
Ref: 2020/1439

Applicant: Gleeson Developments Ltd

Description: Erection of 68no. 2,3, and 4 bed dwellings with associated access and landscaping.

Land off Barnburgh Lane, Goldthorpe, Rotherham, S63 9FL

Site Description

This site is located to the south-east of Goldthorpe and the west of the first two phases of Gleesons' developments off Barnburgh Lane.

Broadly rectangular in shape, the site is circa 2.2ha in size. To the west are allotments and open land, beyond which is Astrea Academy Dearne. To the north are existing houses on Lindale Gardens and to the south is open land / green belt.

The site falls from north to south and there is overgrown vegetation, including brambles across the site and hedgerows around the site edges.

Proposed Development

The application proposes a 3rd phase development of 68 houses. This would increase the size of the estate to 274 houses overall across the 3 phases.

The access comes in from phase 1, off an existing spur from West Moor Croft. The development is then laid out in a liner fashion on either side of a spine road which runs north south through the site.

The mix of dwellings comprises detached, semi detached and terraced properties as follows:

10 x 2 bed houses;
40 x 3 bed houses;
16 x 4 bed houses; and
2 x 2 bed bungalows.

The design of the houses is relatively simple with limited variation or detailing between the 14 house types. Materials are proposed to be a mix of red and buff bricks with dark grey concrete roof tiles.

A small area of greenspace is included in the south west corner, with a pumping station and a footpath running along the southern edge of the site, connecting to phase 2 and the wider footpath network to the south and west.

History

2013/0953 - Removal of conditions 2, 5 and 6 of planning approval 2012/0935 (Erection of 145 dwellings and associated works) and replacement with Section 106 Agreement to cover Travel Plan, Affordable Housing and Public Open Space – Approved

2015/1198 - Erection of 61 dwellings with garages and/or parking spaces together with the provision of open space and associated roads and sewers - Approved

2016/0848 - Variation of condition 4 of app 2015/1198 - (Erection of 61 dwellings with garages and/or parking spaces together with the provision of open space and associated roads and sewers) in relation to surfacing to parking manoeuvring areas – Refused – Appeal Dismissed

2018/1154 - Removal of condition 4 of application 2015/1198 (in relation to surfacing of parking/manoeuvring facilities) – Refused

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019. In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision making process.

Site Allocation: Housing Proposal

Site HS45 Land south of Barnburgh Lane Indicative number of dwellings 69:-

Part of the site has planning permission for 61 dwellings. The indicative dwelling number above relates to the remainder of the site.

The development will be expected to retain, enhance and manage hedgerows, woodland and swamp at the south-west side of site.

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H2 'Distribution of New Homes' states 14% of new homes to be built in the Dearne.

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are expected to include a broad mix of house size, type and tenure and a density of 40 dwellings per hectare is expected

H7 'Affordable Housing' seeks 10% affordable housing in this area

H8 'Housing Regeneration Areas'

T3 'New Development and Sustainable Travel'. The site is located in the Dearne

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

HE6 'Archaeology'

GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development.

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Parking
- Open Space Provision on New Housing Developments
- Sustainable Travel
- Financial Contributions for Schools
- Trees and Hedgerows
- Affordable Housing
- Biodiversity and Geodiversity
- Planning Obligations

Other

South Yorkshire Residential Design Guide

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

Consultations

Assets: No comments.

Air Quality: No objection to the development on operational phase air quality grounds, however it is recommended that the proposed installation of electric vehicle charge points are demonstrated to be mode 3, in accordance with the Barnsley MBC air quality and planning good practice guidance. This can be secured by condition.

Affordable Housing Officer: Happy with the mix of properties and distribution across the site. The split at 29/71 is a midpoint between the recommended plots in the 2019 and 2022 Affordable Housing SPDs which is acceptable in this instance. The shared ownership units should be badged as affordable home ownership as this includes First Homes as required by current national planning policy.

Biodiversity Officer: The proposed as amended now retains the hedgerows around the site perimeter and includes additional planting to enhance and reinforce these. In addition, off site mitigation has been proposed which will achieve 8.83% uplift in biodiversity, over and above the no net loss required by current Local Plan Policy.

