

**Land off High Street, Great Houghton, Barnsley**  
**Planning Statement**  
**September 2024**



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## 1. Introduction

- 1.1 This Planning Statement has been prepared to accompany a full planning application by Avant Homes, Wentworth Trustee Company Ltd and G H & M Stansfield and Sons, for a full planning application for the erection of 108No. residential dwellings and associated works on a site known as land off High Street, Great Houghton, Barnsley.
- 1.2 The application site is for an allocated housing site HS90 in the adopted Barnsley Local Plan (January 2019) plus additional land inside the development limit of the settlement. The principle of the residential development of the site is therefore considered acceptable by its formal allocation as a housing site in the statutory development plan.
- 1.3 This Planning Statement comprises a series of sections which outline the planning rationale for the proposed development:
- **Section 2: Site and Surroundings** – a description of the site and the surrounding area.
  - **Section 3: Development Proposals** – a description of the proposed development.
  - **Section 4: Planning Policy Context** – details of the planning policy framework within which the proposals should be considered.
  - **Section 5: Planning History** – summary details of the previous hybrid planning applications for the site.
  - **Section 6: Planning Assessment** – an assessment of the development proposals against planning considerations; and
  - **Section 7: Summary and Conclusions** – a summary of the main factors and merits of the development proposals.
- 1.4 The submission is supported by a number of plans and reports. The cover letter which accompanies this application sets out the extent of the application pack in full.

## 2. Site and Surroundings

- 2.1 This section of the Planning Statement describes the current status of the site and the context of the surrounding area.

### Site Location

- 2.2 The area of land to which this planning application relates is located off the east of High Street, a main route through Great Houghton linking to the A1695 and Doncaster Road providing links to both Barnsley and Doncaster Town Centres.



*Figure 1: Location of the Application Site*

- 2.3 The site currently comprises an agricultural field used for growing crops and is characterised by a hedgerow on its western, northern and eastern boundaries, with Manor Farm located to the immediate south of the application site.

### Site Description

- 2.4 The site area covers an area of 3.54 hectares (net). The majority of the application site is designated as an allocated housing site HS90 within the adopted Barnsley Local Plan (January 2019) with a site area of 3.15ha with capacity for 67no. dwellings.





*Figure 2: Application Site in comparison to the wider area*

### Site Surroundings

- 2.5 The site is located predominantly in a residential area, with residential properties located along the entirety of the western boundary of High Street adjacent to the application site boundary. To the north and east there are agricultural fields used for harvesting crops. Beyond Manor Farm, to the south of the application site, are residential properties aligning along the High Street.
- 2.6 It is recognised that the application site extends to the southwest, beyond the allocation boundary, into Manor Farm. As such, the proposals represent a residential scheme with capacity for 108no. dwellings.
- 2.7 The site is located solely within Flood Zone 1 (lowest risk) according to the Environment Agency (EA) flood zone maps for planning.
- 2.8 The site is located within a sustainable location in relation to access to services, facilities, employment opportunities and public transport links. The nearest bus stops are located at the turnaround adjacent to the western boundary with bus links to

Barnsley Town Centre, Doncaster Town Centre and Goldthorpe approximately every 60 minutes and are served by the 219, 219a and 449 buses.

- 2.9 The site lies within a short walk of a number of facilities including cafes, pharmacy, service station, takeaways, pubs, and convenience store.
- 2.10 In terms of local schools, Sandhill Primary School is located centrally to Great Houghton approximately 800m from the application site. There are 2no. primary schools in the nearby village of Darfield, 1no. secondary school within Goldthorpe and 1no. special needs school located at Thurnscoe, all of which are accessible by car/bus from the application site.
- 2.11 The nearest doctor's surgery to the site is the Hollygreen Practice which is located circa 650m from the site. The Highgate Surgery is approximately 750m from the site, all within a short 10 minute to the site.

## Statutory Designations

- 2.12 The below table sets out the relevant statutory designations.

Planning or Environmental Consideration	Proximity to the site
SSI/SSSIs	The site does not lie within or directly adjacent to any statutory designated sites.
Flood Risk Zone	The site lies wholly within Flood Zone 1.
Listed Buildings/Heritage Assets	Late prehistoric and Romano-British activity is well documented within the vicinity of the site, identified predominantly by cropmarks, although no such features have been recorded within the site boundary. Any development within the boundary would have a negligible impact on the setting and significance of all Designated Heritage Assets within the vicinity of the site.
Ecology Designation	There are three statutory sites located within 2km of the site; <ul style="list-style-type: none"> <li>West Haigh Wood, a Local Nature Reserve full of oak woodland and archaeological interest approximately 1km north of the site.</li> </ul>

	<ul style="list-style-type: none"> <li>• Dearn Valley Wetlands, a Site of Special Scientific Interest (SSSI), which supports a national important assembled of birds, approximately 1.2km southwest of the site.</li> <li>• Carlton Main Brickworks, a Site of Special Scientific Interest designated for geological reasons, approximately 1.7km northwest of the site.</li> </ul> <p>The site falls within the SSSI Impact Ris Zones for the Dearne Valley Wetlands SSSI and Carlton Main brickworks SSSI, and the guidance states 'All planning applications' should be considered; therefore, Natural England may wish to comment on the application.</p>
Tree Preservation Orders	There are no TPOs located on site.
Conservation Area	None within the proximity of the site.
PROW/Bridleway	There is a PROW footpath (4) which runs along the northern boundary of the site.
Air Quality Management Area (AQMA)	The site does not lie within an AQMA.
AONB or other landscape designation	Nature Improvement Area – Dearne Valley Green Heart. This area covers Barnsley, Doncaster and Rotherham.

### 3. Planning History

- 3.1 This section of the Planning Statement summaries the details of the previous planning application for the development of the site.

#### 2021/1149

- 3.2 A full planning application was submitted by Harron Homes and Fitzwilliam Wentworth Estate and was validated on 23<sup>rd</sup> August 2021. The full application has the reference RB2021/1149, and the description of development was:

*‘Residential development of 87no. dwellings including demolition of existing farm buildings, associated works and provision of on-site open space (Amended Plans and Description)’*

- 3.3 This application was withdrawn on 5<sup>th</sup> July 2022.



## 4. Development Proposals

- 4.1 The application seeks full planning permission for the erection of 108No. dwellings including associated works.
- 4.2 In summary, the application proposals include the following:
- **Residential** –108 No. dwellings (including 11 No. affordable homes).
  - **Landscaping/Open Space** – comprehensive scheme of landscaping, including Public Open Space areas, the enhancement of existing hedgerow and trees, and additional planting throughout the site.
  - **Transport and Access** – a new vehicular access to the site will be provided from the B6273 High Street to the northwest of the site.
  - **Engineering Works and Utilities Infrastructure** – Sustainable Drainage Solutions (SuDS) features with foul water discharged into a public combined sewer.
  - **Biodiversity Net Gain** – 10% BNG will be provided off-site
  - **Ecological Mitigation** – As part of ecological mitigation efforts, the site will include bird and bat boxes, hedgehog highways, and a barn owl box.
- 4.3 A proposed site layout plan is shown at Figure 3 and enclosed at **Appendix 1**.



*Figure 3: Proposed Site Layout*

## Residential

- 4.4 The mix and type of properties to be developed is set out in Figure 4 below. The properties will be a mix of 1, 2, 3, and 4-bedroom dwellings. The properties will include short terraces, semi-detached and detached houses of 2 and 2.5-storeys in height.
- 4.5 In total 14 different house types are proposed which will offer a range of house types and deliver a high quality and varied street scene.

