

Planning Statement

Doncaster Road, Darfield

On Behalf of

Keepmoat Homes and Saul Homes

July 2024

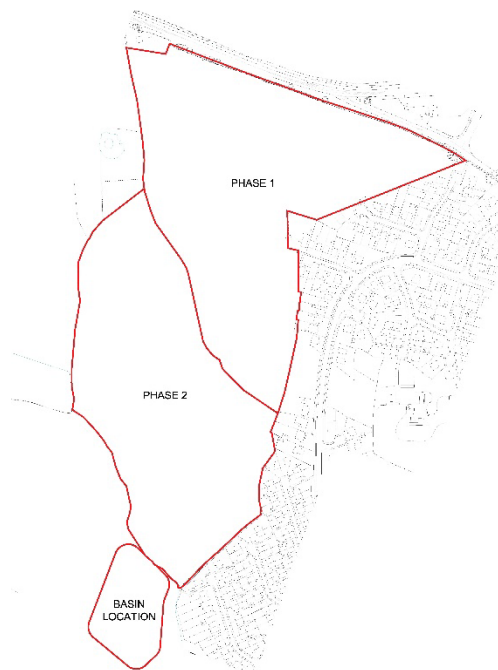


1.0 Introduction

JRP Associates have been instructed by Keepmoat Homes and Saul Homes to prepare and submit a hybrid Planning Application on Land to the South of Doncaster Road, Darfield.

The proposed development comprises the following: -

The proposed development includes the erection of circa 460 dwellings across two areas/phases.



'Area 1' includes the northern and eastern part of the site and would deliver 260 dwellings (93 Saul Homes/ 167 Keepmoat Homes). Permission for Area 1 would be sought in full.

An attenuation basin is proposed at the very southern part of the development, to the west of the houses on Alba Close. This land falls outside of the residential allocation and instead is partly washed over by Green Belt and partly falls within Safeguarded Land (Land North of Pitt Street). This will form part of the full application.

Area 2 includes the southern field, to the south and west of the woodland. Permission for this phase would be sought in outline, with only access details submitted.

The application therefore comprises of the following updated information:

- Application Forms
- Planning Fee
- Planning Statement

- Affordable Housing Statement
- Location and Site Plans
- Proposed Floorplans and Elevations for house types
- Design and Access Statement
- Biodiversity Net Gain report/metric
- Tree Survey/ Arboricultural Impact Assessment
- Transport Assessment
- Highways plans
- Preliminary Ecological Appraisal (PEA) & relevant species surveys
- Flood Risk Assessment
- Drainage strategy and plans
- Geo-environmental assessment/ contaminated land assessment
- Energy/sustainability statement
- Health Impact Assessment
- Landscape and Visual Impact Assessment
- Planning & Community Consultation Statement
- Environmental Statement (subject to outcome of screening opinion)
- Planning Obligation(s)/S106 Agreement Draft Heads of Terms
- Building for a Healthy Life Assessment
- Typical Street Scenes
- Cross Sections (as the site slopes)
- Air Quality
- Noise Assessment

2.0 Site Context

The site is located to the west of the Darfield settlement, with Doncaster Road/Barnsley Road bordering the site to the north. The site falls away southwards, with Doncaster Road at the highest level. The site is an unusual shape, wrapping around a central woodland belt and then extending southwards, to the woodland adjacent to Alba Close. A cluster of detached dwellings are positioned to the north-west of the site.

Residential houses/gardens adjoin the eastern boundary of the site. The vast majority of the adjacent properties are 1970s style detached bungalows, though some have extended into the roof space / erected dormers.

The settlement to the north-east consists of low density detached bungalows with spacious gardens and greenery along the frontages and on corner plots. The green verges along Upperwood Road contribute to the spacious character.

To the south- east, the settlement has a slightly higher density, whereby the properties are positioned closer together and have smaller gardens. Nevertheless, these properties are still bungalows and the corner and end plots replicate the green and spacious character established at the settlement to the north. An area of public open space is positioned between the two estates on Upperwood Road, with protected trees defining the edge of the pre-application site.

The site currently consists of agricultural fields, separated by established hedgerows. A belt of large trees runs through the central part of the site, creating a physical barrier between the two development areas. A watercourse runs along the western and southern boundary of the site. An existing PROW (Path No: 3) runs from Doncaster Road along the edge of the woodland and southwards through the centre of the site.