Coal Authority: No objections, subject to a condition requiring remediation works on the site.

Contaminated Land: No objection subject to a suitable condition securing remediation.

Danvm Drainage Commissioners: No Objection, the water course to be used for surface water discharge is not maintained by the Board and will be the responsibility of the riparian owners.

Drainage: No objections or conditions, drainage details are acceptable.

EA: No comments received.

Education: There is a requirement for a contribution towards Primary School Places. Subject to this being secured via appropriate agreement, no objection.

Highways: No objections, subject to various conditions.

Natural England: No comments, standing advice only.

Parks: Concerns raised regarding a lack of play provision in the area. In part addressed by the new park on phase 1, further details in the report.

Pollution Control: No objection subject to a condition requiring a construction method statement to minimise disruption during construction.

Public Rights of Way: The proposed supports the delivery of a section of the Barnsley Boundary Way from its existing route which is waterlogged. Support subject to the path along the southern edge of the site being 2m wide as shown on the plan. A grass surface is acceptable here.

South Yorkshire Archaeology Service: This application has archaeological implications. A 'Geotechnical And Geo-Environmental Site Investigation Phase 3, Barnburgh Lane, Goldthorpe' report by Eastwood and Partners was submitted as supporting information. This identified features of archaeological interest that warrant recording. As such a condition is recommended to secure the appropriate scheme of archaeological work.

South Yorkshire Police: Recommends the houses are built to Secure by Design Standards.

South Yorkshire Mining Advisory Service: No comments received, the Coal Authority have provided a response however and recommended conditions.

Superfast South Yorkshire: Standard condition requiring high speed broadband.

Tree Officer: No objection, subject to conditions.

Ward Councillors: Councillor Danforth has raised a few issues in particular with the use of West Moor Drive as the only access road as it is already the only route serving phases 1 and 2 as the

access route passes open space where children play and the increased traffic could cause a safety issues. In addition, West Moor Drive has not been surfaced properly for 4-5 years. Furthermore, the site is in flood zone 1 but all drains eventually empty into the River Dearne which is under immense pressure during wet spells, are attenuation ponds on site an option? None of the new homes have EVCP which goes against the Zero Carbon initiatives.

Yorkshire Water: The submitted Flood Risk Assessment prepared by JOC Consultants Ltd (Report dated 10/12/2020) is acceptable. In summary, the report states that: i) foul water will discharge to public combined sewer crossing the site; and ii) surface water will discharge to a private sewer belonging to the earlier phase 2 development which discharges to watercourse.

Waste: No comments received.

Representations

The application has been formally consulted on twice, publicised by notices in the press, on site and by individual neighbour notification. In total 12 comments were received to the initial consultation with an additional 17 comments to the amended scheme. These raised the following concerns:

- The existing estate road is already not fit with dangerous potholes.
- Traffic impact associated with the building process and the new occupiers
- There isn't enough space in the roads for the lorries accessing phase 2, how will they access phase 3
- The existing access into the estate is past the park and more traffic will make it more dangerous
- There is also too much traffic in Goldthorpe already, with long traffic queues especially at school pick up and drop off.
- The estate has an issue with parked large vehicles and vans which makes the road unsafe;
- There is only one way into and out of the whole development, all three phases
- Existing issues with speeding in the estate.
- The estate is too large for a single access, without a roundabout.
- There traffic on the estate road is already in excess of what it was designed to take.
- Barnburgh Lane should be 30mph, people speed on here regularly and getting out of the junction or crossing here is dangerous.
- The land should be used to provide less, but larger and luxury properties with more playspace.
- Concerns regarding mud on the road, noise and dust / air quality during construction.
- Existing issues with drainage and poor water pressure will be made worse by the development.
- What provision has been made for access to the existing sewer running across the north western corner of the site?
- Policing in the area is stretched and new builds tend to get targeted.
- We were lied to when we bought our house and were told no more development was proposed.
- Loss of open aspect and views.
- Loss of privacy and peace as well as overbearing impact of more houses, impacting on mental health.
- Impact on wildlife and particularly the nearby RSPB site.
- The site is a haven for wildlife; purple orchids, rabbits, pheasants, quails, blue tits, sparrows, hedgehogs, butterflies, reed bunting, robins, kestrel, buzzards, kite, and recently a barn owl make their habitat in the land.
- The hedgerow on the site is used by a large number and variety of birds for nesting;

Assessment

The site forms part of a wider housing allocation, identified on the Proposals Map and is therefore accepted to be suitable for residential development in principle.

