

## **Introduction**

Public consultation took place on the updated Design of Housing Supplementary Planning Document for a period of four weeks between Monday 3 October to Monday 31 October 2022. A total of 67 comments were received from 27 respondents.

## **Who we consulted**

- Duty to Cooperate Bodies
- Bodies and organisations with a topic specific interest
- Developers and Agents active in the Borough
- Housing Associations active in the Borough
- Parish Councils
- Equality Forums

## **How we consulted**

- Emails or letters sent to the above consultees
- Press advert in the Barnsley Chronicle
- Press Releases (including use of the Council's social media) and press coverage through the course of the consultation period.
- Documents were made available on the Council's website
- Documents were made available at Library@the Lightbox and Branch Libraries across the Borough (online and paper form)

## **Response to Consultation**

The tables below set out the main issues raised during consultation. They summarise the main points and any key changes made to the documents as a result of comments received.

**General/ overarching comments**

<b>NUMBER OF COMMENTS:</b>	
<b>MAIN ISSUES RAISED</b>	<b>HOW THE ISSUES HAVE BEEN ADDRESSED</b>
Welcomes the opportunity to comment, but no comments- from 3 consultees.	Comments noted
There needs to be consistency between numbering in the consultation survey and the SPD document.	Comments noted for future consultations.
Support for the proposed amendments, considers they make sense and improve the document.	Comments noted.

<b>DESIGN OF HOUSING SPD</b>	
<p><b>Key changes made as a result of comments:</b> Addition of references to designing for dementia and designing for the elderly; cross referencing to other parts of document and other SPD's for clarity; definition of bedsit and studio apartment; addition of references to geodiversity.</p>	
<b>NUMBER OF COMMENTS:</b>	
<b>MAIN ISSUES RAISED</b>	<b>HOW THE ISSUES HAVE BEEN ADDRESSED</b>
Section 2 Introduction. Supports the overall principles of Building for a Healthy Life but wants to ensure flexibility, to ensure sites remain deliverable and viable.	We consider there to be sufficient flexibility in the Building for a Healthy Life principles and in how SPD's are applied. No change proposed.
Comment on wording of Local Plan policy GD1, the phrase "no significant effect on the living conditions and residential amenity of existing and future residents." Considers that this wording should be strengthened.	Policy GD1 is a policy in the adopted Local Plan. A Local Plan policy cannot be changed through SPD.
Relates paragraphs in SPD to proposals for development of site MU1.	Comments noted. No change proposed.

<p>Policy D1 'High Quality Design and Place Making' Supports that policy D1 aims to ensure that green infrastructure assets are respected and taken advantage, would welcome the inclusion of blue infrastructure within this policy.</p>	<p>Policy D1 is a Local Plan policy that can't be changed through SPD. No change proposed.</p>
<p>Does not think geodiversity assets are adequately addressed. Suggests two amendments to ensure geodiversity assets are considered:</p> <p>Page 2 Through its layout and design development should:</p> <ul style="list-style-type: none"> <li>• Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment; Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas <b>including biodiversity and geodiversity assets.</b></li> </ul> <p>And Page 13 Section 16. Existing trees and hedgerows and other features of ecological value 16.1. If there are mature trees, hedgerows, <b>rock faces</b> or other features of ecological <b>or geodiversity</b> value (including <b>quarries</b>, watercourses and ponds).</p>	<p>Comments noted.</p> <p>Page 2 text relates to Policy D1 which is a Local Plan policy and cannot be amended through SPD. Therefore no change proposed.</p> <p>P13 section 16 to be amended to read: 16.1. If there are mature trees, hedgerows, <u>rock faces</u> or other features of ecological <u>or geodiversity</u> value (including <u>quarries</u>, watercourses and ponds).</p>
<p>Concerns relate to protection and enhancement of the geodiversity of the landscape of South Yorkshire. Makes point that landscape character ultimately depends upon the geology and care should be taken not to obscure views of the surrounding landscape, so that the underlying geology and structure can be appreciated. Considers that a recurrent problem in South Yorkshire generally occurs when permission is given for development in former quarries</p>	<p>Local Plan policy BIO1 covers biodiversity and geodiversity.</p> <p>The proposed amendment to page 13 in respect of the comment will address this point.</p>
<p>In Section 2.2 the following should be added - avoid building within the potential root zone of existing trees unless effective root barriers are incorporated.</p>	<p>There is a separate SPD on trees which deals with protection of existing trees. A cross reference to the Trees and Hedgerows SPD can be added to section 14. However this is not appropriate in paragraph 2.2.</p> <p>Add new paragraph 14.9 <b>14.9 The SPD on Trees and Hedgerows gives advice on protecting existing trees during</b></p>