3.0 Overview of Development Proposals

The proposed development includes the erection of circa 467 dwellings across two areas/phases. 'Area 1' includes the northern and eastern part of the site and would deliver 260 dwellings (93 Saul Homes/ 167 Keepmoat Homes). Permission for Area 1 would be sought in full.

The full application would propose a varied range of dwellings with a mix of 1, 2, 3 and 4 bedroom dwellings.

The indicative number of dwellings on the allocation is set out in the local plan policy as 441 dwellings. This however is only an indicative calculation based on a gross area. The detailed proposals have been based upon technical base data and a more comprehensive development of the design. Only the parcels subject to a full application have determined quantum for the development with the outline elements reserved for later applications.

4.0 Planning Policy Framework

4.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) (The Framework) is a key consideration as the statement of national policy and should therefore be taken into account and given appropriate weight when assessing this development prospects on this pre-application site.

The Framework sets out the presumption in favour of sustainable development and the Government's key objectives to significantly increase the delivery of new homes. In summary, the key elements of The Framework relevant to the proposals are:

Achieving a sustainable development

- Decision-making
- Delivering a sufficient supply of homes
- Promoting healthy and safe communities

- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment

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

Paragraph 10 of the NPPF explains that there is a presumption in favour of sustainable development. Paragraph 11 adds that plan-making and decision-taking should apply a presumption in favour of sustainable development.

Paragraphs 60 to 80 set out the Government's policies on housing. Paragraph 60 sets out that to support the Government's objective to significantly boost the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 61 explains that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach. Paragraph 62 confirms that size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

Para 66 - Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership

In identifying land for homes, paragraph 68 outlines how strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, considering their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- specific, deliverable sites for years one to five of the plan period; and
- specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

Paragraphs 75-78 - reiterates the importance of a deliverable supply of homes to meet the needs of the district.

Paragraph 96 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places.

Paragraph 115 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 131 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
Paragraph 136 - trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.

Paragraph 139 - 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

The NPPF states that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open and that, the essential characteristics of the Green Belt are its openness and permanence. The Green Belt serves 5 purposes:

- ☐ to check the unrestricted sprawl of large built-up areas;
- ☐ to prevent neighbouring towns merging into one another;
- ☐ to assist in safeguarding the countryside from encroachment;
- ☐ to preserve the setting and special character of historic towns;
- ☐ and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

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

4.2 Local Planning Policy Considerations

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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

The site is allocated for Housing under reference HS78 within Barnsley Metropolitan Borough Council's Local Plan.

Site HS78 Land to the south of Doncaster Road, Darfield Indicative number of dwellings 441

- The development will be expected to: Retain and improve hedgerows running along the east and west boundaries.
- Retain and protect the small areas of woodland along the eastern boundary.
- The area of woodland/scrub and unimproved neutral grassland to the west of the site should be excluded from development;
- Provide appropriate access; and
- Provide off site road safety enhancements

The following Local Plan policies are relevant to this application proposal:

Policy SD1: Presumption in favour of sustainable development

Policy SD2: General Development

Policy H1: The number of new houses to be built

Policy H2: The distribution of new homes

Policy H6: Housing Mix and Efficient Use of Land

Policy H7: Affordable Housing

Policy T3: New Development and Sustainable Travel

Policy T4: New Development and Transport Safety

Policy D1: High Quality Design and Place Making
Policy CC1: Climate Change
Policy CC2: Sustainable Design and Construction
Policy POLL1: Pollution Control and Protection
Policy I1: Infrastructure and Planning Obligations
Policy BIO1: Biodiversity and Geodiversity
Policy I2: Educational and Community Facilities
Policy GI1: Green Infrastructure
Policy GB1: Protection of Green Belt
Policy GB6: Safeguarded Land

Supplementary Planning Documents

The Council have adopted SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight. The following SPDs are relevant to this proposal:

Design of Housing Developments, July 2023
Residential Amenity and the Siting of Buildings, May 2019
Open Space provision on new housing developments, May 2019
Affordable Housing, July 2022
Biodiversity and Geodiversity, May 2019
Planning Obligations, November 2019
Sustainable Travel, July 2022
Section 278 Agreements, November 2019
Section 38 Agreements, November 2019
Parking, November 2019
Sustainable construction and climate change, July 2023

5.0 Design Justification

Principle of Development

The majority of the pre-application site falls within a 'housing allocation' (ref: HS78) as defined in the adopted Local Plan.