The site-specific policy HS45 confirms that part of the site already has planning permission for 61 dwellings. This development is currently being built and is 'phase 2' of Gleasons development in this location. An indicative yield of 69 units is set by the policy for the remaining site which forms this application..

In terms of site-specific requirements, development is expected retain, enhance and manage the hedgerows, woodland and swamp at the south west side of the site. In addition, appropriate archaeological assessment should be undertaken.

The proposed is assessed on this basis and against relevant policies in the wider Local Plan below.

Visual and Residential Amenity

The development site is currently an open, greenfield site with a mix of hedgerow, scrub and grassland on it. As the site is bounded on three sides by residential development and allotment gardens (to the west), wider / long distance views of it are limited.

The proposed development will substantially alter the character of the site, from green to urban. However, it is not out of character with the surrounding area, being a continuation of existing residential developments to the east. As a result, where views are available to the south (from the footpath network) it will sit within its surrounds when viewed from a distance.

Houses which overlook the site will be most impacted, losing their current open views over this greenspace. However, the weight that can be apportioned to this is reduced due to there being no right to a view. The applicant has allowed for the retention and enhancement of the hedgerow along the boundaries which will provide some softening effect and the layout of the development allows for some visual breaks, including new drives and views over gardens, along the boundaries closest to existing dwellings.

The design of the houses is similar to the existing and surrounding development and as a number of house types have been proposed, with varying elevational treatments and window detailing there is some variation in design.

Frontage parking is largely broken up with landscaping, including tree planting. There remain some larger blocks at the southern end of the site, albeit these include some visitor spaces which will help to reduce on street parking.

The development meets the separation distances to existing buildings and within the site. Further the overall internal space for dwellings meets the minimum space standards and the private rear garden sizes are sufficient to meet guidance with the Design of Housing SPD.

Overall, the proposed impact on visual and residential amenity is acceptable and complies with Local Plan Policy D1.

Highway Safety

The site is located within Goldthorpe which is a Principal Town within the Local Plan. There are bus stops on Barnburgh Lane and the retail center is circa 1km away to the north west. The sustainability of the site can also be improved by the proposed footpath diversion along the south which creates a potential opportunity for a more direct route to the nearest primary and secondary

schools to the west. Electric Vehicle Charging Points and Cycle Parking will be secured by condition.

With regards the access and internal layout, this has been assessed by highway officers and is acceptable subject to conditions. The applicant has provided a Transport Assessment which assesses the impact of the proposed development and associated traffic on the access with Barnburgh Lane and wider network. This has been reviewed and it is accepted that traffic associated with the proposed can be accommodated. In addition, a travel plan has been provided with the appropriate measures contained within it secured by condition.

On this basis the proposed has been found to be in acceptable, in accordance with Local Plan Policy T3 Sustainable Travel and T4 Highway Safety.

PROW

The existing Barnsley Boundary Way, in this location, is waterlogged making it beneficial to divert this along the southern edge of the site. The design and access statement states that the proposed connection in the south west corner of the site links to the existing rights of way network. This is not the case – although the field edge is walked, it is not a recorded PROW and so would link to private land. However, there is a provisional agreement in place with the landowner to move the continuation of the Barnsley Boundary Walk along this field edge. On this basis, the proposed link creates an opportunity to address existing issues on the network. The route needs to be 2m wide and incorporate the hedgerow which is shown on the plan and can be secured through conditions.