	<b>development.</b>
Supports use of a Building for a Healthy Life criteria but suggests it includes an assessment of Personal health provision - ie availability of local Health services ie doctors and Hospital provision.	The Local Plan was supported by an Infrastructure Delivery Plan which considered the necessary infrastructure needed to support the Local Plan allocations. The delivery plan is updated through the Authority Monitoring Report. Infrastructure requirements is not appropriate in this SPD. No change proposed.
Section 3 Where there is a desire to avoid intensification of traffic near existing dwellings, is an earlier phase of a development subject to a previous application, considered to be an existing dwelling?	Previous permissions are classed as 'committed development' and would be accounted for in Transport Assessment (TA) where one is required. Where a TA isn't required, committed development would still be a material consideration. No change proposed to SPD.
Does not support use of internal spacing standards set out in South Yorkshire Residential Design Guide. Considers them dated and do not reflect Nationally Described Space Standards. Refers to Planning appeal decision.	This text is in the adopted version of the SPD and no change is proposed. Adoption of nationally described standards would be introduced through an update of the Local Plan. No change proposed.
<p>Section 6 Accessibility</p> <p>Objection to insertion of 26% of all new dwellings to be built to M4(2) accessible and adaptable standard, and 6% to be built to wheelchair accessible M4(3)(2)(b). Consider it will impact on delivery and viability.</p> <p>Agrees with BMBC in that M4(2) and M4(3) standard units are required on new developments and welcomes the proposed change. Acknowledge the proposed percentage of dwellings to be compliant and caveat that certain sites due to constraints such as ground levels may prove more difficult when designing and it is important that sites don't become stalled if they</p>	<p>Evidence of need set out in SHMA. Negotiations can take place on a case-by-case basis if a viability assessment demonstrates there are issues. No change proposed.</p> <p>Comments noted, no change proposed.</p>

can't achieve the required level of compliance	
Section 6 - Where accessible homes have to be provided, how will the exact number be determined on smaller developments - will the percentage requirement be rounded up or down?	<p>We usually apply the general rule that if .5 or above the figure is rounded up. If below .5 it is rounded down. The following footnote will be added to clarify this point.</p> <p><b>[1] Where calculated if this does not result in a whole number, where it is below .5 the figure will be rounded down. If above .5 it will be rounded up.</b></p>
In respect of section 7 (Character) the SPD makes reference to new developments complementing local character (paragraph 7.6) but doesn't clarify if this in respect of materials or appearance. Suggests some further exemplification of this would be helpful.	<p>The SPD is intended to be read alongside Local Plan policy D1 which refers to character and materials, together with any relevant details in Neighbourhood Plan where applicable. Each case will be taken on its merits depending on the context of the site. It is therefore difficult to cover in the SPD. No change proposed.</p>
Suggests further clarification in character section regarding how developments can complement local character.	<p>Comments noted. Character can be wider than materials and appearance. The context of each site is different and therefore character can only be assessed on a site-by-site basis. No change proposed.</p>
In relation to outside space, want to see innovative design for shared space and public realm for positive health & wellbeing and developing community cohesion. e.g. food growing or community gardens.	<p>Covered in proposed changes to section 9.</p>
Considers the definition of A 'larger house' should be 5 bedrooms ++. 4 bedrooms is too low .	<p>This text in paragraph 8.2 refers to policy H9 which seeks to protect existing larger dwellings. This change tightened up the wording to clarify that we consider 4 bedrooms and above an appropriate definition of 'larger'. The SHMA (paragraph 4.50 - 4.55) considers demand for 'larger dwellings' in which it includes reference to both houses with 4 bedrooms and 5 or more bedrooms. No change proposed.</p>

## Section 9 Health and Wellbeing.

We would like to see much more of a “people focus” for building healthy, sustainable, and well-connected communities.

Replacement section 9 suggested below:

9.1 If considered at an early stage of design there are opportunities for developers to improve the health and wellbeing of the residents of new development.