Local Plan Policy H1 states that at least 21,546 new homes to are to be built during the plan period (2014 – 2033).

Local Plan Policy H2 states that 1370 new houses are to be developed within the Wombwell area.

Paragraph 9.2 builds upon the policy requirements, stating that the supply of new housing sites is made up of Local Plan allocations and sites that already have planning permission. Paragraph 9.5 refers to the site specific policies.

There is part of the development proposal which sits within the green belt and identified as Safeguarded Land under Policy GB6 of the Local Plan. The area specifically refers to the attenuation basin to the south of the development.

Policy GB1 advises that the general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

Policy GB6 advises that the Authority will only grant permission on sites allocated as safeguarded land for development that is needed for the operation of existing uses, or alternative uses where the development will protect the open nature of the land and will not affect the potential for future development of the site. The permanent development of safeguarded land will only be permitted following review of the Local Plan which proposes such development. Development on safeguarded land will normally only be allowed where it is consistent with the National Planning Policy Framework and which would not affect the potential for the future development of the site.

The fundamental purpose of Green Belt policy within the NPPF is to prevent urban sprawl by keeping land permanently open. The concept of 'openness' in this context means the state of being freed from development, the absence of buildings, and relates to the quantum and extent of development and its physical effect on the site. There is no development proposed outside of the allocation boundary.

The proposed attenuation basin is considered to fall within engineering operations category and is not considered to impact on openness or conflict with the purposes of including land within the greenbelt.

The provision of the basin is not considered to result in harm to the landscape or the visual amenity of the area and is not considered to result in visual harm. The character of the area will not be altered in that it is already open to public access via the existing footpaths. Although a diversion will be set it is not considered to result in harm. The land in question is positioned topographically at the lowest part and in the context of the wider Housing allocation, is the most suitable site for sustainable urban drainage solutions.

In summary, the principle of residential development at the allocation site is therefore acceptable, subject to according with other local plan policies and national policies, along with the relevant SPD guidance, with particular regard to the site-specific policy.

Housing Mix and Quality

Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.

Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages.

Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.

In terms of yield the proposed development largely accords with the site specific policies. Policy HS78 gives an indicative number of dwellings of 441, this compares to the proposed 260 Phase 1 and circa 200 on Phase 2. It is noted that the overall yield (circa 30 dph) falls below the 40 dwellings per hectare figure set out in Local Plan Policy H6 'Housing Mix and Efficient Use of Land' which is expected in Urban Barnsley and principal towns. However, policy H6 goes on to state lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons. The development requires the retention of existing trees to boundaries and also considers additional constraints such as gas mains and the desired set back from Doncaster Road. Given that the quantum of development already sits above the 441 anticipated quantum, then it is considered that the density of development is considered appropriate.

Phase 2 is submitted in outline and therefore any detail in respect of quantum or type of dwelling would be considered at the later reserved matters stage for that part of the site. In respect of Phase 1 however, the properties proposed range in size with the provision of 2, 3 and 4 bedroom dwellings. The mix achieved is set out below:

Phase 1

1 Bedroom Dwelling:	5%
2 Bedroom Dwelling:	17%
3 Bedroom Dwelling:	55%
4 Bedroom Dwelling:	23%

The proposed mix has been informed by the Strategic Housing Market Assessment (SHMA) and as such, it is considered to provide a broad mix of house size, type and tenure, in line with policy H6. Furthermore, there is a diverse mix of property types including detached, semi-detached, terraced and apartments with accommodation arranged over 1, 2 and 3 floors. The site is not previously developed,

but as has been set out above, it is allocated for housing and it is in priority location to accommodate growth and new residential development in spatial and sustainable development terms making it compliant with policies LG2 and H2.

In addition to the above all new dwellings must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing. In addition, development will only be granted where it would maintain visual amenity and not create traffic problems/reduce highway safety.

An assessment of the proposals against those criteria is set out within the sections of the report below:

Residential Amenity

The creation of 260 dwellings, in an area adjoining existing residential properties within a site which is previously undeveloped, would inevitably result in some noise and disturbance as a result of vehicular movements and residential activities.

However, the site is allocated for housing through the Local Plan Process where such factors were assessed. In addition, the surrounding area is predominantly residential in nature and forms part of Urban Barnsley where the majority of growth should be directed.