House Type	Size/Type of Dwelling	Height (Storeys)	No. of Dwellings
Askham	1 Bedroom Semi-detached/Terraced	2	8
Eastbeck	2 Bedroom Semi-detached/Terraced	2.5	4
Ferndale	2 Bedroom Semi-detached/Terraced	2	5
Ripley	2 Bedroom Semi-detached/Terraced	2	16
Oakwood	3 Bedroom Semi-detached	2	10
Leyburn	3 Bedroom Detached	2	9
Maltby	3 Bedroom Detached	2	5
Baildon	3 Bedroom Semi-detached/Terraced	2.5	10
Salbury	3 Bedroom Semi-detached/Terraced	2.5	8
Wentbridge	4 Bedroom Detached	2	9
Cookbury	4 Bedroom Detached	2	11
Horbury	4 Bedroom Detached	2	2
E2.1	2 Bedroom Semi-detached/Terraced	2.5	9
B3	3 Bedroom Semi-detached/Terraced	2.5	2
<b>Total</b>			<b>108</b>

*Figure 4: Proposed House Types*

- 4.6 In summary, the mix of dwelling sizes on the site will be as shown in Figure 5.

House Size	Numbers of Dwellings	Proportion of Dwellings
1 bedroom	8	7%
2 bedroom	34	31%
3 bedroom	44	41%
4 bedroom	22	20%
<b>Total</b>	<b>108</b>	<b>100.0%</b>

*Figure 5: Proposed House Size Mix*

- 4.7 The proposed development will have a net density of c. 30.5 dwellings per hectare (dph) and a total of 108 dwellings. The dwellings will have a mix of appearances to create interesting diversity and visual interest whilst complementing the local character of Great Houghton.

### Affordable Housing

- 4.8 11 affordable dwellings are proposed to be on-site which would represent a 10% affordable housing provision as part of the scheme. The full breakdown of the size and type of affordable houses to be provided is set out in Figure 6.

House Type	Size/Type of Dwelling	Height/Storeys	No. of Dwellings
E2.1	2 Bedroom Semi-Detached/Terraced	2.5	9
B3	3 Bedroom Semi-Detached/Terraced	2.5	2
<b>Total</b>			<b>11</b>

*Figure 6: Proposed Affordable House Types and Tenures*

- 4.9 The affordable housing provided comprises of predominantly two beds (60%) as set out in Figure 7 which shows a mix of 2, and 3-bedroom dwellings:

House Size	Numbers of Affordable Dwellings	Proportion of Affordable Dwellings
2 bedroom	9	82%
3 bedroom	2	18%
<b>Total</b>	<b>11</b>	<b>100.0%</b>

*Figure 7: Proposed Affordable Housing Sizes*

- 4.10 The affordable housing tenure split within the proposed development is set out in Figure 8 below.

House Type	No. of Dwellings
Affordable Rent	6
Other affordable home ownership	2
First Homes	3
<b>Total</b>	<b>11</b>

*Figure 8: Proposed Affordable Housing Tenure Split*

- 4.11 The applicants are aware that the affordable housing policy H7 states that there is a 10% requirement of affordable homes on site, this policy has therefore been complied with.

- 4.12 The 6 affordable rented dwellings will be provided in two groups on the site rather than 'pepper potted' to ensure effective management. The locations of the affordable dwelling on the site are shown on the proposed layout in Appendix 1.
- 4.13 As per the Strategic Housing Market Assessment (2021) there is a requirement for 25% First Homes. As shown in Figure 8 above two of the affordable plots are proposed as First Homes. This is due to how the affordable plots are paired within the layout.

#### *Nationally Described Space Standards*

- 4.14 100% of the proposed dwellings on-site will be compliant with Nationally Described Space Standards (NDSS).

### **Landscaping / Open Space**

- 4.15 The proposals are accompanied by a comprehensive scheme of landscaping. The existing hedgerows along the northern and eastern boundaries of the site, as well as the hedge within the site are to be retained and enhanced through additional hedge and tree planting. The existing vegetation to the west will be removed, however, and will be replaced with a new native hedgerow and specimen trees. This is shown in more detail within the accompanying landscape plans, drawing ref: 4025-2A-dlp1-A0-250 and drawing ref: 4025-3A-dlp2-A0-250.
- 4.16 The northern part of the site will comprise of the area of public open space (POS) which also contains a surface water attenuation basin. This will soften the edge of the development to the open countryside beyond the site to the north.
- 4.17 It has been opted to make a contribution towards recreational facilities rather than provide these facilities on site.

### **Transport and Access**

#### *Vehicular Access*

- 4.18 The main vehicular access into the site will be via a priority junction on to the High Street. A small number of dwellings will be served from private drives directly off High Street, one private drive to the north of the main access and two to the south. All private drives will provide turning facilities to allow vehicles to egress onto High Street

in forward gear. The layout of the proposed access is indicated on the Proposed Site Layout (4206-04).

### Internal Circulation

- 4.19 Within the site there will be a network of residential streets with the main spine road providing a 2m wide footway to both sides of the carriageway. Plots 48-59 are served from a shared surface street with plots 15-18, 39-41, 42, 64-67, 75-79, 81-86, 86-89 and 104-108 served from shared private drives.
- 4.20 Appropriate forward visibility is available around bends in the street network with 2.4m x 25m visibility splays being provided at junctions of lower order streets that serve the northern and southern parts of the development on to the main street. These are shown on the Proposed Site Layout (4206-04).
- 4.21 Appropriate turning facilities are provided to allow the development to be serviced by the refuse collection vehicle and delivery vehicles.

### Pedestrian Connections

- 4.22 Pedestrian access to the site will be taken at the north of the site which will link into the existing PROW network via the High Street.

### Car and Cycle Parking

- 4.23 The proposed developments parking provision adheres to the BMBC standards, including the latest parking standards set out in the Council's SPD adopted in November 2019. The development provides a mix of off-road parking spaces and detached garages, fulfilling the parking requirements for Use Class C3 developments. Specifically, it offers 1 parking space for dwellings with 1 or 2 bedrooms and 2 spaces for dwellings with 3 or more bedrooms. Visitor parking is accommodated on-street, allowing for satisfactory servicing by standard refuse vehicles.
- 4.24 In addition, the layout includes 1 visitor parking space per 4 dwellings, as required, with flexibility considered on a site-by-site basis. The development also follows the design standards outlines in the South Yorkshire Residential Design Guide, incorporating cycle storage within garages or rear sheds, ensuring that all aspects of residential car parking are addressed effectively.

### Electric Vehicle Charging

- 4.25 The Parking SPD, as mentioned above, refers to the Sustainable Travel SPD in relation to the requirement for Electric Vehicle Charging Points (EVCPs) and the requirement for residential development is 1 charging point per dwelling with dedicated parking or 1 charging point per 10 spaces where parking is unallocated. This is a building regulations requirement and will be provided on every dwelling.