In addition, the applicant has agreed to continue this link across the southern edge of phase 2. This was not previously incorporated in the approved plans for this site and is therefore an additional benefit. It also increases the connectivity between both sites.

The proposed will deliver benefits to the local footpath network in accordance with local plan policy GS2.

Drainage/Flood Risk

A Flood Risk Assessment has been provided with the application. The site is a low risk of flooding, being in flood zone 1 and there is no known history of flooding on the site. A pre-existing issue with one of Yorkshire Water's surface water sewers is noted, this can cause localized flooding in the north west of the site. As this is an existing issue and the development will not affect it, Yorkshire Water have been informed.

Increases in surface water run-off, associated with the development, will be mitigated through limiting the flow and using the increased capacity of the water course into which surface water will be discharged. All surface water will discharge via phase 2.

Foul water will be discharged to the existing sewer network with a pumping station provided on the site.

Drainage Officers and Yorkshire Water have been consulted and raised no objections. On this basis the proposed complies with local plan policies CC3 and CC4.

Ground Conditions

A Site Investigation has been undertaken and appropriate reports submitted to support the application. These recommend further remedial works which are secured through conditions. No objections have been received from Regulatory Services or the Coal Authority accordingly.

Ecology

The site-specific policy refers to the retention, enhancement and management of hedgerows, woodland and swamp at the south-west of the site. This is based on ecological assessments undertaken to support the Local Plan. A review of this confirms that the swamp area referred to is located in phase 2. Nevertheless, the applicants' ecological reports submitted with this application, confirm an area of marshy grassland is present in the southern portion of the site and that this area supports a large number of marsh orchids and small numbers of common spotted orchids. Existing hedgerows are located around the site edges, to all sides.

It is proposed to retain and enhance the hedgerows around the site edges. These are partly located within the rear gardens of the new dwellings and as such their long term retention is harder to ensure, however, as there is an overall increase in hedgerows on the site this is acceptable in this instance.

The Spotted and Marsh Orchids are proposed to be relocated to 4 sites within New Park Spring Country Park. Various works are proposed to prepare the ground for the Marsh Orchids to ensure the ground remains suitable habitat over the longer term. Other enhancements proposed in the park include, 3 areas of native shrub planting and the removal of dense conifer planting to be replaced with mixed scrub. Finally, log piles will be created, using the felled conifers to create habitat suitable for invertebrates and hedgehog.

There will be a loss of biodiversity on the site as a result of the development, with an increase in hedgerow units. This loss will be offset through the detailed proposed mitigation on New Park Spring Country Park. The approach is consistent with best practice guidance associated with the national Biodiversity Net Gain process. As such the development complies with Local Plan Policy BIO1.

Other S106 considerations – education, public open space and affordable housing

Education –

- 14 Primary School places at £16,000 per place = £224,000
- 10 Secondary School places at £16,000 per place = £160,000

TOTAL = £384,000

Open space provision – New green space provision is required to be provided as part of the development in accordance with SPD: Open Space Provision on New Housing Developments. In this instance and accepting that there is a play area as part of the phase 2 development, it is deemed appropriate to allow no open space on site and instead seek an off-site contribution to upgrade existing facilities in the locality. Based on the submitted unit split, a financial contribution of £125,904.60 would be sought.

Affordable housing – The site is an area where affordable housing provision required under policy H7 is 10%. The proposed mix includes 3 x 3 beds and 4 x 2 beds with a 71/29% tenure split. This is acceptable, taking account of the current Affordable Housing SPD.

Sustainable Travel – This is sought in accordance with Local Plan Policy T3 and the accompanying Sustainable Travel SPD. As the area is in the Accessibility Improvement Zone the overall contribution would be £51,750.

Conclusion

The proposed development secures 68 dwellings on the remaining land allocated under HS45, delivering housing in accordance with this allocation. The assessment above demonstrates that the development complies with the Local Plan, meeting the various requirements and standards alongside a S106 contributions package which is sufficient to appropriately mitigate identified impacts.

The development also allows for the diversion of the Boundary Way, from its current waterlogged route, through the southern part of the site and secures a net gain in biodiversity within the Borough, both of which can be viewed as a benefit of the scheme.