9.2 Housing design should consider the needs of an ageing population with reference to World Health Organisation’s (WHO) Age Friendly standards <https://ageing-better.org.uk/age-friendly-communities/eight-domains> and recognise the importance of well-designed dementia ready housing, utilising the Alzheimer’s Society dementia friendly housing guide [https://www.alzheimers.org.uk/sites/default/files/2020-06/Dementia%20Friendly%20Housing\\_Guide.pdf](https://www.alzheimers.org.uk/sites/default/files/2020-06/Dementia%20Friendly%20Housing_Guide.pdf) <https://www.gov.uk/guidance/housing-for-older-and-disabled-people->

9.3 The external layout for larger schemes should include walking and cycling routes linking through the development, or the creation of green corridors to improve air quality and mental wellbeing. For the design of open spaces, an inclusive approach should consider the needs of children and young people and the needs of an increasingly ageing population. This includes innovative design for shared space and public realm for positive health & wellbeing and developing community cohesion e.g. food growing or community gardens.

9.4 Sport England has produced guidance showing how to promote ‘active lifestyles’ in the design and layout of housing developments. Their ‘active design guide’ sets out 10 principles to help increase activity in everyday lives, helping to improve the health and wellbeing of local residents and neighbouring communities. (Please remove reference to Public Health England as it is now Office for Health Improvement & Disparities) The online resource, including case studies, is available via: <https://www.sportengland.org/facilities-planning/active-design/> (NB: *this link is not correct- please use the updated link below instead*)

In response to the requests for including greater awareness and guidance in housing developments regarding the needs of those with dementia and the needs of the elderly and a request to mention food growing & community gardens, the following changes, shown red and underlined are proposed to the sections on ‘Accessibility’ and ‘Health and Wellbeing’:

### **6. Accessibility**

6.1 Given the aging population and identified levels of disability amongst the population, housing development should be built to the following accessible standards<sup>1</sup>:

- 26% of all new dwellings should be built to M4(2) accessible and adaptable standard
- 6% of new dwellings should be built to wheelchair accessible M4(3)(2)(b)

6.2 An increasing proportion of the population is experiencing dementia. Advice specifically on the accessibility and usability of dwellings with regards to dementia is provided in the Dementia-friendly Housing Guide, produced by the Alzheimer’s Society, in the chapter ‘Place: the physical environment’ (pages 34 - 47). The online resource is available via: [https://www.alzheimers.org.uk/sites/default/files/2020-06/Dementia%20Friendly%20Housing\\_Guide.pdf](https://www.alzheimers.org.uk/sites/default/files/2020-06/Dementia%20Friendly%20Housing_Guide.pdf)

(and at the bottom of the page:

<sup>1</sup> Accessible standards as set out in The Building Regulations 2010 Approved Document M Access to and use of buildings Volume 1: Dwellings (2015 edition as amended and including any subsequent amendments)

[https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/spe003-active-design-published-october-2015-high-quality-for-web-2.pdf?VersionId=uCz\\_r6UyApzAZlaiEVaNt69DAaOCmkIQ](https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/spe003-active-design-published-october-2015-high-quality-for-web-2.pdf?VersionId=uCz_r6UyApzAZlaiEVaNt69DAaOCmkIQ)

9.5 Supporting information on the promotion of health and wellbeing should be included in the design and access statement which accompanies a planning application.

## 9. Health and wellbeing

9.1 If considered at an early stage of design there are opportunities for developers to improve the health and wellbeing of the residents of new development. The pandemic has especially highlighted the value and importance to health and wellbeing of access to green spaces and walking & cycling connections to local facilities.

9.2 The external layout for larger schemes should include walking and cycling routes linking through the development, or the creation of green corridors to improve air quality and mental wellbeing. For the design of open spaces, an inclusive approach should consider the needs of children and young people and the needs of an increasingly ageing population. This includes innovative design for shared space and public realm for positive health & wellbeing and developing community cohesion, for example food growing or community gardens.

9.3 The Council uses the new edition of Building for Life 12, 'Building for a Healthy Life,' to guide the design and layout of developments of ten or more dwellings. This edition has been written in partnership with Homes England and the NHS and has a stronger health and wellbeing emphasis. For example, in the light of the pandemic, it recognises the importance of designing to encourage active travel (cycling and walking) to essential services and work and the importance of access to green spaces.

9.4 Sport England has produced guidance showing how to promote 'active lifestyles' in the design and layout of housing developments. Their 'active design guide' sets out 10 principles to help increase activity in everyday lives, helping to improve the health and wellbeing of local residents and neighbouring communities. The online resource, including case studies, is available via: [https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/spe003-active-design-published-october-2015-high-quality-for-web-2.pdf?VersionId=uCz\\_r6UyApzAZlaiEVaNt69DAaOCmkIQ](https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/spe003-active-design-published-october-2015-high-quality-for-web-2.pdf?VersionId=uCz_r6UyApzAZlaiEVaNt69DAaOCmkIQ)

9.5 The external environment for housing schemes should consider the needs of the elderly and people with dementia, for which proportions of the population are both rising. The external environment can have a major impact on the mobility, independence, and quality of life of older people and affects their ability to 'age in place.' It should enable social interaction and connect people with places and other people. An overriding principle of the Royal Town Planning Institute's advice note on 'Dementia and Town Planning' (Sept 2020) is that if you get an area right for people with dementia, you can also get it right for older people, for young disabled people, for families with small children, and ultimately for everyone.

