

Ms Elaine Ward  
Planning & Building Control  
Barnsley Council  
PO Box 634  
Barnsley  
S70 2DR

27 January 2023

Dear Elaine,

**Re: Planning Application ref. 2022/0591 | Residential development of 50 no dwellings and associated works including means of access, parking, landscaping, drainage infrastructure, reconfiguration of the existing dwelling known as Hillside and demolition of domestic outbuildings | Land off Dodworth Green Road, Dodworth, Barnsley, S75 3RR.**

We write in relation to the above-referenced planning application, in response to your feedback and the consultee comments which we received 22 July 2022.

Enclosed within this letter are the following documents which seek to address the comments received:

- Drawings, including:
  - Planning Layout – ref. Z087.002E;
  - Boundary Treatment Plan – ref. Z087.003A;
  - Surface Materials Plan – ref. Z087.004A;
  - Materials Plan – ref. Z087.005A;
  - Indicative Streetscenes – ref. Z087.006A;
  - Indicative Site Sections – ref. Z087.007A;
  - Landscape Masterplan Rev 001D;
  - NH.302S.03 - Blackthorn Special House Type – Stone;
  - NH.GSH.04 - Single Garage Hipped - Stone [6.5x3m];
- Design & Access Statement Rev 001B;
- Financial Viability Assessment - 190123;
- Lithos Letter to Coal Authority;
- Arboricultural Implications Assessment Rev A;
- Arboricultural Report Rev B;
- Highways Rebuttal - 13.12.22;
- Ecological Impact Assessment;
- Biodiversity Metric 3.1 auditing and accounting for biodiversity calculation tool Rev 1 (28.04.2022); and,
- River Condition Assessment BNG Summary – January 2023.

In light of the scheme amendments hereby enclosed, we request the description of development is amended to the following:

**Residential development of 51 dwellings and associated works including means of access, parking, landscaping, drainage infrastructure, reconfiguration of the existing dwelling known as Hillside and demolition of domestic outbuildings.**

The remainder of this letter addresses, in turn, the points raised within your email dated 22 July 2022.

House Types, Housing Mix & Viability.

The density of the proposed development has been increased from 27 dph to 39.2 dph, calculated based upon the provision of 51 no. units on 1.3ha of developable area. Whilst Policy H6 expects a density of 40 dph net, this is unachievable owing to the constraints of the site, including levels and trees. It is not considered that the proposed density which falls 0.8 dph under policy requirements would result in any unacceptable design impacts.

The revised proposals show a larger proportion of 2-bed properties which now account for 16% the total mix, equating to 8 units. The remainder of the development comprises 36 no. 3-bed properties, equating to 71% of the development, and 7 no. 4-bed properties, equating to 14% of the total mix. This mix is reflective of the SHMAA 2021 and addresses comments received.

Policy H7 requires the provision of 30% affordable housing on-site. No affordable housing is proposed; therefore, a Financial Viability Appraisal has been prepared. We request details of the Council's process for dealing with viability appraisals. This report highlights that with the provision of 100% market value units, the developers profit level is marginally less than the minimum benchmark of 17.50% Gross Development Value (GDV) which has been set as the minimum benchmark as set out within the report and in accordance with Planning Practice Guidance. As the profit level is only marginally less than the minimum benchmark, the scheme can be considered to be broadly viable to enable the developer to proceed. Overall, the provision of no affordable housing is considered acceptable on this basis.

Overall, the revised proposals are considered acceptable in respect of housing mix, density and the absence of affordable housing provision.

Open Space.

The Open Space on New Housing Developments Supplementary Planning Document requires 15% of the developable area is set aside for open space. The revised proposals provide 0.5ha of public open space on 1.3ha of developable land; equating to 38.4% of the developable area. This is significantly higher than requirements owing to the trees located within the site which we have sought to retain where possible. Accordingly, the proposals provide an appropriate level of open space on-site.

Layout & Residential Amenity.

The revised proposals include changes to garden layouts and associated sizes and seek to ensure that all housetypes benefit from reasonable outdoor amenity space in accordance with minimum requirements. We have also ensured that all properties benefit from a 10m minimum distance to rear boundaries.

The proposed 2.5 storey units have been relocated from the eastern boundary to the western boundary to improve the relationship of the development with bungalows located on Chatsworth Rise and Strafford Walk.

The revised proposals also ensure that streets are tree lined and softened with landscaping to reduce the dominance of any frontage parking where applicable.

Accordingly, the revised development proposals are considered to provide a high-quality layout which is attractive and provides its future occupiers with high levels of residential amenity, whilst protecting the amenity of residents surrounding the site.

#### Consultees.

Several comments have been received from consultees. We have provided a table below which provides as summary of comments and how these have been resolved.

<b>Consultee</b>	<b>Response Summary</b>	<b>Actions</b>
Pollution Control	Conditions are proposed to mitigate potential adverse impacts. Additional information is required in relation to additional mitigation.	A letter has been prepared by Lithos in relation to coal mining constraints which exist on-site to address comments received.
Highways	Object on several grounds and request additional information.	The objection has been addressed within the submitted Highways Rebuttal by Andrew Moseley Associates and the revised layout drawing.
Biodiversity	Request a full biodiversity net gain assessment using the DEFRA metric, which requires sampling across sections of the watercourse.	This has been addressed by the submitted biodiversity net gain assessment. We will seek to mitigate the identified loss of habitat and river units working with the Council's biodiversity officer.
Conservation	No objection.	No action required.
Highways Drainage	No objection, subject to conditions.	No action required.
Public Rights of Way	No objections, subject to conditions.	No actions required.
Superfast South Yorkshire	Gigabit capable broadband required to be provided for each dwelling.	No actions required.
South Yorkshire Mining Advisory Service	Further site investigation and mitigation for coal mining legacy is required.	A letter has been prepared by Lithos in relation to coal mining constraints which exist on-site to address comments received.
The Coal Authority	Additional intrusive site investigation is required to determine the extent of past coal mining activities.	A letter has been prepared by Lithos in relation to coal mining constraints which exist on-site to address comments received.
Yorkshire Water	No objections subject to conditions.	No actions required.
Arboricultural Officer	Updated tree survey and arboricultural impact assessment is required.	This has been addressed by the submitted tree survey and arboricultural impact assessment. We wish to engage with the Council's tree officer in relation to the trees proposed to be retained on-site. There are many trees which a TPO protected which we believe could be enhanced through

		removing lower quality trees around then, to enable higher quality trees to thrive. We suggest a site visit to discuss these proposals.
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We trust this letter and the enclosed documents satisfactorily address the comments raised to enable the progression of the application towards positive determination.

We suggest an extension of time to Friday 28 April, which will enable the application be presented to the planning committee in April.

Yours faithfully



**Ben Gibson MRTPI**  
Senior Planner