The site layout has been designed with regards to the required separation distances set out in SPD 'Design of Housing Development' in that principal elevations are at least 21m apart (with the exception of across road ways where 12-19m is acceptable), principal elevations to side elevations are 12m apart and rear elevations have at least 10m separation to rear boundaries. As such, the residential amenity of future occupants in terms of outlook, privacy and levels of light would be considered acceptable.

In terms of the separation distances to existing neighbouring properties surrounding the site, again these meet the requirements set out in the SPD. The proposed gardens predominantly meet or exceed the requirements of the properties.

The application is also accompanied with detailed floorplans for each property type proposed which demonstrate compliance with the South Yorkshire Residential Design Guide, as such, the amenity of future residents would be acceptable. This is in respect of NDSS standards.

In respect of accessible buildings, 64% of dwellings comply with the M4(2) standard. Out of the 260 dwellings on Phase 1, 6% of the dwellings (16 Units) are compliant with M4(3) requirements.

As well as the private amenity spaces, the future occupants would also have access to the onsite public open space.

Design and Visual Amenity

Although the development would be on a previously undeveloped Greenfield site, the existing mature landscaping outside of the site boundary, as well as the retained hedges, trees and landscaping within the site, in addition to the proposed landscaping scheme and public open spaces, would aid to soften the development within its settlement surroundings.

The surrounding area has a mixture of property types, sizes, designs and ages, as such, there is not a rigid architectural language to follow. However, cues are taken from the local vernacular and the scheme incorporates a rich mix of properties including detached, semi-detached and terraces with accommodation provided over 1, 2 and 3 floors.

A mix of materials are also proposed across the site to further tie the development to its surroundings while adding interest and character. The dominant material will be brick however a small proportion would be rendered to add visual interest to key plots.

The development proposes two main vehicular access points with a main adoptable route through with a hierarchy of shared surfaces and private drives branching off. This allows the site to be legible and easily navigated while allowing for a mix of road materials and textures. The vast majority of the properties have a frontage onto the highways and access roads, in accordance with SPD 'Design of Housing Development' and the South Yorkshire Residential Design Guide.

Supporting the application is also a Landscape and Visual Impact Appraisal. The appraisal of effects has shown that the proposed development will result in effects which are adverse in nature. This is due in many cases to the greenfield nature of the site at the close proximity to receptors such as existing residential and footpaths.

As with any development of this scale and form there are inevitable adverse effects, these are visual effects close to the site boundary. However, these have been limited through design and offset by improvements/increases in vegetation, public open space and access.

A Landscape Masterplan illustrating mitigation measures has been prepared for the development which will guide the more detailed landscape proposals ensuring the following:

- A scheme which assimilates into the local landscape character
- The establishment of an improved settlement edge
- Retention and management of all existing boundary hedges and trees
- Areas of open space for recreation and improved public access
- New planting to the western and southern boundaries
- Adverse effects of development which are mitigated as far as is reasonably practical

Given the approach taken to the scheme design and the resulting proposals which accord with local planning policies and current best practice in Green Infrastructure design and planning; there is no reason why the likely landscape and visual effects of the proposed development should be regarded as unacceptable on this allocated site.

The vast majority of the proposed properties incorporate a buffer garden to the front and the parking solutions are varied across the streetscene, with some front of dwelling parking, some side of dwelling parking and a number of garages. The parking solutions are also separated by soft landscaping which avoids a continuous run of hard landscaping and vehicles, as such, the development would not be car dominated.

Each property has pedestrian access to the rear amenity space which allows bins and recycling containers to be stored away from principal elevations and public vantage points. Bin collection areas are also proposed adjacent to private drives to avoid them being visually untidy and obstructive on bin collection days.

The submitted site layout plan sets out the proposed boundary treatments for the development. This includes the provision of 1800mm fences, 1800mm high screen walls, post and rail fence and knee rail.

The proposed boundary treatments are considered appropriate for the development and would provide good levels of visual amenity, security and privacy in accordance with Local Plan Policy D1.

As set out in the National Planning Policy Framework, the Government attaches great importance to the design and quality of the built environment, stating that 'it is important to plan positively for the achievement of high quality and inclusive design for all development'. Given the comments set out above, it is considered that the development is of a high quality design and takes advantage of the features of the site and surrounding area, in accordance with the NPPF and Local Plan Policy D1.

