

DONCASTER ROAD, DARFIELD

PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT

WHO ARE KEEPMOAT AND SAUL HOMES

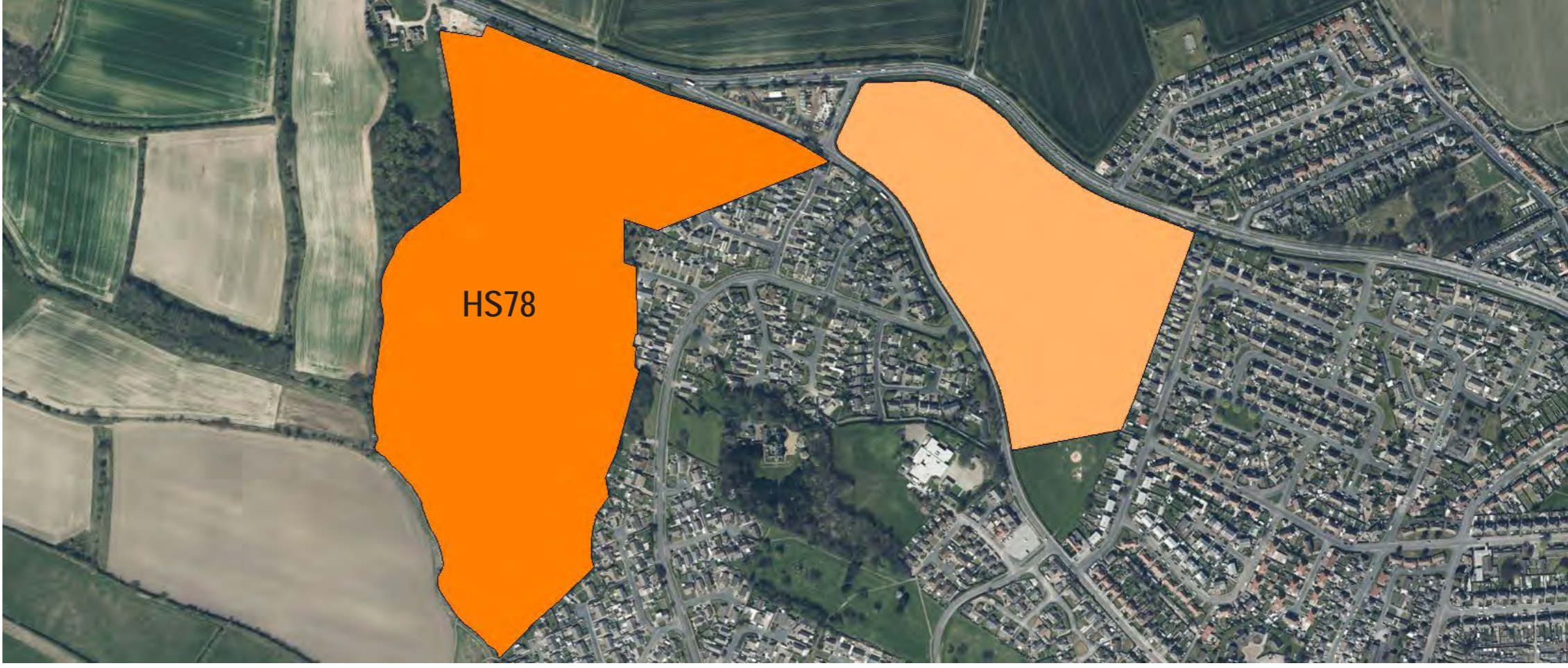
Keepmoat are a top 10 UK house builder with a track-record of delivering quality homes across the UK. However, bricks and mortar are only one side of their corporate story. Working alongside their partners, they have built thousands of new homes across the country, transforming brownfield sites into thriving new communities. They're also leading the way for first time buyers. Around 70% of the homes Keepmoat build help people take their first steps on the property ladder.

Keepmoat's aim is simple: to deliver more of the high-quality, multi-tenure, new homes the UK needs – at prices people can afford, in places where they want to live. They are delighted to have achieved 5-star builder status in the National Home Builders Federation (HBF) Awards. This is only awarded to homebuilders who receive a rating of at least 90% in the National New Homes Customer Satisfaction Survey.