9.6 Dementia friendly features include legible street layouts (with a hierarchy of street types, simple, well-connected street layouts with minimal use of cul-de-sacs and limited use of shared spaces), distinctive landmarks and other environmental features to aid orientation (and familiarity), clear street signage, open

	<p><u>space which is well defined and overlooked (preferably with seating), safe, well-lit and direct footpaths to local facilities (for example shops and services), access to local green space, and, where changes in level occur, a choice of ramp or steps, with handrails provided.</u></p> <p>9.7 Supporting information on the promotion of health and wellbeing should be included in the design and access statement which accompanies a planning application.</p>
<p>Section 9.2 - Developments should avoid creating open green spaces of little recreational value that only serve to create a future maintenance cost to residents</p>	<p>There is a separate SPD on design of Open Space on new housing developments. Paragraph 9.2 refers to the positive impact open space can have on mental health. No change proposed. Green spaces have different functions including residential amenity. No change proposed.</p>
<p>Section 9 Health and Wellbeing 9.3 Proposed inserted text regarding new Building for a Healthy Life. Generally support emphasis on active travel routes. Want flexibility to be provided where there are specific on site considerations that impact on deliverability and viability.</p>	<p>Comments noted. Negotiations can take place on a case-by-case basis if a viability assessment demonstrates there are issues. No change proposed.</p>
<p>Support for the 'Design Out Crime' inclusion on page 9, this is really valuable.</p>	<p>Comments noted.</p>
<p>Would like to see a clear statement about how the new development connects with community infrastructure in the surrounding neighbourhood.</p>	<p>Where a site is a local plan allocation infrastructure needs and connections to local services and facilities will have been considered through the housing site selection process.</p> <p>In part this will be covered by the Design and Access Statement. Change proposed to add a sentence to the end of paragraph 11.1 to read "<u>the Design and Access</u></p>

	<u>statement should take account of connectivity.”</u>
Section 11.2 - This states that new streets should be connected at both ends but many new developments only have one entrance/exit. More clarity on this is required. Do the principles of connectivity apply to vehicles , cyclists or pedestrians?	Apply to all. Some sites have constraints, for example contours. However general design principle that make streets as connected as possible but has to be taken on a case by case basis. No change proposed.
Section 11 - The reference to highway speeds should be modified to 'streets should be designed to <u>restrict</u> the appropriate vehicle speeds'	The text referred to is the header of the penultimate bullet in paragraph 11.2. There are further bullet points that set out what the appropriate speeds are considered to be. 'Achieve' when read in the context the detail of the speed restrictions in various scenarios is considered more appropriate wording. No change proposed.
Section 11- guidance needs to be included regarding the provision and design of visitor parking areas	We have a separate SPD that deals with parking issues, which are dealt with on a case by case basis. No change proposed.
Clause 11.2, bullet point 3 says: As far as possible, new streets should be connected at both ends to form a through street. Clause 11.3 adds: Long, straight roads should ... be avoided in housing layouts ... Streets that are not straight create hazardous situations where traffic has to slalom round parked cars and where parked on bends, cause line of sight issues. Wharfedale Road is a good example.	Comments noted. The text regarding avoiding long straight roads in housing layouts is to aid traffic calming. No change proposed.
Section 12 Design of Residential Car Parking and Garages  <i>12.2 A range of parking solutions should be used appropriate to the context and the types of housing proposed.</i>  General support for this change.	Comments noted.
<i>12.4 Continuous strips of front of dwelling parking are not acceptable. The starting point should be the guidance from Building for Life of a 50:50 hard/soft landscaping balance at the front of dwellings. The guidance from Building for a Healthy Life where front of dwelling parking is used is there</i>	Negotiations can take place on a case by case basis if a viability assessment demonstrates there are issues. No change proposed.