Highway considerations

NPPF Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Local Plan Policy T3 states new developments will be expected to be located and designed to reduce the need to travel, be accessible to public transportation, meet the needs of pedestrians and cyclists and provide the minimum levels of parking. Applications must be supported by a transport statement/assessment and a travel plan.

Local Plan Policy T4 states that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

The application has been accompanied by a Transport Assessment and a Travel Plan, in addition to a Design and Access Statement.

Initial discussions have been held with the Local Authority Highways departments where it is advised that the following improvements to Doncaster Road would be appropriate along Doncaster Road: -

- Ghost Island Arrangement with right turn lane, including traffic island and pedestrian refuge island that can accommodate cycles.
- Traffic Calming measures such as red surfacing and SLOW markings
- It is proposed to provide a footway across the site frontage along Doncaster Road and Barnsley Road, connecting both proposed access junctions via the external footway network. From the Barnsley Road junction it is proposed to provide a footway connection to the nearby bus stop.

The A635 Doncaster Road access proposals do include the widening of Doncaster Road along the site frontage to accommodate the new right turn lane. The right turn lane also includes a pedestrian refuge island to the east, which will be 3m in width to

assist cyclists crossing Doncaster Road from the development to the north side shared footway/cycleway. The pedestrian refuge will include illuminated bollards and refuge beacon. Tactile paving will also be provided on both sides of the road and within the refuge island.

Within the site there is a clear road hierarchy with a main spine road with smaller shared surfaces and private drives off. The private drives serve no more than 5 dwellings in accordance with the South Yorkshire Residential Design Guide.

Each 1/2 bedroom property has access to at least 1no. dedicated parking space and each 3 and 4 bedroom property has access to at least 2no. dedicated parking spaces, in accordance with SPD 'Parking'.

For the reasons outlined above, highway safety would be maintained to a reasonable degree, in accordance with Local Plan Policy T4. In addition, Paragraph 115 of the NPPF states Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. This is not the case here.

Affordable Housing

Policy H7 sets out that; 'Housing developments of 15 or more dwellings will be expected to provide affordable housing...10% will be expected in Darfield...These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable...The developer must show that arrangements have been put in place to keep the new homes affordable...'

The application welcomes further discussions with the Local Authority through the course of the application in respect of the provision of affordable housing on site. This is in respect of quantum, tenure and mix.

Open Space

In line with SPD 'Open Space Provision on New Housing Developments' a minimum of 15% of the gross site area of new housing development (of 20 or more dwellings) must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.

The application provides the required 15% on site public open space when considering the site holistically as part of Phase 1 and Phase 2. This ensures that sufficient areas of open space are created within the site for future and existing residents.

Further discussions are welcomed through the course of the formal application in respect of the type of open space required on the site.

Ecology

Biodiversity & Geodiversity Local Plan policy BIO1 advises that development will be expected to conserve and enhance the biodiversity and geological features of the borough by: Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006.

An Arboriculture Report has been completed and attached as part of this submission.

An online search has been carried out with Barnsley Metropolitan Borough Council on 7th February 2024 to ascertain whether any trees at the site are located within a Conservation area or are protected by a Tree Preservation Order (TPO).

The site is not situated within a Conservation Area. However, a number of trees within and bordering the surveyed area are protected by individual TPO and woodland Preservation Orders. The permission of the local planning authority must be granted prior to pruning work on trees with a TPO.

Trees protected by TPOs are highlighted in the image below (Barnsley Metropolitan District Council, 2024):

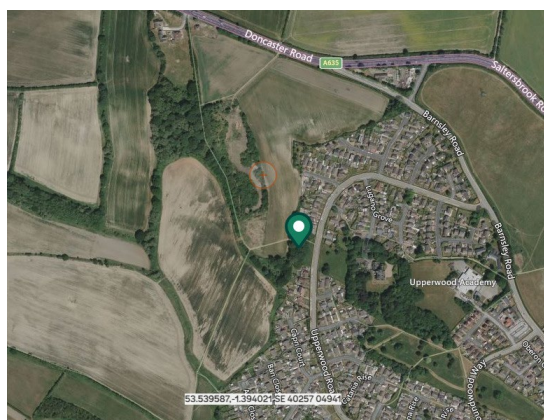


The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2021), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI)

(Woodland Trust 2021).

It was confirmed that there is no designated ancient woodland within the survey area.

The search identified one tree within the site as a veteran tree, highlighted in the image below (Woodland Trust, 2024).