On this basis, approval is recommended.

Recommendation

Approve subject to a S106 and the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved:

Location Plan

Layout 1014/3L

254 House Type 21-254-U-0001 Rev C01

250 House Type 21-250-U-0001 Rev C01

339 House Type 21-339-U-001 Rev C02

350 House Type 21-350-U-0001 Rev C01

351 House Type 21-351-U-0001 Rev C01

353 House Type 21-353-U-0001 Rev C01

357 House Type 21-357-U-0001 Rev C01

358/9 House Type 21-358/9-U-0001 Rev C01

360 House Type 21-360-U-0001 Rev C01

435 House Type 21-435-U-0001 Rev C03

436 House Type 21-436-U-0001 C02

202 Dwelling Type 202/1F

401 Dwelling Type 401/1G

Detached Garage Details SD701 Rev C

Detached Garage Details SD700 Rev B

Detailed Landscape Proposals (1 of 2) 3627/2 Rev C

Detailed Landscape Proposals (2 of 2) 3627/3 Rev C

Drainage Layout 20/729/9790A

Flood Risk Assessment (20/022.01 Rev 02)

Tree Survey (Rosetta 3627/1)

Air Quality Assessment (410.03044.00169 Rev 2)

Geotechnical and Geo-Environmental Site Investigation (39657-003)

Further Supplementary Ecological Information Including Revised Biodiversity Net Gain

assessment of land within New Park Springs (ref:424.03044.00237 Version 1, September 2022)

unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.

Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with Local Plan Policy D, High Quality Design and Place Making.

4. Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

5. Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making.

6. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for highway adoption have been submitted to and approved in writing by the LPA. The development shall, thereafter, be constructed in accordance with the approved details unless otherwise agreed in writing with the LPA.

Reason: To ensure that the internal streets are planned and approved in good time to a satisfactory standard for use by the public in the interests of highway safety in accordance with Local Plan Policy T4.

7. Before any dwelling is first occupied the roads and footways shall be constructed to binder course level from the dwelling to the adjoining public highway at West Moor Croft in accordance with details of a phasing and completion plan to be submitted and approved in writing by the LPA.

Reason: To ensure streets are completed prior to occupation and satisfactory development of the site in accordance with Local Plan Policy T4

8. No dwelling shall be occupied until pedestrian visibility splays of 2m x 2m to the back edge of the footway have been provided at the proposed accesses/driveways. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6m to the rear of the footway/verge which would obstruct the visibility splay. The visibility splay shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure drivers have clear and unrestricted views of approaching pedestrians when pulling out onto the public highway, in the interest of highway safety in accordance with Local Plan Policy T4.

9. Prior to the first occupation of the development hereby permitted, the proposed accesses, driveways, on-site car and cycle parking, and turning shall be laid out in accordance with the approved plan. Driveways and vehicle parking areas accessed from the approved streets must be properly consolidated and hard surfaced and drained into the site and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard in accordance with Local Plan Policy T4.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 (or any Order revoking and/or re-enacting that Order), the

garages/car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with residential occupation of the property and ancillary domestic storage without the grant of further specific planning permission from the LPA.

Reason: To retain the garages/car parking spaces for parking purposes in accordance with Local Plan Policy T4.

11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

The parking of vehicles of site operatives and visitors

Means of access for construction traffic

Loading and unloading of plant and materials

Storage of plant and materials used in constructing the development

Measures to prevent mud/debris being deposited on the public highway.

Reason: In the interests of highway safety, in accordance with Local Plan Policy T4.

12. No development shall take place until a survey of the condition of the adopted highway condition to be used by construction traffic has been submitted to and approved in writing by the LPA. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken. The survey must consist of:

A plan to a scale of 1:1250 showing the location of all defects identified

A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.

On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted for the written approval of the Local Planning Authority. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process is identified and subsequently remedied at the expense of the developer in interests of highway safety in accordance with Local Plan Policy T4.