<p><i>should be a generous landscaping to settle parking into the street.</i></p> <p>General support, however want flexibility to be provided to where there are specific on site considerations that impact of deliverability and viability.</p>	
<p><i>12.8 New parking areas proposed to the front of existing historic dwellings, or dwellings in historic areas, will be resisted where they would result in the loss of characteristic or historic front boundary walls and gardens.</i></p> <p>General support however want flexibility to be provided to where there are specific on site considerations that impact on deliverability and viability.</p>	<p>Negotiations can take place on a case-by-case basis if a viability assessment demonstrates there are issues. No change proposed.</p>
<p>Section 14 Landscape Design. General support for proposed amendments to paragraph 14.3 <i>Trees</i>. However wants flexibility to be provided to where there are specific on site considerations that impact on deliverability and viability, coupled with expected development densities.</p>	<p>Negotiations can take place on a case-by-case basis if a viability assessment demonstrates there are issues. No change proposed.</p>
<p>Support for proposed paragraph 14.3 on tree planting. Support for this proposed approach and recognise the value of tree planting on new developments, particularly when seeking to increase bio-diversity.</p>	<p>Comment noted.</p>
<p>Disagrees with tree lined streets due to leaves on pavements, falling branches, roots breaking through footpaths gives local examples. Also raises issue of Council resources to maintain.</p>	<p>Paragraph 131 of the National Planning Policy Framework sets out that “<i>Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work</i></p>

	<p><i>with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.</i>”It is appropriate for the SPD to reflect this.</p> <p>The SPD cross references to guidance in South Yorkshire Residential Design Guide on tree type and planting depth etc. No change proposed.</p>
<p>Does not agree with recommended 1 tree per dwelling due to costs to residents of maintenance and insurance issues. Refers to a local example of tree removal.</p>	<p>We consider the average of one tree per dwelling is appropriate. This will not equate to every dwelling having a tree in front of it. No change proposed.</p>
<p>14.4 perhaps we should be going down the route of rewilding green verges encourage pollinators and may if managed properly reduce maintenance costs grass cutting etc .</p>	<p>Comments noted. This is done in some areas where appropriate. Not appropriate to specify in this SPD. No change proposed.</p>
<p>Welcome the restatement in the section 16 of the expectation that mature trees, hedgerows or other features of ecological value (including watercourses and ponds) would be incorporated into the design and layout of the development, and retained, wherever possible, for their visual and ecological value.</p> <p>The strengthening of the statement on Trees (14.3) in the Landscape Design Section is also welcomed. However the examples (parks and community orchards) given for the incorporation of trees 'elsewhere in developments' are unnecessarily restrictive, Parks and community orchards are quite formal features and more informal green spaces and green corridors are equally important.</p> <p>The change in sections 9.2 from 'could' to 'should' referring to the inclusion of walking and cycling routes linking through the development, or the creation of green corridors is welcome. However, the creation of green corridors is not only 'to improve air quality' but also to benefit wildlife and improve biodiversity. It would be appropriate to refer to this.</p>	<p>Comments noted</p> <p>Change to for example “ parks, community orchards, informal green spaces and green corridors” at 14.3</p>

<p>General support for paragraph 14.4 regarding landscape planting, however wants flexibility to be provided to where there are specific on-site considerations that impact of deliverability and viability. Viability may also be impacted should these trees attract significant commuted sums at S38 stage.</p>	<p>Negotiations can take place on a case-by-case basis if a viability assessment demonstrates there are issues. No change proposed.</p>
<p>Comment regarding proposed text at paragraph 14.4. Agrees with this proposed approach on larger / strategic developments to aid legibility and place making. Queries if the council will adopt boulevards of large, canopied specimen trees, and/or feature planting at junctions. If so asks for an indication of cost to be provided.</p>	<p>Comments noted. Landscaping schemes done appropriate to the development on a case by case basis. It wouldn't be appropriate to put an indication of cost in the SPD. No change proposed.</p>
<p><b>Landscape enhancement</b> The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider how new development might makes a positive contribution to the character and functions of the landscape through sensitive siting and good design and avoid unacceptable impacts.</p>	<p>The requirement for landscape characterisation and townscape assessments is covered in section 7 on character. No change proposed.</p>
<p>Clause 14.5 says: While smaller 'garden' trees such as Rowan and Cherry can be attractive, larger trees should also be provided (e.g. Oak, Beech and Chestnut). Makes the point that large trees planted close to dwellings create shade and sometimes foundation problems and maintenance issues in the future.</p>	<p>Comments noted. The text "where appropriate" to be added at the end of the sentence.</p>
<p>Would welcome the presumption against the loss and for the creation, enhancement and protection of existing green and blue infrastructure. This should be framed within the context of the existing Habitat Network, as well as within the context of the Humber River Basin Management Plan and Water Framework Directive (WFD) objectives.</p>	<p>Not considered appropriate for this SPD. Covered in Local Plan policies, for example GI1 and CC5. May be more appropriate for an update of Biodiversity SPD. No change to Design of Housing SPD</p>
<p>Comments relating to development of a site that already has planning permission and is under construction. Design and impact of a boundary wall is raised as an example of what the SPD should seek to guard against.</p>	<p>Comments noted which relate to an existing development which was fully assessed on its own merits prior to its approval. The brick wall was approved</p>