The tree survey revealed 125 items of woody vegetation, comprised of 87 individual trees and 38 groups of trees, shrubs or hedges.

Of the surveyed trees: 2 trees are retention category 'U', 3 trees and one group are retention category 'A', 34 trees and 3 groups are retention category 'B', and the remaining 82 trees and groups are retention category 'C'

Tree cover in the surveyed area is predominantly comprised of a mixture of boundary groups, with a mixture of woodlands, managed hedgerows and mixed ornamental trees in adjacent gardens, typically with high, dense understories. Within these groups are occasional larger or more significant trees. The central areas of the surveyed area are predominantly comprised of managed arable farmland, with occasional areas of tall grass or meadow, with only occasional young, self-set trees encroaching into the site from the boundaries.

Species diversity at the site is relatively good. The most common species of individual tree is Oak, with a number of Sycamore, and occasional Ash, Birch, Lime, Norway Maple and Willow. The field hedgerows are typically comprised of Hawthorn, with one Cherry group. Trees in adjacent gardens are typically comprised of common garden species, including Plum, with the occasional tree or group of more arboricultural interest, including Box Elder and Monkey Puzzle.

There is good age diversity, with a mix of semi-mature, early-mature and mature trees.

In the central area of the north field is a large, fenced area containing mixed, unmanaged tree and shrub group G113. G113 is comprised of lower value, semi-mature trees with negligible individual arboricultural value.

There appeared to be sections of Japanese Knotweed within the fenced area, which may have implications for the retention of trees within G113 if Knotweed is to be effectively controlled.

Many Ash trees in the wider region are being impacted by Chalara or Ash dieback disease. Once a tree is infected, the disease is usually fatal, either directly or indirectly. While the identified Ash trees may continue to provide landscape and wildlife benefits for some time, their long-term prospects are likely to be limited as a result of Ash dieback.

The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of the low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

The report has been utilised as a means of informing the design proposals where in order to retain and enhance existing trees and hedgerows wherever possible.

In line with the advice, the higher value retention category 'A' and 'B' trees and groups should be retained, where possible, and incorporated into any new development design.

If required by the development proposals, occasional lower value, retention category 'C' trees and groups could be removed, and replacement planting would largely mitigate their losses.

The retained trees would require protection by fencing in accordance with BS 5837:2012, during the development phase.

An associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees accompanies the application.

In addition to the retention and consideration of existing features, the development will aim to provide net gains in biodiversity.

Whitcher Wildlife have been commissioned and are working with the applicants in order to mitigate the impact of the development. Whilst the main enhancements to the site should be achieved by habitat management, enhancement and creation, all of which will contribute towards biodiversity net gain, there will also be an expectation to provide biodiversity enhancements for fauna on the site, which will not contribute directly, but instead provide qualitative benefits. The site offers opportunities for this and it is encouraged that these are explored further to increase the ecological value of the site. These include, but are not limited to, the following:

- Creation of log, stone and soil piles around the site to provide habitat for reptiles, amphibians and small mammals.
- The inclusion of integrated bat boxes within all new properties.
- The inclusion of integrated bird boxes within all new properties.
- The inclusion of integrated bee bricks within all new properties.

These will be included as part of the development proposals.

General Biodiversity Gain Condition (GBGC) has been submitted with the application. This includes the pre-development value of the onsite habitat on the date of application using the statutory biodiversity metric. Further discussions will be welcomed through the course of application in order to agree the strategy to allow the requisite 10% biodiversity net gain.

Flood Risk and Drainage

In compliance with the requirements of the National Planning Policy Framework, and subject to any required mitigation measures, the development would proceed without being subject to significant flood risk.

The site is located within Flood Zone 1 which is defined in the Planning Practice Guidance as a low risk area, which comprises land assessed as having less than 1 in 1,000 annual probability of river or sea flooding (0.1%). Planning Practice Guidance states that all uses of land are appropriate in Flood Zone

1. The application has been accompanied by a Flood Risk Assessment which concluded 'sources of flooding have been assessed and the risk of flooding from these sources is considered to be low and/or manageable with mitigation. All development will therefore be located within the lowest Flood Zone 1.

A small area of the site is within Flood zone 2 at the southern boundary.

Site investigation has revealed that SUDs techniques will not be suitable for the scheme, due to low levels of permeability in the northern area and impermeable strata underlying the development in the south.