### Drainage Strategy

- 4.26 Full details of the drainage strategy are included in the Flood Risk Assessment report (ref: 48439-0001) and Drainage Strategy drawing (ref: 48439-ECE-XX-XX-DR-C-0002 P03) prepared by Eastwood Consulting Engineers which accompany this submission. To summarise, surface water will be attenuated on site in a SUDS basin located in the northeastern corner of site, before discharging at a restricted rate of 5l/sec/hectare as agreed in principle with the Lead Local Flood Authority. The surface water will discharge via gravity to the drainage ditch located adjacent the site's northern boundary. The basins will be predominantly dry and landscaped with a 'Pond Edge Mix' which thrives well in a basin environment and will contribute towards enhancing biodiversity.
- 4.27 With regards to foul water drainage, a pre planning enquiry has been submitted to Yorkshire Water (YW) and is appended to the aforementioned Flood Risk Assessment. This confirms that foul water flows from the site can discharge to the 300mm diameter public combined sewer which crosses the northern part of the site. The submitted drainage strategy drawing (48439\_ECE\_XX-XX-DR-C-0002-Drainage Strategy- RevP03) follows this principle, discharging to the combined sewer at two points. The YW pre planning enquiry also confirms that a 3m stand-off from the centreline of the 300mm diameter combined sewer is required for any proposed buildings or obstructions – this 3m stand-off has been respected within the submitted layout and avoids the need for a diversion of the sewer.

## 5. Planning Policy Framework

- 5.1 This section of the Planning Statement summarises the Planning Policy Framework within which the application will be considered.

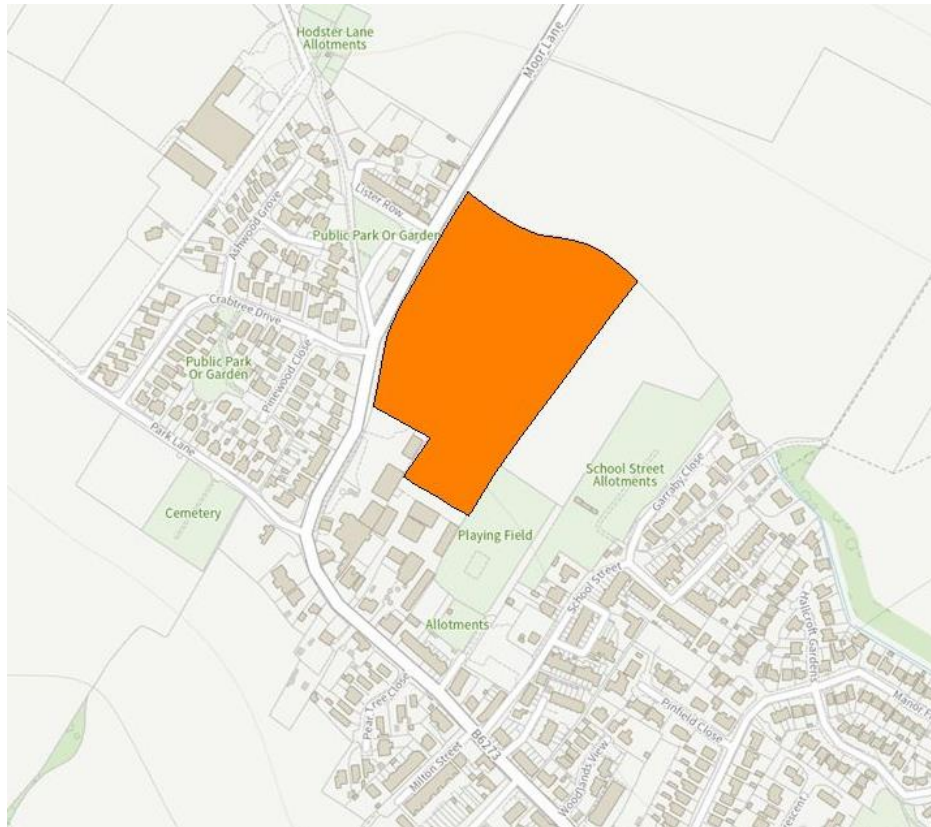


## National Planning Policy Framework

- 5.2 The National Planning Policy Framework (NPPF) was updated on 20 July 2023. It sets out the Government's planning policies for England and how these are expected to be applied (paragraph 1). This maintains the legal requirement that applications for planning permission must be determined in accordance with the development plan and that the NPPF is a material consideration in planning decisions (paragraph 2).
- 5.3 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 7) which is comprised of three dimensions; economic, social and environmental which are interdependent and need to be pursued in mutually supportive ways (paragraph 8).

## The Development Plan

- 5.4 The statutory development plan comprises the adopted Barnsley Local Plan (January 2019). The Local Plan covers both the strategic and site-specific policies.
- 5.5 The Barnsley Metropolitan Borough Council's development plan consists of a number of documents which should be read together:
- Local Plan (January 2019)
  - Policies Map (January 2019)
  - Joint Waste Plan (March 2012)
- 5.6 The Barnsley Local Plan was adopted by Full Council on 3<sup>rd</sup> January 2019. The Local Plan replaced the Barnsley Core Strategy and Unitary Development Plan. The document sets out the strategic policies, development management policies and site-specific policies and allocations.
- 5.7 Within the adopted Barnsley Local Plan (2019) and Policies map (2019) the site comprises the allocated housing site HS90 (as highlighted in Figure 9 below).



*Figure 9 – Extract from the Local Plan map 2019*

## Supplementary Planning Documents and Standards

5.8 BMBC have adopted a series of planning documents known as Supplementary Planning Documents (SPD's) and standards that are designed to provide detailed guidance on how the Council will implement the policies of the Local Plan (2019). The application has taken into account the following adopted SPDs:

- Financial Contributions for schools
- Trees and hedgerows
- Design of housing development
- Open space provision on new housing
- Affordable housing
- First Homes technical note

- Biodiversity and geodiversity
- Planning Obligations
- Sustainable Travel
- Parking

5.9 A number of the SPD's set out where the Council will seek planning contributions. These are:

- Planning Obligations
- Financial Contributions for School Places
- Sustainable Travel
- Affordable Housing
- Open Space Provision on New Housing Developments

5.10 The overarching Developer Contribution SPD informs at para 4.2 that where multiple developer contributions are required those for school places or sustainable travel, will take precedence.

## 6. Planning Assessment

6.1 Based on the previous sections of this Planning Statement, the following sets out the main consideration supporting the. A number of technical and environmental reports accompany the planning application, dealing with issues such as Ecology, Heritage, Flood Risk and Drainage, Landscape and Contamination and demonstrate that the development would not be contrary to the relevant provisions of the NPPF and the statutory Development Plan.

6.2 It is considered that the principal planning issues are as follows:

- The Principle of Development
- Sustainability of the Site
- Design;
- Housing Mix; and
- Other Technical Matters.

6.3 Each of these points will be addressed in turn below.

### Principle of Residential Development

6.4 Section 38(6) of the Planning and Compulsory Purchase Act states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The site is allocated for housing under site reference HS90 in the Councils Local Plan and Policies map which were adopted in 2019.

6.5 The principle of development of the site is therefore established subject to the criteria within the policy being satisfied and development management considerations set out within the remainder of this section.