	<p>as an alternative to the original proposal. It was agreed to match the materials of the development, which is consistent with some other brick boundary treatment in the vicinity. It is difficult to tell from photo provided, case officer to check on site that it has been built in accordance with approved plans.</p>
<p>Comment regarding Section 16 Existing Trees and Hedgerows and other features of ecological value. Wants to see further reference to providing overall biodiversity net gain (BNG) and refers to the 10% BNG being mandated by Environment Act and refers to NPPF.</p>	<p>We have a separate SPD on Biodiversity and Geodiversity. The suggestions would be more appropriate to be considered in the update of the Biodiversity SPD. No change proposed to Design of Housing SPD.</p>
<p>Section 16 If any trees are to be removed during the development then it is expected that these will be replaced elsewhere on site, or as nearby as possible, at a ratio of 6-1. This approach is supported by paragraphs 174 and 180 of the NPPF, the Natural Environment and Rural Communities Act 2006 and Article 10 of the Habitats Directive.</p>	<p>Add text to this effect to section 16</p> <p><u>16.5 If any trees are to be removed during the development then it is expected that these will be replaced elsewhere on site, or as nearby as possible, at a ratio of 6-1.</u></p>
<p>Section 18 Drainage &amp; Flood Risk. Notes that one of the key changes in this version of the SPD is around the level of accessible homes. Conflict often arises on new development in areas at risk of flooding, between accessibility and the flood risk mitigation required to ensure new residential properties remain safe and dry for occupants. Paragraph 18.1 of the SPD already highlights the importance of considering flood risk issues from the outset, which we strongly support. Suggests it might be useful to make the link between accessibility and flood risk issues more explicit.</p> <p>Paragraph 18.1 also recommends early discussions on drainage with various parties. It should be noted that the lead local flood authority now lead on consideration of surface water management proposals, while the focus for the Environment Agency is the impacts on / from development with respect to fluvial and tidal flood risk.</p>	<p>Comments noted.</p> <p>Text to be added to make link between accessibility and flood risk more explicit. The following sentence to be added in paragraph 18.1.</p> <p>....Drainage and flood risk issues should therefore be considered at the outset as they will have an impact on the design and layout of residential schemes. <u>Flood risk mitigation should be carefully considered in relation to accessible properties.</u> .....</p>

<p>Section 25 (Backland development), no reference is made to development in / of back gardens; some control of this is desirable, as permitting development of gardens could be detrimental to the character of some areas.</p>	<p>Section 8 deals with protection of existing larger dwellings and cites Local Plan policy H9 which seeks to protect dwellings of 4 or more bedrooms.</p>
<p>Section 28 HMO's. Suggests we await the outcome of an appeal decision against Barnsley Council for the refusal of a C4 HMO. The main considerations of the appeal are the effect upon character, residential standards, effect upon residential amenity and garden sizes. Suggests we note the outcome as it may influence the wording of the SPD. It is the first HMO appeal since the A4D became effective.</p>	<p>Comments noted. The appeal decision has now been received which dismisses the appeal and supports the approach and Local Plan policy H9.</p>
<p>Seeks a definition of a 'bed sit' and 'studio apartment'. Alternatively, it is recommended that the words 'studio apartments' and 'bedsits' is omitted and replaced with the word 'flats'.</p>	<p>Include a definition of bedsit and studio flat for clarity. The following definitions from the Oxford dictionary will be added:</p> <p><u>Bedsit – “ a one-roomed unit of accommodation typically consisting of combined bedroom and sitting room with cooking facilities”</u></p> <p><u>Studio apartment – “a flat consisting of a large single room serving as bedroom and living room, with a separate bathroom”</u></p>
<p>Considers the SPD method to determine whether a proposal meets the 10% threshold is quite onerous and difficult to assess. Queries whether there is there a need to look at both a 50 metre radius and the street. Could it be one or the other? Suggests the planning officer ought to carry out the assessment. Suggests using methodology set out in the Doncaster Local Plan Policy.</p>	<p>The criteria is not one of the changes proposed in this consultation. The methodology is considered appropriate for Barnsley. No changes proposed as a result of this comment.</p>
<p><u>Internal standards</u> Shared internal spaces encourage tenant interaction and promote settled households. Considers asking for both a shared dining room and shared lounge is unnecessary and that one shared space such as a shared kitchen/diner would be sufficient.</p>	<p>Comments noted. A good standard of residential amenity is important, therefore we do not wish to request the lowest common denominator in the SPD. Houses have a lounge and a dining room. No change proposed.</p>