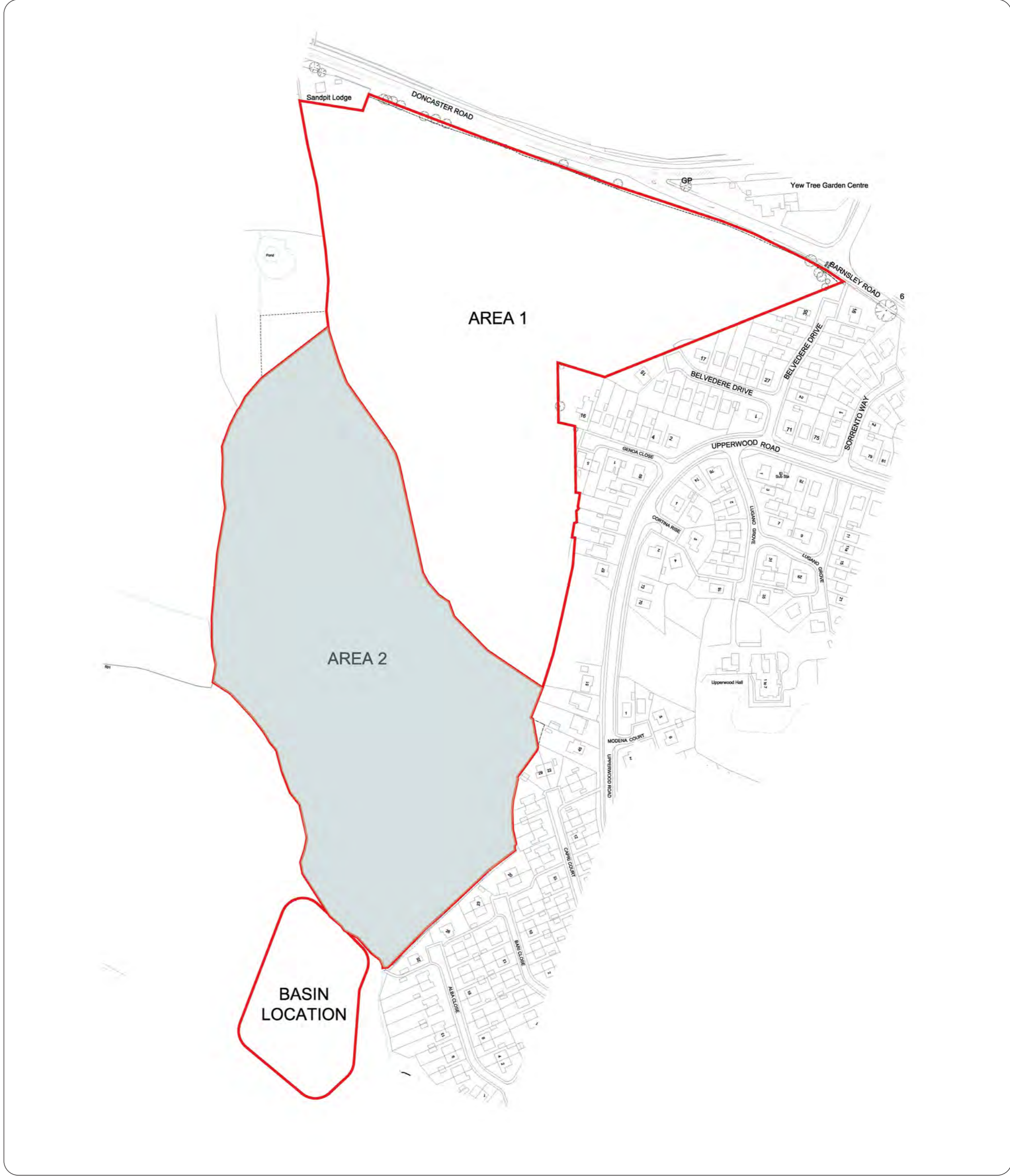
Saul Homes started their family business over 45 years ago and since then they have built quality homes that combine the best materials with innovative designs to create homes that people love to live in. While changes in life-style and family dynamics have influenced our homes in that time, the quality and attention to detail has remained consistent. Saul Homes reputation is paramount so they employ local craftsmen who understand their philosophy and uphold high standards.



Aerial Plan



Barnsley Local Plan - Housing Allocation HS78



Parcel Plan

The Proposals

The site is allocated for Housing under reference HS78 within Barnsley Metropolitan Borough Council's Local Plan. Keepmoat and Saul Homes are therefore proposing a hybrid planning application for residential development. This means that part of the site will be applied for in detail (Full Application). The other part is only applied for in principle (Outline Application).

Area 1 is identified opposite. Keepmoat and Saul Homes are seeking full planning permission on Phase 1 for 267 homes. This will also include areas of open space and will also include the area land to the south of Phase 2 for a sustainable drainage basin.