6.6 The Councils Local Plan document from 2019 identifies the site (ref: HS90) as having an estimated yield of 67 dwellings. It states that the development guidelines are as follows:

*'The development will be expected to:*

- *Fully evaluate any hedgerows which are proposed for removal against all the criteria of the Hedgerow Regulations 1997. Valuable hedgerows must be retained within any development. The hedgerow at the north of the site should be retained and maintained;*
- *Assess mature trees for their ecological value with any valuable or veteran trees being retained; and*
- *Ensure the impacts/effects on the landscape are appropriately minimised and mitigated.*

*Archaeological remains are known/expected to be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation of necessary) that must include the following:*

- *Information identifying the likely location and extent of the remains, and the nature of the remains;*
- *An assessment of the significance of the remains; and*
- *Consideration of how the remains would be affected by the proposed development.'*

6.7 As demonstrated within the following sections of this assessment and the supporting technical reports the proposed development accords with the site allocation requirement of site allocation HS90.

### **Sustainability of the Site**

6.8 A key theme of the NPPF, is ensuring development is sustainable. The NPPF advises that there are three mutually dependent dimensions to sustainable development: economic, social and environmental. A planning application at this site therefore needs to demonstrate its sustainability within each of these three dimensions.

#### *Economic*

6.9 The proposed development of 108 no. new dwellings will support a range of economic benefits including:

- Capital Investment into the local economy that will deliver additional Gross Value Added economic output through the construction period.
- Supporting direct and indirect full-time equivalent (FTE) construction jobs, and in the supply chain and related services throughout the construction period.
- Generating additional expenditure in the local area, including from one-off first occupation expenditure and ongoing net additional expenditure per annum created by new residents. This additional expenditure has the potential to support local FTE jobs in local shops and services.
- Delivering an uplift in local authority revenue by generating additional Council Tax receipts.

### *Social*

- 6.10 The proposals for 108 no. dwellings include both market (97 no.) and affordable homes (11 no.). This is a significant social benefit to Great Houghton and the wider area of Barnsley. The affordable housing provision is 10% and the proposed split will be secured via an appropriate s.106 planning obligation.
- 6.11 Further to the above, a range of dwelling sizes are proposed to provide an appropriate housing mix taking into consideration the local housing need. This includes a range of dwellings from 1-bedroom dwellings up to 4-bedroom family dwellings. This will help to contribute towards establishing a balanced community at the site.
- 6.12 All dwellings will also be NDSS compliant.
- 6.13 The provision of open space on the site help to support opportunities for healthy living. This provision away from highways provides an area for children's outdoor play.
- 6.14 Together, the significant positive contribution that the development can make to addressing local housing need, including affordable housing need, supporting healthy living represents a substantial social benefit which weighs heavily in favour of the development proposals.

### *Environmental*



- 6.15 The provision of new housing in an accessible location that benefits from the ability for new residents to walk, cycle or get the bus to the local facilities, services and employment opportunities is a key environmental benefit. The provision of a Travel Plan for the site will seek to promote the use of sustainable methods of transport including active travel and public transport.
- 6.16 The retention of the majority of existing trees and hedges on-site and the provision of landscaped open space including planting, and the formation of the SuDS are also environmental benefits which will also support ecological benefits. The Biodiversity Net Gain Assessment which accompanies the planning application demonstrates that a measurable net gain in biodiversity and trading rules be achieved as a result of this development.
- 6.17 Additionally, as set out in the Design and Access Statement and the Energy Statement that accompany the planning application a range of measures to improve sustainability and decrease carbon emissions are embedded within the proposals. These include provision of EV charging points and PV panels and will significantly exceed the minimum 10% carbon reduction target against DER when measured against TER based on Building Regulations 2013.
- 6.18 An Archaeological and Heritage Impact Assessment accompanies this report which sets out how the site is of low archaeological potential. Further to this, a Landscape Visual Impact Assessment also accompanies the application which highlights that the landscape impacts are deemed acceptable.

### Conclusions

- 6.19 Overall, it is considered that the benefits of the proposed development will far outweigh any resultant harm and that the presumption for sustainable development applies.

### Design

- 6.20 Paragraphs 126 and 136 (inclusive) of the NPPF deals with the requirement for good design. They confirm the importance of achieving high quality design in residential developments and are reflected in Policy D1 of Barnsleys Local Plan.

- 6.21 In accordance with national and local planning policy the design of the proposed development has regard to the existing built environment and surrounding area. The accompanying Design and Access Statement provides further commentary on design matters.

## Housing Mix

### Market Housing

- 6.22 Policy H6 relates to housing mix and the efficient use of land. The policy seeks an appropriate mix of house type, size and tenure together with a target density of 30 dph in Villages. The policy does not support lower densities where they are necessary for character and appearance, need, viability or sustainable design.
- 6.23 There will be 97 no. market dwellings which will be comprised of a mix of 1, 2, 3, and 4-bedroom properties set out in figure 10 below.

House Size	Number of Dwellings	Proportion of Dwellings
1-bedroom	8	8%
2-bedroom	25	26%
3-bedroom	42	43%
4-bedroom	22	23%
<b>Total</b>	<b>97</b>	<b>100%</b>

*Figure 10: Proposed Market House Size Mix*

- 6.24 The provision includes over half of the dwellings (69%) of 2 and 3 bed market dwellings which reflects the current demand in Barnsley as set out in table ES4 of the SHMA (2021).
- 6.25 A variety mix is provided throughout the site. Based on Avants knowledge of the local market, it is considered that an appropriate mix is provided for the area. This mix has been provided to ensure there are sufficient homes to suit the needs of first-time buyers, younger and growing families, as well as those looking to downsize.

### Affordable Housing

- 6.26 As per Policy H7 of the Barnsley Local Plan, the site is required to provide 10% affordable housing. A 10% provision of the 108 dwellings equates to 11 dwellings which we are providing.
- 6.27 The affordable homes proposed are a mix of 2 and 3 bed dwellings and are indistinguishable from the market dwellings and are located in smaller clusters towards the entrance to the layout, as denoted in the layout plan (ref:4206-04).
- 6.28 100% of the plots are NDSS compliant.

### Summary

- 6.29 The proposals are therefore considered to provide an appropriate mix of dwelling types and sizes and comply with policy H6 of Barnsleys Local Plan.

### Other Technical Matters

- 6.30 This section will now provide an overview of the applicable technical matters pertinent to the development proposals, using the following headings:

### Layout, Design and Appearance

- 6.31 In terms of policy requirement, the NPPF 2023 provides strengthened requirements for well-designed, beautiful and safe places. This underpinning aspiration observed throughout Chapter 12 of the NPPF, 2023 with Paragraph 131 confirming the Governments high-level aspiration that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.
- 6.32 The same paragraph notes that: *'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.'* The framework is clear that developments should take opportunities available to improve character, quality and attractiveness of an area in the way it functions, taking into account any local design standards, or style guides in plans or supplementary planning documents. This advice is consistent with the guidance contained within the Planning Practice Guidance which also sets out that

achieving good design is about creating places, buildings, or spaces that work well for everyone; look good; last well; and will adapt to the needs of future generations.

- 6.33 At a local level Policy CC2 and D1 of the Local Plan sets out that the Council will seek new development to be designed to the highest possible standard and contribute positively to making places better for people that are inclusive and safe. It also ensures all new development will minimise resource and energy consumption through the inclusion of sustainable design and construction features.
- 6.34 This section of the statement will consider the design aspects of the development proposal.