<p>Garden size will be determined by the property that is subject of the conversion. Many developers are attracted to Victorian properties which usually have back yards/ gardens that are smaller than 60m2. The National Design Guide sets out how we should consider amenity areas, it does not set a minimum garden size. Disagrees that a size in m2 should be specified in the SPD. Each case should be assessed on its merits. Considers that HMO properties need an outdoor space for limited activities such as hanging washing, sitting out and smoking tenants. .Considers HMO's to be occupied by adults so does not agree they should have a garden the same size as a family property and sometimes, and states that a small yard is more than adequate.</p>	<p>Comments noted. Access to outdoor space can have a positive effect on residential amenity and mental health and wellbeing. The minimum size requested is to ensure HMO residents enjoy the same level of residential amenity as occupants of new build properties. The 60m2 is not restricted to family homes. The SPD supports policies D1 and GD1 which seek to ensure that developments <i>"Contribute to placemaking and be of a high quality, that contributes to a healthy, safe and sustainable environment"</i>; and will be approved if <i>"there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents."</i> No change proposed.</p>
<p>HMO's can have maintenance problems. The larger the garden, the likelihood of it not being maintained increases.</p>	<p>This is a landlord issue. The SPD supports policies D1 and GD1 which seek to ensure that developments <i>"Contribute to placemaking and be of a high quality, that contributes to a healthy, safe and sustainable environment"</i>; and will be approved if <i>"there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents."</i> No change proposed.</p>
<p>HMO's may have more bins than a C3 dwelling. A lack of appropriate bin storage for HMO's can have an adverse impact on the character of an area. Most HMO's use front gardens for bin storage. Bins are in full view from the street and they can overflow. Conversions should ensure that there is appropriate bin storage and feel that this has been overlooked in the HMO section of the SPD.</p> <p>Would like to see guidance for HMO's regarding adequate provision of refuse storage.</p>	<p>Section 19 covers recycling and waste provision. A waste management plan would be expected to factor in appropriate bin storage for a HMO.</p> <p>Change proposed: add a cross reference to section 19 in the HMO section.</p> <p><b><u><a href="#">Recycling and Waste Provision</a></u></b></p> <p><b><u><a href="#">28.8 Any proposals for conversion to dwelling</a></u></b></p>

	<p><u>houses or apartments/flats, HMOs, bedsits or studio apartments should provide appropriate waste and recycling facilities. Please see section 19 of this document for further guidance.</u></p>
<p>No comments on proposed changes to SPD. Relates SPD to proposals for development of site MU1.</p>	<p>Comments noted. No change proposed.</p>
<p>No comments on the proposed changes to the existing version adopted in May 2019. Outlines several parts of the SPD and considers these have been ignored in an ongoing development. Seeks additional text <i>“Protecting existing properties and their residents from such wholesale physical and psychological intrusion. Unusual design/ layout circumstances outlined need to be identified and fully protected.”</i></p>	<p>Comments noted. Proposed text is not considered appropriate wording for SPD. The SPD supports policies D1 and GD1 which seek to ensure that developments <i>“Contribute to placemaking and be of a high quality, that contributes to a healthy, safe and sustainable environment”</i>; and will be approved if <i>“there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.”</i> No change proposed.</p>
<p>Suggests this SPD could consider incorporating features which are beneficial to wildlife within development, and providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment.</p>	<p>This detail is more appropriate for the Biodiversity and Geodiversity SPD. No change proposed to Design of Housing SPD.</p>
<p>Signpost to Standing Advice to help local planning authorities assess the impact of particular developments on protected or priority species.</p>	<p>Comments noted. No changes required to SPD in this instance.</p>

