
2021/1171

Applicant: Gleasons

Description: Erection of 125, 2, 3 and 4 bed dwellings with associated access and landscaping.

Address: Lockwood Road, Goldthorpe, Rotherham, S63 9JY

Site Description

The subject site of this application is a parcel of land to the north of Goldthorpe, south of the A635 and Phoenix Park. The subject site was previously a mixed area of grassland, vegetation, and former allotments. The site is subdivided by various boundary treatments and has a gentle fall in topography from north to south and has a developable area of 10.06 acres.

The site is allocated for Housing under the Local Plan (site reference HS46) with an indicative number of dwellings of 125.

To the northern and north-west boundaries there is a mature, widespan landscape buffer of foliage which sits in between the site and the A635. To the south-east there are existing residential dwellings, to the south an existing school and an existing Grade II Listed Church (St John & Mary Magdalene) and Convent site to the West off Lockwood Road. The site is bound in part by Lockwood Road to the North-West.

The existing access to the site is from a back lane situated off Hamilton Road which leads to an unmade track within the site, however this would not be a suitable proposed access point for the development in question. There is an additional existing pedestrian access to the West of the site from Lockwood Road into the grassed field portion of the site.

Proposed Development

This application seeks full planning for the erection of 125, 2, 3 and 4-bedroom dwellings with associated access and landscaping. The application has been amended since its initial submission with notable amendments being the reduction in number of dwellings from 137 to 125 and an amended layout which has introduced a central area of public open space (POS) with a locally equipped area for play (LEAP).

In terms of the housing mix, the application proposes 8 2-bedroom, 87 3-bedroom and 30 4-bedroom dwellings. Included in this mix there will be 13 affordable units.

Several documents have been submitted to support the application which are listed as follows:

- Air Quality Assessment
- Archaeological Desk-Based Assessment
- Built Heritage Statement
- Biodiversity Metric
- Design and Access Statement
- Updated Ecological Impact Assessment
- Flood Risk Assessment- Revision 01
- Geotechnical Investigation
- Noise Assessment
- Planning Statement Addendum
- Tree Survey Report

- Transport Assessment

History

No relevant planning history.

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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). 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.

The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Site Allocation: Housing Allocation

Site HS46: Land North of East Street, Goldthorpe Indicative number of dwellings 125.

The allocation states the following.

The development will be expected to:

Retain and manage habitat at the north-east part of site (grassland, herbs and trees) plus hedgerows on the site;

Respect the historic setting of the listed Church of St. John and St. Mary Magdalene by the use of appropriate site layout, sympathetic design that reflects the setting, scaling, massing, details and materials;

Comply with the Goldthorpe Masterplan; and

Provide appropriate acoustic treatment to mitigate against road noise.

Archaeological remains are known to be present on this site. The developable site area has been reduced to allow flexibility in the development to ensure the remains can be preserved in situ if necessary.

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

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.

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

HE1 'The Historic Environment'

HE2 'Heritage Statements and general application procedures'

HE3 'Developments affecting Historic Buildings'

T3 'New Development and Sustainable Travel'.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

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

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

Affordable Housing Officer- Satisfied that the provision of 13 affordable units meets the 10% requirements of the relevant policy.

Air Quality Officer- Data input for the Air Quality Assessment was queried however further information has been supplied and on this basis no further issues were raised.

Archaeology- Approval subject to conditions.

Biodiversity Officer- Approval subject to conditions.

Conservation Officer- Update to layout and setting assessment ensures the application accords with site policy, Framework 194, 199 and HE1, HE2, and HE3 and therefore there are no objections.

Contaminated Land Officer- Geotechnical and Geo-environmental Site Investigation has identified elevated contamination issues that require remediation works as part of the development. Condition required requesting a remediation strategy.

Education- Education contribution of £720,000 required for 125 dwellings.

Forestry Officer- If the application is recommended for approval, the retained trees on site will require protection during the development works and as such an arboricultural method statement (AMS) will be required. Conditions required regarding tree protective barrier details, protection plan and AMS in addition to landscaping details.

Highway Drainage- Conditional approval is appropriate.

Highways DC- All highways issues have been addressed and therefore the scheme is acceptable subject to conditions.

Parks Supervisor- Location of Public Open Space (POS) is acceptable. POS should be fenced so it is useable as a play space.

