

- Query regarding possible further development;
  - No discussion has been had with the Client or Local authority in relation to a further development. The road leads up to the boundary to achieve the require turning head for Large refuse vehicles as requested by Highways. Additional planting and the removal of the path and 1.8mm fence has been implements to soften the boundary.
- Building for a Healthy Life Assessment required as per local validation checklist;
  - Please see attached requested assessment.
- Access appears overly wide but need to check with highway requirements;
  - Access is to comply with splays, refuse vehicle turning circle and to achieve safer egress into the site, no comments from highways has been put forward in relation to the width of this access.
- Poor end of cul-de-sac view;
  - Additional planting and removal of path and fence has been implemented to soft this.
- Boundary against Green Belt should be softened;
  - Additional planting and removal of path and fence has been implemented to soft this.
- At least 3x M4(2) dwellings required;
  - A,B,D House Types Dwellings for this scheme have been design to comply with M4(2)
- Plot 8 requires rear garden access;
  - Access has been provided in the update house Types
- No defined rear garden for Plot 5;
  - Garden for Plot 5 is defined.
- Over-dominance of frontage parking;
  - Parking has been broken up with soft landscaping.
- Lack of visitor parking spaces;
  - 2No. Visitor Parking provided
- Sheds required for cycle storage where there are no garages;
  - Have now been provided for Proposed Dwelling without Garages.
- Natural stone to be used on exterior of dwellinghouses;
  - Natural Stone has be proposed on front two dwellings and Front boundary wall parallel to Church Street.
- Cross sections for windows and doors required;
  - Please see attached Proposed Section detail for windows and doors.

**Biodiversity Officer** – Note that bat surveys are currently being undertaken, full comments to follow once these are submitted.

Bat Survey has now been provide.

**Local Ward Cllrs** – Concerns regarding access into the site/highway safety issues.

Road Stage Audit and Design response has been provide

**Conservation Officer** – Further consultation with South Yorkshire Archaeology is required (consultation letter sent 9/5/2025). The existing buildings positively contribute towards the character of the conservation area. Concerns regarding the design of the proposed dwellings and the impact upon the historic character of the conservation

area. Therefore, amendments required, explore redeveloping the existing barns to created attached/terrace properties and use of traditional materials. See full comments attached.

Update to the scheme inline with Conservations officers comments, any existing stone work from existing building on site to be used as facades or natural stone walling as indicated on the proposed boundary treatment drawing and revised house type, along with more traditional feature added to the front Dwellings.

**Contaminated Land** – No response.

**Demolition** – No response.

**Education** – No objection subject to a financial contribution towards school places being secured. The contribution is as follows based on the housing mix proposed:

Children's Services - Total Contribution Required					
	Number of Dwellings *	Pupils per 100 houses	Pupil Yield	Cost Per Place	Total
Primary	10	21	2.1 (3) Pupils	16,000	48,000
Secondary	10	15	1.5 (2) Pupils	16,000	32,000
<b>Total</b>					<b>80,000</b>

\* Excludes 1 bedroomed properties

**Environment Agency** – No response.

**Forestry Officer** – Further information required, AIA is required along with a Tree Survey to assess the full impact upon existing trees. All good quality trees should remain unaffected by the proposal. Full comments attached.

AIA has now been provided.

**Drainage** – No objection subject to pre-commencement condition for full drainage details.

**Highways DC** - Further information required, tracking for large refuse vehicles has not been provided. Amendments to layout required:

- No visitor parking proposed;
- A 2m distance between turning area and boundary treatments;
- Improved footways along site frontage;
- Compliance with Stage 1 Road Safety Audit;

Requested Information has now been provided

**Historic England** – No response.

**National Grid** – No response.

**Natural England** – No response.

**Planning Policy** – Local Plan Policy H6 refers to density of the 30 dwellings per ha in villages which suggests that at least 13 dwellings should be accommodated on the site. Justification should be provided for the proposed lower density. See full comments attached

**Financial Viability Provided,**

**Pollution Control** – No objection subject to conditions including pre-commencement submission of a construction method statement and hours of construction activities.

**PROW** – No objection subject to the adjacent PROW remaining safely open and available for public use at all times. Informative proposed.

**Affordable Housing** – Development is under the threshold for affordable housing trigger.

**Urban Design Officer** – *will provide separately.*

**Yorkshire Water** – No objection subject to accordance with submitted drainage strategy