### Design and layout

- 6.35 The layout accords with the Councils 'Design of Housing Development' SPD (July 2023) and the South Yorkshire Residential Design Guide (2011). It is therefore considered that the proposals would not result in any significant adverse effects to residential amenity in terms of overlooking, overshadowing or privacy. The proposal utilises a mix of house types throughout the development, to provide characterful spaces which are animated by a variety of attractive street scenes and rooflines. The exact length and width of each building is detailed within the suite of house type plans submitted as part of the full planning application. The approach to scale, massing and height of the dwellings is broadly consistent with the guidance within section 7 of the Councils 'Design of Housing Development' SPD (2023) and the design principles established in Policy D1 'High Quality Design and Place Making' of the adopted Local Plan.
- 6.36 The proposed development is entirely appropriate in scale and in keeping with character and landscape of the local environment and is in accordance with the NPPF, 2023 and complies with relevant policies of the Local Plan ensuring a high-quality design in terms of overall scale and massing and contributing positively to the local context and identity.
- 6.37 An important design aspiration was that the development had a real feeling of material quality, whilst respecting the integrity of the wider local context and the architectural styles. The proposed development incorporated a range of dwelling types and designs in terms of scale, height, size and palette of materials which assists in providing variety

and diverse street scenes and visual interest throughout the development. This is shown further in the materials plan (ref: 4206-05).

- 6.38 The housetypes are for modern family homes, designed to reflect the needs and aspirations of modern families and their lifestyles. As such the architectural style and detailing used reflect these needs and aspirations. All of the dwelling types are well proportioned and would reinforce local distinctiveness in terms of massing, proportions and openings.
- 6.39 The proposed development is considered to comply with the requirements of the Design of Housing Developments SPD, South Yorkshire Residential Design Guide, Policy D1 of the Local Plan (2019) and NPPF 2023.

### Density

- 6.40 In respect of the density, the Local Plan (2019) identifies the site as falling within a local village, which requires development to have a density of 30 dwellings per hectare.
- 6.41 The overall site will comprise of 108 dwellings and the scheme will achieve a density of 30.5 dwellings per hectare. Given the sites location and the application mix proposed it is considered that the density achieved is appropriate for this site. The density has sought to maximise the potential of the land without compromising the character of the area and ensures separation standards are maintained.

### Privacy and Amenity

- 6.42 The NPPF (2023) states that planning has an essential role in seeking to secure a high standard of amenity for existing and future users, and that development does not undermine the quality of life (paragraph 135 (f)). It acknowledges that its development must provide high standards of amenity and privacy and minimise the impact of development upon the occupants of existing adjacent properties as the requirements of Policy GD1 of the Barnsley Local Plan.
- 6.43 The layout proposed ensures that the scheme does not result in overlooking of private garden areas of residents within the scheme, or for surrounding residents and occupiers in accordance with Policy D1 of the Local Plan.

- 6.44 Spacing of the development will achieve suitable distances to maintain privacy and light and equally do not give rise to a cramped layout.
- 6.45 All dwellings accord with the minimum separation distance of 21 metres between main habitable room windows on adjacent, proposed or existing properties, and 13 metres where they face a gable wall which does not contain a primary habitable room. This is in accordance with 'Design of Housing development' SPD (2023) and the South Yorkshire Residential Design Guide (2011).
- 6.46 The proposal will also include a broad range of boundary and landscaping treatments, which will assist in ensuring that satisfactory levels of privacy will be achieved in conjunction with plot separation distances. Details of the proposed boundary treatments are included in the application pack.

### Security and Safety

- 6.47 The Design of Housing Development SPD states '*measures to design out crime should be considered at an early stage of the design process*'. Thereafter, it notes that natural surveillance and defined public and private spaces, as well as soft landscaping can all contribute to the reduction of crime and anti-social behaviour.
- 6.48 The proposed layout has carefully considered crime prevention and public safety in accordance with the aforementioned guidance. All the publicly accessible open spaces within the site are overlooked by dwellings, providing the required level of natural surveillance.
- 6.49 All the primary accesses to individual properties is gained directly from the street and are clearly visible. All accesses to parking areas for dwellings have been designed to appear private for legibility.
- 6.50 Attention has been given to ensuring that the landscaping scheme takes into consideration security and safety matters. The proposal clearly defines public and private areas through the use of fencing and boundary treatment planting in accordance with the provisions of Policy D1 of the Local Plan 2019 and the South Yorkshire Residential Design Guide.



### Gardens and Private Amenity Space

- 6.51 Paragraph A1.1 of the 'South Yorkshire Residential Design Guide' (2011) states '*back gardens of houses should be appropriate to the site of the property, its orientation and likely number of inhabitants. Private gardens of two-bedroom houses/bungalows should be at least 50 square metres; for three or more-bedroom houses/bungalows, 60 square metres. Smaller gardens may be acceptable in corner zones of blocks if privacy and daylighting can be maintained.*'
- 6.52 The approach taken to the layout ensures that dwellings will incorporate usable, attractively laid out and private garden spaces, conveniently located in relation to the property it serves. Rear garden spaces will be appropriate sizes, having regard to the size of the dwelling and character of the area.
- 6.53 In majority of instances, rear gardens are generally more than 9m in length from the rear elevations to the rear boundary. This will ensure that there is sufficient private amenity space which will be a usable size, shape and fit for purpose for new residents and occupiers.
- 6.54 The layout has sought to avoid any residual space that does not make any positive contributions to the overall design, sense of place or general public amenity.
- 6.55 In summary, all aspects of the layout are considered to be compliant with the relevant policies and guidance of the Local Plan 2019, the NPPF and applicable SPDs.

### Waste Storage

- 6.56 The layout has been designed to ensure that space has been provided to allow enough room so that waste containers can be left out for collection without unduly blocking the footway or causing an unnecessary obstruction for pedestrians.
- 6.57 The distance between storage areas and collection points have been minimised within the development and particularly considered where private drives are proposed and collection points, located on the end of private drives, have been situation to allow adequate storage on collection days.
- 6.58 The dwellings on the site all have access to their garden to allow bins/recycling to be stored safely in rear gardens.

- 6.59 The waste recycling and collection strategy has been designed to accord with paragraph N3.7 of the South Yorkshire Residential Design Guide.

### Summary

- 6.60 Overall, the design of the proposals is deemed to align with the previously approved principles of the full planning application, Section 12 of the NPPF, Policy D1 of the adopted Barnsley Local Plan, and the South Yorkshire Residential Design Guide.

## Highways and Transportation

### Road Capacity and Safety

- 6.61 A Transport Assessment (TA) of the proposals has been undertaken by Optima as part of the planning application pack. The TA includes a detailed analysis of the highway network to establish the extent of any significant highway impacts and evaluates the compliance with the NPPF test which prevents refusal on transport grounds unless the impact of development are severe.
- 6.62 The detailed analysis concluded that all person trips can be accommodated within the proposed infrastructure. Further to this it was concluded that the access is unlikely to have a material impact on the surrounding highway network.
- 6.63 Further to this, a Travel Plan (TP) has also been produced by Optima, which aims to promote greener, cleaner travel choices and reduce the reliance on the car. It sets out a set of mechanisms, initiatives and targets that together can enable a development to reduce the impact of travel and transport on the environment, whilst also achieving a number of other benefits for the residents and visitors.
- 6.64 This report highlights a number of sustainable measures that will be put in place which will;
- Promote walking, cycling and public transport as the primary modes of travel;
  - Deliver mode shift from car journeys to alternative modes including multi-occupancy vehicle trips;
  - Reduce vehicle emissions through the take up of alternative transport modes; and

- Deliver education and promotion of walking and cycling as options for a healthier lifestyle.