Provides guidance should Strategic Environmental Assessment/Habitats Regulations Assessment be required.	Strategic Environment Assessment/ Habitats Regulations Assessment not required in this instance. Comments noted. No changes proposed to SPD.
Would like to see more detail regarding what level of trees are needed per length of highway.	Each scheme will be taken on its own merits. We do not think it is appropriate to specify a figure as this would be over prescriptive. No change proposed.
No mention of the trend to electric car ownership and related power supply requirements. Queries where is this dealt with.	The requirements for development to provide charging facilities for electric vehicles is now covered by Building regulations. A cross reference to the relevant Building Regulations is contained in both the Sustainable Travel and Parking SPD's. No change proposed.
Suggests further clarification in character section regarding how developments can complement local character.	Comments noted. Character can be wider than materials and appearance. The context of each site is different and therefore character can only be assessed on a site-by-site basis. No change proposed.
Disappointed that no reference to solar panels or issues to tackle the climate crisis	These issues are covered in a separate document the Sustainable Construction and Climate Change adaptation SPD which was recently consulted on.
There is no reference to the design or need for EV charge points	Since 15 <sup>th</sup> June 2022 EV charging points have been covered by Building Regulations. Cross references to the Building Regulations is contained in both the Sustainable Travel and Sustainable Construction and Climate Change Adaptation SPDs.
Considers that new houses should include green energy initiatives, especially solar power, heat pumps and provision for electric vehicle charging points.	These issues are dealt with in a separate SPD on Sustainable Construction and adapting to Climate Change. No change to Design of Housing SPD.

**SPD 'Design of Housing Development Update'**

Consultation with the Youth Council on proposed changes to SPD , 31<sup>st</sup> October 2022

6 Changes to SPD presented and discussed

1. Updating 'Building for Life 12' to 'Building for a Healthy Life'-
  - *Discussion about factors affecting scoring system,*
  - *Concerned that there is not enough affordable accommodation in Barnsley,*
  - *Concerned about loss of green spaces with housing developments- for example that a site in Darfield with a horse's field in it has been granted planning permission for housing despite local opposition.*
2. Accessibility standards-
  - *A wheelchair user stated current great difficulty of manoeuvring through doorframes that are not wide enough,*
  - *Currently it feels that 1 in 20 homes have the accessible features in the presentation (eg- flat entry or no more than 1:12 slope, capable of stair lift conversion, bathroom on each floor),*
  - *Stated that the proposed proportion of 6% of new dwellings to be wheelchair accessible standard seemed to be a low figure*
3. Health and Wellbeing-
  - *No comments*
4. Landscape Design-
  - *Questions on the suitability of some types of trees being supplied for street trees resulting in their removal- for example trees in highway verges lifting paving stones or tarmac, and unsuitable types of trees planted by private developers in front gardens trees (for example they grow too big for the site) which leads to them being removed by homeowners.*
  - *When purchasing a dwelling could you include a guide on how to maintain the trees*
5. Design of Parking-
  - *No comments*
6. Conversion of Buildings (e.g. offices/ retail) to dwellings-

- *It was noted that France has more experience of integrating shops with residential above, (compared to the segregation of different uses more common in Britain).*

#### Post Meeting Notes-

Additional question received from youth council- *'Since the only natural disasters we have are flooding, is it within the plans on streets to have more drains and more maintained ones too?'* The drainage team provided the following response which was forwarded to the Youth Council. Drainage on roads is designed to standards set out by the Department for Transport as set out in their "Design Manual for Roads and Bridges" this sets out the design of both the on street gullies and the pipework installed to transfer the water away from the gullies to the outfall. These standards are used nationally to ensure that design standards are maintained. These documents are reviewed on a regular basis to ensure they are kept up to date with current policies and guidelines. Indeed over the last few years the guides have been updated to include a new procedure for designing the spacing of gullies.

The bigger picture must also be taken into account in that because of issues with climate change we are seeing shifts in weather patterns and more extremes in weather patterns leading to more frequent flooding. All new drainage systems are designed so as not to increase the rate of flow into watercourses, rivers and the sea above the existing flow rate prior to development, this has led to a review of the design of pipes and storage structures on sewer and drainage systems to take into account climate change. So as to try not to increase the risk of flooding to areas which are already vulnerable.

With regard to the cleansing of gullies, Barnsley's current cleansing regime is that all gullies are cleared on a 10 month cycle (access allowing) and we also react to any requests for service. Barnsley along with many other boroughs in the country is looking into the asset management of its gully and drainage networks to rationalise the cleansing and prioritise more sensitive areas, ie. Areas prone to flooding/blockages, highly trafficked routes etc. as you can imagine this is a long and difficult process but once completed should lead to an improved level of service prioritising at risk areas.