13. No works shall commence on site until a scheme for the parking of bicycles has been submitted to and approved in writing by the LPA. The scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: In interests of encouraging use of sustainable modes of transport in accordance with Local Plan Policy T3

14. The development shall be carried out in accordance with the details shown within the submitted report, "Flood Risk Assessment prepared by JOC Consultants Ltd (Report dated 10/12/2020)"

Reason: In the interest of satisfactory and sustainable drainage, in accordance with Local Plan Policies CC3 and CC4.

15. No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details

Tree protection plan

Arboricultural method statement

No development or other operations shall take place except in complete accordance with the approved methodologies.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

16. Upon commencement of development details of measures to facilitate the provision of high speed full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure compliance with Local Plan Policy I1.

17. Upon commencement of construction works, details of electric vehicle charge points shall be submitted and approved in writing by the LPA. The EVCPs will have a minimum "Mode 3" (7 kW, 32 AMP) capability and shall be installed in accordance with the approved details prior to first occupation of the development and thereafter in accordance with the approved details.

Reason: To ensure the new residential units are provided with infrastructure that conforms with the requirements of LP Policy T3 - New Development and Sustainable Travel.

18. No hedges or trees on the site (except those shown to be removed on the approved Detailed Landscape Proposals (1 of 2) 3627/2 Rev C and (2 of 2) 3627/3 Rev C), or their branches or roots, shall be lopped, topped, felled, or severed. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To safeguard existing trees/hedges, in the interests of the visual amenities of the locality.

19. Prior to commencement of foundations or any above ground works, remediation works and mitigation measures necessary to address land instability arising from coal mining legacy shall have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: In accordance with Local Plan Policy CL1 Contaminated and Unstable Land.

20. Prior to the occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: In accordance with Local Plan Policy CL1 Contaminated and Unstable Land

21. No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

The programme and method of site investigation and recording.

The requirement to seek preservation in situ of identified features of importance.

The programme for post-investigation assessment.

The provision to be made for analysis and reporting.

The provision to be made for publication and dissemination of the results.

The provision to be made for deposition of the archive created.

Nomination of a competent person/persons or organisation to undertake the works.

The timetable for completion of all site investigation and post-investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To comply with policies HS45 and HE6 and to ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no building or structure shall be placed or erected within 3 metres, measured horizontally, of any sewer or culverted watercourse.

Reason: To prevent damage to the existing [sewer, watercourse or culverted watercourse] in accordance with Local Plan Policy POLL1 Pollution Control and Protection.

23. Prior to commencement of development Biodiversity Enhancement Management Plan (BEMP) detailing the long-term management of the ecological mitigation in the approved Further Supplementary Ecological Information Including Revised Biodiversity Net Gain Assessment of land within New Park Springs (ref:424.03044.00237 Version 1, September 2022) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To conserve and enhance biodiversity in accordance with Local Plan BIO1 Biodiversity and Geo Diversity and the SPD's Biodiversity and Geodiversity, and Trees and Hedgerows.

24. No development (including construction, land raising and demolition if required) shall be carried out until a Construction Environment Management Plan (CEMP), detailing protection measures in accordance with the approved Further Supplementary Ecological Information Including Revised Biodiversity Net Gain assessment of land within New Park Springs (ref:424.03044.00237 Version 1, September 2022), is first submitted to and approved in writing by local planning authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure measures are in place to protect species or habitats in accordance with Local Plan Policy BIO1 and the accompanying Biodiversity and Geodiversity SPD

25. All in curtilage planting, seeding or turfing comprised in the approved details of landscaping (Detailed Landscape Proposals (1 of 2) 3627/2 Rev C and (2 of 2) 3627/3 Rev C) shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse/s; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

26. All out of curtilage planting, seeding or turfing comprised in the approved details of landscaping (Detailed Landscape Proposals (1 of 2) 3627/2 Rev C and (2 of 2) 3627/3 Rev C) shall be carried out in full in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority upon commencement of development. Thereafter the landscaping shall be carried out in accordance with the approved details and timescales.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'

27. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

28. Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

PA Reference:-

2020/1439