### Vehicular Access

- 6.65 Vehicular access to the site will be via a simple priority junction on to High Street.
- 6.66 A small number of dwellings will be served from private drives directly off High Street, one private drive to the north of the main access and two to the south. All private drives will provide turning facilities to allow vehicles to egress onto High Street in forward gear.
- 6.67 The length of the visibility spays at the proposed access have been informed by the results of a radar speed survey. The results are as follows;
- High Street (Northbound) – 32.5mph; and
  - High Street (Southbound) – 35.1mph
- 6.68 In accordance Manual for Streets (MfS) which is referred to within the South Yorkshire Residential Design Guide, a visibility splay of 2.4m x 49m is required to the south and a visibility splay of 2.4m x 54m is required to the north. These splays will also be provided at each of the private drive accesses.

### Internal Road Layout

- 6.69 Within the site, the intention is to create a street network and environment where the highway is not the dominant feature and where there is direct access to individual properties. In general terms, the street layout is therefore contained by buildings and/or landscaped features.
- 6.70 Within the development there will be a network of residential streets with the main spine road providing a 2m wide footway to both sides of the carriageway. Appropriate forward visibility is provided around bends with a 2.4m x 25m visibility spays provided at junctions of the lower order streets that serve the northern and southern parts of the development onto the main spine road.
- 6.71 Appropriate turning facilities will be provided to allow the development to be serviced by the refuse collection vehicle and delivery vehicles. Swept path analysis for a refuse

collection vehicle, a fire tender, a home delivery vehicle and a large car has been carried out and this is contained within the TA.

### Car Parking

- 6.72 As shown on the layout, all dwellings will be provided in line with Barnsley's SPD on 'Parking' which was adopted in 2019. This sets out the parking standards for broad categories of development for C3 Dwelling Houses borough wide (excluding Barnsley Urban). The maximum spaces allowed are 1 space for dwellings with 1 or 2 bedrooms and 2 spaces for dwellings with 3 or more bedrooms.
- 6.73 The SPD also requires 1 visitor space per 4 dwellings which is also provided on site. at least one parking space.
- 6.74 Where dwellings are provided with garages, this will be in addition to the parking spaces required under the minimum parking standards in the Barnsley Parking SPD (2019). It is considered that the parking provided is in line with Barnsley's Parking Guidelines.

### Electric Vehicle Charging

- 6.75 Provision for electric vehicle charging will be made as part of the development in accordance with Building Regulations. Each dwelling will be accompanied by a charging station.

### Cycle Parking

- 6.76 Each residential dwelling will be provided with secure cycle storage facilities which will be provided in either garages or within garden sheds. This encourages cycling amongst residents.

### Enhanced Pedestrian Access

- 6.77 Pedestrian access to the site will be taken from the High Street. This will link into the existing PROW network.
- 6.78 As stated within the TA, there are a number of facilities within Great Houghton, including three takeaway outlets, a vets and a petrol station as well as a number of local schools. The nearest bus stop is within a five-minute walk from the site and the facilities within Great Houghton can be accessed using the continuous footway provision from

the site frontage continuing into a southerly and then easterly direction into the village centre.

- 6.79 The footway is in a reasonable state of repair and there are dropped crossing at road junctions.
- 6.80 It is considered that the proposed development will be provided with good accessibility on foot to a range of services and facilities in accordance with the Manual for Streets document, Chartered Institution of Highways and Transportation (CIHT) and the Department for Education (DfE) statutory Guidance document.

### Summary

- 6.81 It is therefore considered that the proposal accords with the principles of Part 9 of the NPPF, Policies SD1 and 74 of Barnsley's Local Plan, supplementary planning document Sustainable Travel (2022) and the South Yorkshire Residential Design Guide (2011).

### Landscape

- 6.82 There would be a change in the character of the site due to the change in land use. Generally, these changes would only be perceived from a land/properties overlooking or adjoining the site and from a limited number of viewpoints in the wider landscape. There would also be a change in settlement and landscape pattern. The perceived change to the settlement edge would diminish over time, as proposed planting to the development and along the boundaries becomes established and provides substantial screening.
- 6.83 The change in settlement/landscape pattern and settlement edge would be expected for any similar housing development on this allocated housing land. The development would comply with the site requirements for HS90.
- 6.84 As summarised in the Landscape Visual Impact Assessment, the retention of the majority of the hedgerows on site will help split off the site screen views. A total of 107 receptors have been identified as being potentially subject to some form of visual impact from the development. The majority of these are dwellings located immediately adjacent to the site.

### Summary

- 6.85 Overall, the local landscape is assessed to have a medium sensitivity to change. Upon completion of the development, it is assessed that the level of impact on landscape character would be 'minor-moderate' and at year 15 will be 'minor' which is deemed acceptable.
- 6.86 The proposal has incorporated areas of generous open space within the site, focused particularly on the peripheries of the site and around the boundaries, to ensure appropriate separation distances between dwellings on and off site and create filtered views of the development which do not result in an unacceptable landscape impact.
- 6.87 This ensures that the proposals are consistent with part 7 and 11 of the NPPF and Policies LC1 and D1 of the adopted Local Plan.

## Ecology

- 6.88 The planning application is supported by an Ecological Impact Assessment.

### Ecological Impact Assessment

- 6.89 The Ecological Impact Assessment produced by SLR confirms that the site is of limited ecological value, characterised by habitats of low distinctiveness with only small pockets of moderate distinctiveness or higher value.
- 6.90 A preliminary ecological appraisal report was previously produced by Brooks Ecological Ltd in 2021 for an identical site boundary. This was used to inform the EcIA which was produced by Brooks Ecological Ltd in 2022, using data gathered from surveys in 2021. Bat surveys were also conducted by Brooks Ecological Ltd as part of this EcIA exercise. Information from these ecological surveys are referred to within the report. Following from this, a site walkover has been done by SLR to ensure the information provided by Brooks was up to date and still relevant.

### Protected and Notable Species

#### Bats

- 6.91 Four structures/buildings, including two barns, are present within the yard located in the southwest corner of the site. These are all assessed as having negligible bat roost potential, due to the exposed nature of the structures, and the materials with which



the structures are composed of. All the trees present on site were also assessed and were found to have negligible bat roost potential due to the lack of crevices and features present for roosting bats.

- 6.92 Further to this the hedgerows along the boundaries of the site, as well as the trees, scrub and ephemeral vegetation around the yard are likely to provide foraging and commuting resources for the surrounding bat population.
- 6.93 The surveys found the site to be of local value to commuting bats, in particular the well-grown hedgerows on site. The majority of the foraging activity was recorded around the yard; however, low-level foraging activity was also found along the hedgerows. Only low levels of bat activity were recorded.
- 6.94 As such, the site is assessed as being of local ecological importance for commuting bats, allowing bats to commute around the site and into the wider landscape. There is also the opportunity to enhance the site for roosting and foraging bats and therefore this group has been subject to further assessment.

#### *Hedgehog*

- 6.95 Two records of hedgehogs were provided by BBRC within 1.5km of the site. The site holds potential to support foraging, commuting and hibernating hedgehogs due to the mixed scrub and hedgerow habitats present. Therefore, this species has been assessed as having local ecological importance and is subject to further assessment.