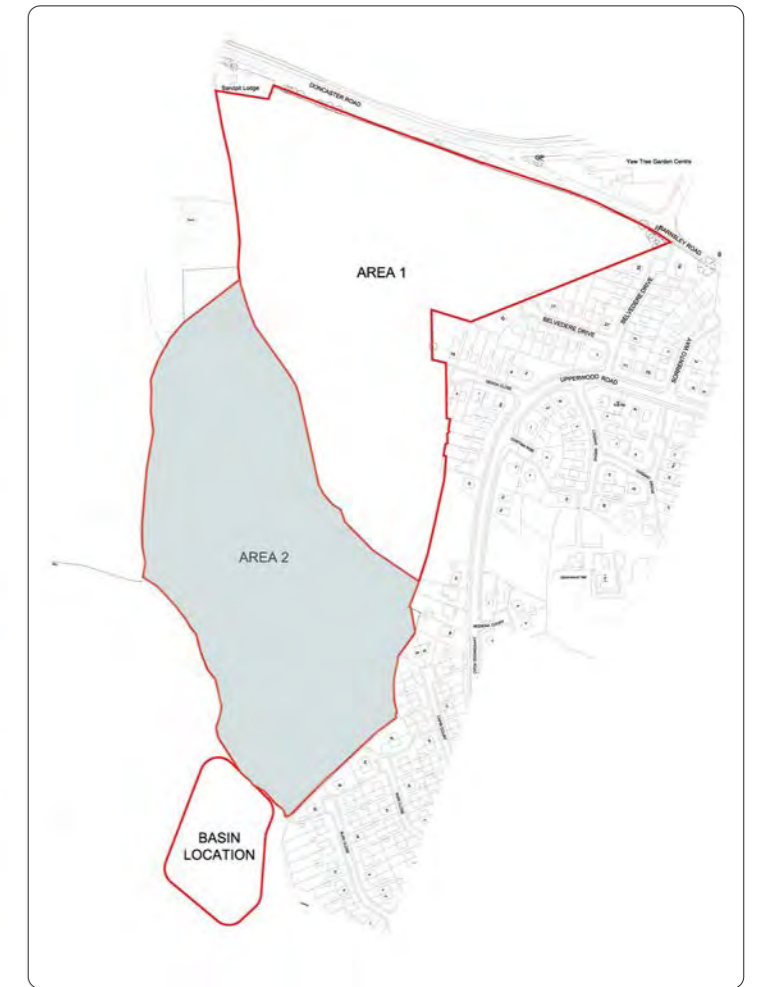
Area 2 is being applied for in outline only. This means that there are no details of the layout or homes. It simply applies to establish the principle to develop the land with housing. It is envisaged that this could accommodate up to a further 200 homes.



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“Development of 267 high quality family homes on Phase 1”



PHASE 1 LAYOUT

It is anticipated that the proposed housing scheme will incorporate the following:

- 267 homes in a mix of 1, 2, 3 and 4 bedroom homes.
- High Quality Public Open Space.
- Tree planting and landscaping.
- High quality pedestrian linkages and consideration of the existing PROW.
- Biodiversity enhancements created throughout the site with additional tree planting.
- Pedestrian linkages to existing development to facilitate integration into the community.
- Bicycle route links.

PHASE 2 ILLUSTRATIVE MASTERPLAN

Only outline permission is being sought on this phase of development. This means that details of layout, scale, appearance, landscape design and access will be dealt with as part of a separate application. This application simply seeks to establish the general principle of residential development on this next phase. Any future application will need to consider the following:

- Land available for a further 200 homes in line with the allocation requirements.
- High Quality Public Open Space.
- Retention of the existing trees / hedges where possible.
- Retention of existing trees and enhanced tree planting and landscaping
- High quality pedestrian linkages and consideration of the existing Public Right of Way.
- Biodiversity enhancements.

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The verges created alongside the primary 6.75m spine roads helps to create green swatches / connections through the site.

New links from the existing PROW into the development ensures sustainable connectivity for both existing and new residents of the site.

Open space has been completed in line with the Local Planning Authorities Supplementary Planning Document with a minimum of 15% usable open space. Given the size of the development it is highly likely that a significant play space will be needed on site and therefore this has been accommodated in one key space on the masterplan. This comes with a significant buffer requirement and therefore its position on site ensures minimal impact on developable area by utilising off site space for the buffer.