A detention basin is proposed to restrict the surface water runoff to greenfield discharge rates. The attenuation will be designed for the 1 in 100year storm event including 30% climate change

The development fully considers the impact of the scheme in respect of flood risk and drainage.

The scheme proposes a sustainable drainage solution in the form of a detention basin.

The basin is proposed to be located to the South of the development, using the closest highway as a reference point this is based to the West of Alba Close.

The basin is located to the South of the development as this is both the low point of the development allowing the rainwater to drain in a piped system by means of gravity and also based to the West of the watercourse that will be the ultimate connection point for the development.

The basin has been sized to accommodate 1 in 100yr + 40% climate change – for an understanding the 1 in 100yr is referred to the as a 1% flood event as there is a 1% annual chance that this will happen within a year period. We then have a 40% allowance above this storm to account for climate change over the lifetime of the development.

The basin then has a further 0.5m of space (referred to as freeboard) above this water level to the basin top, to ensure that no surrounding areas would be at risk of flooding.

The proposed discharge rate (agreed with the local flood authority) is based on what is referred to as a green field rate – this ensures that the discharge rate from the development is no more than the run-off already created from the field, that through natural flood routes already discharges into the watercourse. This ensures that local and residents downstream of the watercourse and at **NO** increased flood risk.

Safety and Security

Designing out crime has been an important element in the development of this scheme and as such, the measures and approaches taken forward in this detailed design for Phase 1 in order to design out crime are outlined below:

- Proposed and existing footpath links within the site are designed to be clearly and logically positioned to ensure surveillance and promote the use of those links.
- Parking solutions vary as previously demonstrated in terms of driveways, spaces and garages. No matter what the solution, the majority are located within the curtilage of the dwelling or in highly surveilled positions close to the properties they serve. This ensures secure spaces are created with high levels of natural surveillance and no casual access.
- Public and private spaces are clearly defined in order to minimise the possibility of crime/anti-social behaviour going unchallenged. This is achieved through a well-designed and sensitive landscaping scheme and change in material, or through the careful choice of boundary treatment which delineates the public from the private realm particularly to the dwellings fronting the public open space. This ensures the creation of a high quality and attractive environment. The use of higher treatments are employed where the rear / side garden boundaries abut the highway to ensure privacy for future residents. The use of robust boundary treatments i.e. 1800mm high fencing to the rear boundaries of dwellings with fencing or hedge planting sub-dividing plots ensures the creation of defensible space and achieves privacy for future residents.
- Rear gardens are generally be plotted against other rear gardens in order to minimise the possibility of unwanted access. Any rear access paths provided are kept to a minimum and be provided with gates in order to prevent casual intrusion.
- The use of defensive planting within the scheme will help to minimise the impact of the development, maintain clear visibilities and allow natural surveillance. The positioning of shrubs and trees will help to provide privacy and security without providing hiding places or opportunities for anti-social behaviour.
- The proposed fenestration of the dwellings responds to the street with outward facing development. Front doors are designed to be clearly visible and located in a logical relationship to the accessible routes that serve them to ensure the creation of an active street scene. Gables are also be appropriately treated with windows to ensure surveillance and dual aspect dwellings employed at key corners.

These principles should be further developed on Phase 2 as part of any later Reserved Matters application.

Mitigating and Adapting to Climate Change

Following feasibility assessments, there are two main technologies with potential for the development. These include photovoltaics and Air Source Heat Pumps.

It is currently proposed that the whole site will incorporate gas heating systems supplemented by solar PV to meet Part L 2021 Regulatory standards.

Archaeology

A Geophysical Survey has been undertaken and will be submitted as part of the application. All evaluation and mitigation work will be agreed with the statutory authorities.

The survey has recorded disperse magnetic anomalies that appear to reflect possible buried archaeological remains. These are predominately situated in the central and north-west parts of the site, with more scattered examples in the south-west region. It is speculated that elements of these could be associated with occupation of the area during the late prehistoric / Romano-British period,

given the existence of cropmark features of this date that have been identified in relatively close proximity to the north and west of the proposed development site.

The results suggest that formerly unknown backfilled quarries lie within the site. Whilst some may relate to relatively recent mineral extraction, the origins of other potential extraction sites are uncertain, given that none are depicted on sourced historic mapping.

Traces of ridge and furrow cultivation were registered in the central and south-western regions.