#### *Nesting Birds*

- 6.96 There were a total of 208 records of birds provided for land within 1.5km of the site dating from 1990 to 2021, relating to 38 species.
- 6.97 During the updates walkover survey, two different types of pellet were found within one of the barns (B2), one of which being the correct size and shape to be indicative of a barn owl and the other likely kestrel. During the previous surveys conducted by Brooks Ecological, pellets were found in other buildings (B1, B3), and a barn owl was observed during each one of the walked transects. It was concluded that this individual likely roosts on site, but no evidence of nesting was identified. Given the structure of the existing barns, it is considered to be of local importance for barn owls and shall be subject to further assessment.

- 6.98 Due to the hedgerows, trees and mixed scrub habitats on site, there is the potential for them to support a range of farmland and urban-fringe species, and the arable fields could also support small numbers of ground-nesting birds, such as skylark. Given the size of the site, however, and varying levels of disturbance/management, it is unlikely that the site will support a notable bird assemblage.
- 6.99 In summary, the site is assessed as having less than local importance for birds, however, given the legal protection afforded to birds and active bird nests and the potential impact of the scheme during construction, if carried out within the bird breeding season, nesting birds have been subject to further assessment.

#### *Other Protected Species*

- 6.100 A number of other species were investigated such as;
- Badgers;
  - Water Voles;
  - Otters;
  - Amphibians (including great crested newts);
  - Reptiles;
  - Invertebrates (including white-clawed crayfish);
  - Flora;
- 6.101 It found there were either no records of these species on site or the site was not suitable for these animals i.e. there is no watercourse present on the site and therefore were excluded from further assessment.
- 6.102 Further to this, there were no records of invasive species within 1.5km of the site.

#### *Biodiversity Net Gain Assessment*

- 6.103 Details of the Biodiversity Net Gain (BNG) on site is detailed further within the Ecological Impact Assessment produced by SLR. As highlighted within this report, there is a requirement for the proposal to secure 10% BNG on site. Any shortfall in units will

need to be off set through the creation of units off-site by direct works, or through a contribution.

- 6.104 Achieving the required BNG position will ensure that effects relating to habitat loss are addressed, both in respect of the habitats identified as valued features and also the lower value habitats which would historically have been scoped out of Impact Assessments.
- 6.105 It is proposed that the hedgerow located on the western boundary of the site is to be lost to facilitate the development (circa 190m). In order to compensate for the loss of hedgerow habitat, 300m of species-rich native hedgerow will be planted, including planting along the western boundary to replace the hedgerow to be lost. Hedgerows will be planted in double staggered rows and planting will comprise of a native species-rich mix of local provenance, including species that can provide birds and other fauna.
- 6.106 The surveys found that the site was assessed as having a baseline value of 7.58 habitat units and 4.58 hedgerow units. Considering all of the biodiversity enhancements described within the report and summarised further within the Landscape Plan (), the site is predicted to have a value of 7.67 habitat and 5.12 hedgerow units. This equates to a +1.14% net increase and a +11.77% net increase retrospectively.
- 6.107 The BNG shortfall in general habitat units will be addressed via offsetting, which, as per the EclA, can be secured via an appropriately worded planning condition, though it should be noted that the scheme is predicted to deliver a significant gain in hedgerow units.
- 6.108 The overall net impact of the scheme upon receptors of ecological importance is illustrated in the table below, along with the proposed biodiversity enhancements, and the precautions that will be taken to ensure legal compliance with respect to legally protected species.

Important Ecological Receptor	Scale at which Feature is Important	Overall Net Impact
Dearne Valley Green Heart Nature Improvement Area	Local	Positive and significant at the Local Level.

Hedgerows	Local	Positive and significant at the Local Level.
Bats	Local	No contravention of wildlife legislation; overall net impact positive and signification at the Local Level.
Badgers	Local	No contravention of wildlife legislation; overall net impact neutral.
Hedgehogs	Local	No contravention of wildlife legislation; overall net impact neutral.
Barn Owl	Local	No contravention of wildlife legislation; overall net impact positive.
Breeding Birds	Less than Local	No contravention of wildlife legislation; positive net impact, though some species will benefit, and others will be adversely affected.
Biodiversity Net Gain	N/A	Overall habitat BNG: net gain of +0.9 units
		Overall hedgerow BNG: net gain of +0.54 units.

- 6.109 It is therefore considered that the proposal accords with paragraph 185 of the NPPF and Policy BI01 of the Barnsley Local Plan and the Biodiversity and Geodiversity SPD (2024).

### Summary

- 6.110 Overall, the survey found that the site is of limited ecological value, characterised by habitats of low distinctiveness, with only very small pockets of moderate distinctiveness or higher value.
- 6.111 Seasonal bat activity surveys have been recommended and are underway. These will be used to collect baseline information and inform any required mitigation. Barn owl nesting surveys are also recommended.
- 6.112 The site scores 7.56 habitat units and 4.58 hedgerow units on the DEFRA metric. Outline calculations suggest a loss of c.3.6 habitat units based on the landscape proposals.
- 6.113 It is recommended that a Biodiversity Management Plan should be produced to outline Habitat Units that can be delivered on site and their management to ensure that the calculation score is achieved. This will be carried out during the course of the planning application.

### Trees and Hedgerows

- 6.114 An Arboricultural Impact Assessment report has been produced by AWA Tree Consultants to accompany the planning application. This comprises a visual survey from the ground using the “Visual Tree Assessment” techniques and in accordance with the guiding principles of British Standard 5837:2012.
- 6.115 Any additional trees that could impact a new development design has also been included in the tree survey parameters.
- 6.116 The survey found that a total of 15 items of woody vegetation, comprising of 6 individual trees and 9 tree groups or hedges.
- 6.117 Of the surveyed trees, one tree is retention category ‘B’, and 14 trees are retention category ‘C’. The main tree cover is concentrated on the southwestern boundary, where there is a mixed species group of semi-mature trees.

- 6.118 The proposed development will result in the removal of 6 trees, 2 tree groups and 1 hedge. The development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planning has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the sites tree cover.

### Summary

- 6.119 The proposal therefore accords with para 136 of the NPPF, Policy BI01 of Barnsley's Local Plan and the Trees and Hedgerows SPD, adopted May 2019.

### Noise

- 6.120 Avant Homes recognises the importance of ensuring noise levels for properties are at acceptable levels and has successfully worked with numerous local authorities to ensure appropriate mitigation is included in our schemes.
- 6.121 A Noise Assessment for the site has been carried out by ENS in respect of the proposed layout which indicated that the ambient noise climate at the site is due to road traffic noise on the High Street.
- 6.122 The assessment proposes mitigation measures and sound insulation works to the plots fronting onto the High Street through measures such as enhanced glazing and the type of walls/fences used.

### Summary

- 6.123 The proposed mitigation for affected dwellings will ensure that the proposals accord with the provisions of paragraphs 174 and 185 of the NPPF and policy GD1 of the adopted Barnsley Local Plan.

### Heritage and Archaeology

- 6.124 An Archaeology and Heritage Desk Based Assessment has been undertaken by MAP Archaeological Practice Ltd, to evaluate the archaeological and historical background and to assess the potential impact of the development.

- 6.125 Late prehistoric and Romano-British activity is well documented within the vicinity of the site, identified predominantly by cropmarks, although no such features have been recorded within the site boundary.
- 6.126 Overall, it was concluded that any development within the site boundary would have a negligible impact on the setting and significance of all Designated Heritage Assets within the vicinity of the site.

### Summary

- 6.127 Therefore, it is considered that proposals included in this application are in accordance with the provisions of part 16 of the NPPF and Policy HE6 of the Barnsley Local Plan.