Dual aspect development provides active frontages to this key space along the spine road whilst minimising crossings to the key cycle link through the site.

Existing trees / landscape features maintained as part of the design solution in response to ecological needs / Biodiversity Net Gain requirements.

The verges help to address the tree lined streets in line with National and Local Aspirations where a minimum of 1 tree per dwelling is achieved in streets wherever possible.

Quarter houses positioned together creating an efficient solution around the existing trees / landscaping with communal space.



Strong frame created to the entrance around a gateway POS - opportunity to distinguish a character through materials and landscape design to create a different and legible space



The existing Public Right of Way has been fully considered due to the orientation of the properties. Existing landscape features retained and connections created from that existing link into the heart of the development.



Dwellings designed to create a strong backdrop to this key area of Public Open Space. Symmetry and increased heights are utilised here which can be further enhanced through materiality.

KEY BENEFITS

This diagram below shows the analysis of the local area and how the development can enhance the area:

- Enhance existing footpaths and ensure properties provide surveillance to those routes. This will ensure they are utilised but would avoid antisocial behaviour.
- Protection of the amenity of existing residents through increased separation and orientation of plots.
- Strong frontage to Doncaster Road with a segregated pedestrian link within a green route with enhanced planting to the site frontage.
- The development responds to the scale, grain and character of the local area
- Improved vehicular access into and around the site - Highway improvements proposed to Doncaster Road include a right turn lane to incorporate a pedestrian cycle crossing to link existing network opposite.
- Integration with on-site public bus service connectivity.
- Enhanced area for biodiversity and ecological enhancements through tree planting. The scheme also retains the existing trees and hedgerows within the site.
- Provision of a wide range of accommodation including 1, 2, 3 and 4 bedroom properties.
- Provision of affordable homes on site

Technical Considerations

Keepmoat and Saul Homes have already undertaken a significant amount of technical work to demonstrate the deliverability and sustainability of this site.

Highways and Access - including off site road safety enhancements

The highways and transportation implications will be considered within a Transport Assessment and Residential Travel Plan which will be submitted alongside the planning application. It is not considered likely that there will be any significant transport impacts that cannot be mitigated satisfactorily and be fully considered through the normal planning process. Highway improvements being considered include the following:

- 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
- Footway across the site frontage to assist connectivity.

Flood Risk and Drainage

The majority of the site lies within Flood Zone 1 (low flooding risk) though the most southern part (where the attenuation basin is proposed) lies within Flood Zone 2. All development will therefore be located within the lowest Flood Zone 1.

A small area of the development is within Flood Zone 2 at the southern boundary of the site. It is proposed to raise site levels to ensure properties are above potential flood levels and to provide a suitable freeboard.

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.

PROW

An existing PROW (Path No: 3) runs from Doncaster Road along the edge of the woodland and southwards through the centre of the development. The design proposals seek to retain and enhance this existing Public Right of Way.

Ecology

A Preliminary Ecological Appraisal (PEA) report has been completed and submitted as part of this enquiry. A number of additional surveys have been recommended within the report which are being completed and will form part of the application. These include:

- Invasive species survey,
- eDNA survey for great crested newts,
- Potential further survey for roosting bats depending on proposals,
- Bat transect surveys and
- Breeding bird surveys.
- Water Vole

General Biodiversity Gain Condition (GBGC) and a minimum level of information will be required with the application, as per the statutory guidance. This will include the pre-development value of the onsite habitat on the date of application using the statutory biodiversity metric. This will demonstrate the compliance with the 10% gain requirement.

Trees

An Arboriculture Report has been completed in order to inform the design proposals. 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.

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'

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 in order to retain and enhance existing trees and hedgerows wherever possible.



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HAVE YOUR SAY

We value the comments and suggestions of local people and businesses, particularly where this helps to refine and improve the development proposal so that the social, environmental and economic benefits are maximised. You can do this today by:

- Speaking to the team to discuss any comments or concerns.
- Completing a form at the consultation.
- Emailing us via info@jrpassoc.co.uk
- Commenting through the website - www.jrpassoc.co.uk/consultation
- Writing to us at **JRP, 14 Mariner Court, Calder Park, Wakefield, WF4 3FL**

WHAT HAPPENS NEXT?....

- We welcome the views of local residents and businesses. Keepmoat and Saul Homes will review all comments received at the exhibition as it finalises the proposed development.
- Following consideration of all comments from the consultation and the associated review of all technical information, we plan to submit a planning application to Barnsley Council in July 2024.