The Geophysical Survey has advised of further archaeological investigations required which will be completed and submitted as part of a formal planning application.

Any impacts from the development can be satisfactorily assessed and mitigated, where relevant, at a local level through tried and tested means that are known to be effective. There are therefore unlikely to be any significant archaeological effects.

Public Rights of Way

An existing PROW exists along the western boundary of Phase 1 before dissecting the site, through Phase 2 and out to the wider locality. The proposed development considers this existing routes and ensures this is integral to the design proposals. The PROW is maintained along the majority of its existing alignment and positioned within public areas of open space. The position and orientation of homes ensures that those routes are surveilled.

There is a diversion proposed along the route of the existing Public Right of Way around the new detention basin. Although this route will change, the ability to walk through the site remains.

Noise

Enzygo Limited has been commissioned by Saul Homes Ltd to undertake a noise assessment.

The assessment has been undertaken to evaluate the potential impacts of the existing noise climate on the proposed development. The assessments have been undertaken in accordance with the relevant standards and guidance and have been informed by a baseline noise monitoring survey.

The noise monitoring survey data puts the site in the 'Low' to 'Medium' risk category during the daytime period and 'Medium' category during the night. Levels towards Doncaster Road and Upperwood Road are higher, though are outside of the area identified for residential dwellings.

Indicative façade calculations demonstrate that, for most of the site, open window ventilation would be appropriate, comfortably achieving the required internal noise levels. Some facades facing towards the surrounding roads require more robust treatments though standard thermal double glazing and acoustically robust trickle vents would suffice.

The noise levels incident on some facades indicate more detailed consideration of the risks associated with overheating are required. It is recommended that dynamic thermal modelling would be needed to more accurately assess the potential for overheating.

Noise levels across the site are generally conducive for private external amenity spaces, comfortably achieving 50dB LAeq across all identified garden spaces.

The assessments presented in this report have demonstrated that, with appropriate consideration of noise through the detailed design stages, the development site would be entirely suitable for the proposed residential use.

Contributions

Initial pre-application discussions have been held with the Local Authority where it has been deemed that primary and secondary places are required within the locality. Further discussions are welcomed through the course of the application and formal consultation process however initial responses advise the following would be required:

Primary

Phase 1: £864,000.00

Phase 2: £672,000.00

Secondary

Phase 1: £624,000.00

Phase 2: £480,000.00

Sustainable Travel

The objective of the 'Sustainable Travel' SPD is to ensure that the accessibility of new development via public transport, walking and cycling is acceptable in order to promote sustainable transport and active travel and where possible enhance the safety, efficiency, and sustainability of the transport network to

meet Barnsley MBC's economic, health and air quality aspirations. This document also supports the Council's 'Zero to 40' Climate Change strategy.

The SPD requires contributions on developments of 10 or more dwellings using the calculation set out in the SPD. Pre-application discussions have been undertaken and an indicative figure provided.

This is a matter that can be further discussed through the course of the application based on the updated scheme and will be a matter for the proposed S106 Agreement.

6.0 Summary

The proposed development includes the erection of circa 460 dwellings across two areas/phases. 'Area 1' includes the northern and eastern part of the site and would deliver 260. Permission for Area 1 would be sought in full.

The full application would propose a varied range of dwellings with a mix of 1, 2, 3 and 4 bedroom dwellings.

The indicative number of dwellings on the allocation is set out in the local plan policy as 441 dwellings. This however is only an indicative calculation based on a gross area. The detailed proposals have been based upon technical base data and a more comprehensive development of the design. Only the parcels subject to a full application have determined quantum for the development with the outline elements reserved for later applications.

This proposal will comprise sustainable development, as defined by the NPPF. Planning Policy is supportive of the principle of residential development on the Site given the local plan objectives and its allocation designation for residential development.

The proposed development brings significant social, economic and environmental benefits and very much falls within the definition of sustainable development, on which the NPPF encourages planning authorities to take a positive approach. It has been demonstrated that the scheme will not result in any significant adverse impacts and there are no policies within the NPPF which indicates that the development should be restricted.

This statement demonstrates that there are no constraints to development of the Site and through appropriate mitigation any impacts identified can be addressed.

The proposals on the site are deliverable and represent development that is sustainable and will actively contribute to the vitality of the local area.

On the basis of the evidence and justification set out in this Planning Statement and the other supporting plans it is respectfully requested that this application be approved without delay.