### Flood Risk and Surface Water Drainage

- 6.128 A Flood Risk Assessment and Drainage Strategy has been produced by Eastwoods to assess the flood risks associated with the proposed development.
- 6.129 The site is in an area identified as having a low probability of flooding on the EA Flood Map and is located in Flood Zone 1. It is identified as being a low possibility of coastal, fluvial, groundwater and sewer flooding, and has no record in Flood Zone 1.
- 6.130 The report states that there is a low to high-risk surface water flow route with an easterly orientation noted along the north-eastern boundary of the site corresponding with the location around the existing ditch/watercourse.
- 6.131 The surface water flow route should be maintained as it corresponds with the location of the existing ditch/watercourse. The presence of surface water attenuation and drainage features will further reduce the flood risk associated with surface water that is not constrained within the channel.
- 6.132 The layout shows that there will be no residential development located within the north-eastern portion of the site, therefore the risk of surface water flooding affecting properties is very low.
- 6.133 Infiltration testing conducted by Eastwood Consulting Engineers recorded a BRE365 infiltration rate of  $7.6 \times 10^{-5}$  m/s in the southern portion of the site (high point), water failed to drain during infiltration testing in the two trial pits in the north of the site (low

point) due to the presence of impermeable cohesive strata. Infiltration type SuDS such as soakaways will therefore not be viable due to the presence of impermeable ground (clay, mudstone and siltstone).

- 6.134 Surface water disposal will be to the existing ditch located along the northern site boundary, subject to the approval from the LLFA. The in-channel water level is required to confirm whether a gravity solution will be viable. Surface water discharge will be restricted to 5 l/s/ha, as agreed in principle with the LLFA. For the 3.6 ha site this equates to a discharge rate restricted to a maximum 18.0 l/s.
- 6.135 Attenuation storage will be provided for rainfall events up to the return period of 1 in 100 year plus 40% climate change. Attenuation will be provided via an attenuation basin located in the north-eastern portion of the site. The total estimated storage volume is 1040m<sup>3</sup> subject to detailed design.
- 6.136 The proposed attenuation basin will provide water quality treatment and attenuation as well as adding biodiversity and amenity value to the site.

### Foul Drainage

- 6.137 As part of the development enquiry process and as part of Eastwoods assessment, it is proposed that foul effluent will discharge to the 300mm public combined sewer crossing the northern portion of the site, parallel to the northern site boundary. Existing ground levels of the northern portion of the site will need to be raised in order to achieve a gravity connection.
- 6.138 The foul drainage system could be offered for adoption to Yorkshire Water or a NAVA (New Appointments and Variations)

### Summary

- 6.139 Overall, it is considered that the detailed proposed drainage strategy for the site as submitted will ensure that the development is acceptable and will be in accordance with Part 14 of the NPPF, and Policy CC3 of the Barnsley Local Plan.



## Ground Conditions

6.140 A Site Investigation report has been undertaken by Eastwood which comprises two separate sections. Phase 1 involves a review of information extracted from published documentation as well as that obtained from site reconnaissance. Information regarding the current and former land uses both on and surrounding the site, as well as the environmental sensitivity of the site location as determined by factors including geology, hydrogeology and hydrology have been examined. Phase 2 consisted of intrusive works and laboratory analysis. The findings were used to test the conceptual model and produce a final risk assessments.

6.141 They key points taken from this report are as follows:

- There are small, infilled ponds/reservoirs which are located in the north of the site. Apart from the farm buildings located in the south of the site, no other historical development has taken place.
- A sewer crosses the north of the site which needs to be taken into account as part of the proposal development. Further to this, a fault crosses the south of the site which roughly sits northwest to southeast.
- Topsoil between 0.2 and 0.35 m thick is present at the surface of the fields. Granular made ground between 0.25 and 0.5m thick is present at the surface of the yard, whilst old concrete floor slabs are also locally present. Reworked natural clay overlying a brick base was encountered in the footprint of the infilled ponds in the north.
- A coal seam was encountered below the northeast of the site. No evidence of shallow crop workings was encountered.
- Groundwater was not encountered during the excavation of the trial pits.
- Traditional strip or trench fill footings are considered to be suitable, constructed within the natural clay at a minimum depth of 900mm or 600mm within the natural sand. If different ground types are present at formation, the foundation will require reinforcement. Spread footings will need to be deepened where

within influencing distance of trees, and heave precautions installed where appropriate.

- Consideration should be given to using piled foundations if foundations are deepened due to trees and a very shallow water table is present during wetter times of the year.
- Soakaway drainage is not considered to be viable.
- No radon or ground gas precautions are considered to be required.
- No elevated concentrations were recorded in the topsoil or natural ground which can be considered suitable for re-use.
- A 600mm thick, clean capping layer is required where the made ground below the yard is to remain below gardens or landscaped areas.
- A 1 m thick capping is required for gardens and soft landscaped areas where coal or coal rich materials are present within the upper 1 m; if levels are to be raised slightly, this capping will not be required. Similarly, electricity cables should not be laid in coal or coal-rich soils.
- Sulphate precautions are required where sub-surface concrete is in contact with made ground and for concrete in contact with coal. No sulphate precautions are required where concrete is in contact with the natural ground only.

### Summary

6.142 It is therefore considered that the development accords with part 15 of the NPPF (particularly paragraphs 174, 183 and 184) and Policy GD1 of Barnsley's Local Plan.

### Broadband

6.143 Avant Homes will be looking to provide high speed broadband connections for dwellings at the site and will be liaising with providers to confirm that this can be delivered. This will accord with the principles of paragraph 114 of the NPPF.

## Planning Obligations

- 6.144 Avant Homes acknowledges the potential need to deliver planning obligations in respect of the development where they can be demonstrated to be required under the relevant tests in the NPPF (paragraph 57) and to comply with the provisions in the Planning Obligations (2019) SPD. Such obligations will need to be directly related to the development and fairly and reasonably related in scale and kind to the development, in order to secure the mitigation that is necessary for a development to be acceptable in planning terms.

## 7. Summary and Conclusions

- 7.1 This Planning Statement supports a full planning application for 108 dwellings on land off High Street, Great Houghton, Barnsley.
- 7.2 The site is situated in a highly sustainable location to the north of Great Houghton, within an area of low flood risk. It is designated for residential development in the Barnsley Local Plan (2019) under site reference HS90.
- 7.3 The design of the proposed development ensures it is sympathetic to the existing character of the area and adheres to the principles outlined in the site allocation.
- 7.4 The proposal benefits from its sustainable and accessible location, being within reasonable walking distance of bus services and local amenities, which connect to Barnsley and beyond. The development supports sustainable growth, contributes to the local economy, addresses housing needs, and complies with environmental regulations to reduce carbon emissions. It is strategically positioned to benefit both the new residents and the broader community of Great Houghton.
- 7.5 The technical reports associated with this development outline various mitigation measures, which can be effectively secured through planning conditions or a Section 106 agreement. These legal mechanisms will ensure that the proposed safeguards are implemented, and the development meets the required standards for environmental protection, social benefit, and economic impact. By incorporating these measures into the planning conditions or S106 agreement, we can guarantee that all recommended actions are monitored and managed throughout the development process.
- 7.6 Considering the above, the proposed development aligns with both national and local policies and addresses all relevant considerations. It is therefore recommended that planning permission be granted.

## Appendices

## Appendix 1

### Proposed Site Layout

