresforth Primary and Dodworth St John The Baptist C Of E Primary), with further options for Primary and Secondary education within Barnsley Town Centre. Any issues with capacity at local schools will be addressed via contributions for expansion secured via Section 106. Dodworth is within Urban Barnsley, where it is considered there are the highest provision of services / facilities and there are a wide range of options for sustainable travel to access these services.



Figure 5: Opportunities and Constraints Plan

SITE ANALYSIS

- 2.70 Following a detailed assessment of the site and its surrounding context and planning policy, a number of opportunities and constraints have been identified. These are outlined on this page and illustrated in the Opportunities and Constraints plan opposite. These findings have formed the basis for the detailed design proposals for the site.
- 2.71 The design team have approached the site with positivity and optimism and have sought to view traditional constraints as opportunities to develop the site in an innovative way.

CONSTRAINTS

- Mine adit;
- Existing mature trees (TPOs) and vegetation;
- Levels;
- Relationship between neighbouring properties;
- Site access;
- Offsite pump station;
- Existing watercourse; and
- Area needed for drainage.

OPPORTUNITIES

- Existing trees providing screening and contributing to local character;
- Existing watercourse providing a local blue feature within the site;
- Nearby PRow network;
- Areas for enhanced biodiversity;
- Creation of attractive gateway into the development off Dodworth Green Road;
- Landform offering opportunities for specialist housetype design (Split Level); and
- Sustainably located with links to local services and facilities.

DESIGN EVOLUTION

- 2.72 As previously stated, the site was subject to an Outline Application in 2012, gaining approval in March 2013.
- 2.73 Figure 5 illustrates the Planning Layout that was produced by JRP and submitted by Dacres Commercial.
- 2.74 The layout identified the access position along Dodworth Green Road and included a central spine route to gain access to the southern parcel of the site. Shared surfaces and private drives were applied in a traditional manner to access the new homes.
- 2.75 The proposed plots backed onto the existing boundaries of the scheme to utilise the majority of the site.
- 2.76 The illustrated density of the development is considered to be appropriate for this particular site. The urban grain results in lower densities towards the southern portion of the site. This is a sensitive approach to the adjacent countryside and lower density of housing seen along the southern extent of Dodworth.
- 2.77 The scheme retained most of the existing trees, including those along the watercourse through the middle of the site. Subsequent ground investigations, carried out by Newett Homes have identified that an offset and some regrading of the landform is required in this particular area. This approach will result in some tree losses, however, most of the existing trees will be retained to preserve the appearance and character of the watercourse.
- 2.78 A footpath connection was illustrated onto Low View. No other pedestrian connections were identified.

- 2.79 Figure 6 on the following page illustrates an early feasibility layout, produced by Edward Architecture on behalf of Newett Homes. This layout considered a reduced site area to account for two dwellings to be retained within the scheme.
- 2.80 The proposals as part of this submission are produced with greater site knowledge and technical information. This has resulted in further design evolution to ensure that the existing features of the site can be respected and retained where possible.



Figure 6: Layout submitted as part of Outline Application (Produced by JRP)



Figure 7: Feasibility Layout produced for Newett Homes (Produced by Edward Architecture)

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DESIGN PROPOSALS



DEVELOPMENT PROPOSALS

- 3.1 The application seeks full planning permission for the erection of 50 no. dwellings including associated works and the provision of on-site open space on land off Dodworth Green Road, Dodworth.
- 3.2 In summary, the development includes:
- Number of Dwellings – 50 dwellings
 - Dwelling Type – Detached and Semi Detached
 - Bedroom Range – 2 bed (8%), 3 bed (74%), 4 bed (16%) & 5 bed (2%) properties
 - Storey Height – 2 storey to 3 storey (Split level)
- 3.3 The proposed development is accessed from Dodworth Green Road at the north west corner of the Application Site. Landscape features are to be retained on the road frontage, protecting the visual amenity of the existing street scene.
- 3.4 The Application Site is constrained by the existing levels and slope southwards towards an existing watercourse, however good quality engineering solutions have been sought to overcome these site-specific constraints. The proposals work with the character of the site to enable the development to integrate comfortably within its setting. The response to the site characteristics and surrounding context inform the design and layout of development to create an appropriate and distinctive design which responds to adjacent land uses and creates character areas within the development.
- 3.5 The layout has been developed to be compliant with both local and national policy guidance, including the National Design Guidance. Some urban design principles that have guided the detailed design are outlined on the following pages.

LAYOUT

- 3.6 Where dwellings are located on corners, the elevations seen from the street will, where possible, have windows facing onto them. This will animate the street and ensure that the public realm is not dominated by blank walls.
- 3.7 Views to the end of the streets are either terminated by public open space, or by a building. This creates a focal point, which aids legibility and navigation around the site. It also ensures that streets are attractive by not ending vistas with blank walls or awkward configurations.
- 3.8 Strong building lines are formed through the development and complimented by a series of gateway features. Material changes and the use of ornamental trees and shrubs will enhance the streetscene whilst creating a consistent and legible scheme.

ACCOMMODATION SCHEDULE

Market Units					
HouseType	Beds	Storey Height	Number	2 Bed %	
N001	2	2	4	8%	
TOTAL					
HouseTypes					
HouseType	Beds	Storey Height	Number	3 Bed %	
N002	3	Detached	2	2	
N003A	3	Semi	2	2	
N003	3	Detached	3	3	
N003 ALT	3	Semi	3	3	
N006	3	Detached	3	3	
N008	3	Detached	2	2	
N013	3	Semi	2.5	15	
TOTAL					
HouseTypes					
HouseType	Beds	Storey Height	Number	4 Bed %	
N009	4	Detached	2.5	2	
N010	4	Detached/terrace	2	1	
N010S	4	Detached	2	1	
N014	4	Detached/terrace	0	0	
N016	4	Detached	2	1	
TOTAL					
HouseTypes					
HouseType	Beds	Attachment	Storey Height	Number	2 Bed %
N015	3	Detached/terrace	2	1	2%
Sub-total					
					50
GRAND TOTAL:					Number
					50
					SOFT
					50

- Key**
- Site Location
 - Proposed dwelling
 - Category A Tree
 - Category B Tree
 - Category C Tree
 - Root Protection Area
 - Mine Adit
 - Existing Building to be retained
 - Listed Building



ardens

Figure 8: Proposed Layout



SCALE

3.9 The proposed scale has been developed following pre-application discussions with the Council. A total of 50 new homes are proposed within a site measuring approximately 1.86 hectares. The resulting density is calculated at 27 dwellings per hectare. This is considered to be LOW, however, this is an appropriate response to the site constraints and existing character of the existing local residential land uses.

USE

3.10 The proposals consist of 50 new residential properties. The following mix is proposed:

- 4 No. Two Bedroom Homes;
- 37 No. Three Bedroom Homes;
- 8 No. Four Bedroom Homes; and
- 1 No. Five Bedroom Home.