Pollution Control- Updated Noise Impact Assessment received. This has been assessed and no objections are raised subject to the imposition of conditions to secure the noise mitigation measures outlined in the report

Public Rights of Way- Recommend condition to ensure private streets and landscaped areas are appropriately managed and maintained to ensure the safety of all users.

South Yorkshire Archaeology Service – Raised no objections subject to imposition of condition.

South Yorkshire Mining Advisory Service - Standing advice is applicable in this instance.

Superfast South Yorkshire- Standard condition requiring details of measures to facilitate gigabit-capable full fibre broadband for the development recommended.

Yorkshire Water Services Limited- Flood Risk Assessment is acceptable. Recommend approval subject to conditions to protect the local aquatic environment and Yorkshire Water infrastructure.

Representations

The application was publicised by notices in the press, on site and by individual neighbour notification, with 71 properties being notified.

At the time of writing this report, seven objections from separate households were received, in addition to one comment that raised concerns whilst also writing in support of the scheme. The issues raised are summarised as follows:

- Lack of privacy
- Trees to be removed
- Loss of enjoyment of home
- Access to dwelling reduced at side.
- Noise, dust and disturbance from development.
- Hedge at rear of vicarage garden boundary will become an issue with new houses.
- Works will adversely affect stability of property.
- Value of house will be affected.
- Increase in anti-social behaviour and crime
- Amount of housing is ridiculous for area
- More traffic to area
- No amenities in Goldthorpe
- Sewage system can't take anymore
- Want plots re-orientated
- Lack of sunshine and sunsets.
- Land ownership

One of the representations did state that they fully supported the scheme and thought it was a significant step in development in Goldthorpe.

Assessment

Principle of Development

The Presumption in Favour of Sustainable Development remains at the heart of the National Planning Policy Framework (NPPF) and the Local Plan as set out in Policy SD1. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

The site is allocated for housing in the Local Plan under site specific policy HS46. The policy sets an indicative number of dwellings of 125 and states that the development will be expected to:

- Retain and manage habitat at the north-east part of site (grassland, herbs, and trees) plus hedgerows on the site
- Respect the historic setting of the listed Church of St. John and St. Mary Magdalene by the use of appropriate site layout, sympathetic design that reflects the setting, scaling, massing, details and materials
- Comply with the Goldthorpe Masterplan; and
- Provide appropriate acoustic treatment to mitigate against road noise.

Given the allocation, the principal of residential development is acceptable at this location. The proposal puts forward a quantum of development that matches the policy indication. The allocation will have taken into account the Goldthorpe Masterplan when it was put forward and allocated as such. The development will therefore provide for a good quality scheme of housing development in the Goldthorpe area which will match the aims of the Masterplan for providing attractive, deliverable and sustainable development.

In terms of the other aspects of the policy relating to ecology, impact on the historic setting, and noise issues, these are dealt with in more detail in the relevant sections in the remainder of this reports.

Design/Appearance/Layout

The proposed main point of vehicular access is from East Street, utilising the position of the existing road terminus against the site boundary, creating a continuation of the highway into the site.

The site layout has been designed around a clear hierarchy of roads which runs from the proposed access at East Street into a branch formation which includes a combination of estate roads and shared private access roads. There is a surface water attenuation basin in the north-western part of the site and there are areas of public open space in the north-western and north-eastern parts of the site, in addition to an area of POS that is centrally located with a LEAP.

The LEAP is considered to meet the Open Space Provision on New Housing Developments SPD as it is overlooked by plots 62-66, has been specifically designed for younger children of early school age to meet the NPFA standard for Local Equipped Areas for Play (LEAP) as per the specification sheet provided to support the application, it has a minimum play zone of 400sqm and has five items of play equipment.

The 'Design of Housing Development' SPD states that 'all new streets should be defined by the fronts of plots with buildings orientated to face the public highway, space or private street space to create an active frontage'. The SPD goes onto state that blank street elevations facing onto streets should be avoided.

The majority of dwellings have been positioned with their plot orientated to front the road hierarchy or to the public open space to the north of the development. The odd instance where a blank elevation would be visible from the street is mitigated by an extensive landscaping plan proposed, including street trees which helps to break up the street and ensure these side elevations are not overly prominent or detrimental to the visual amenity of the street scene.

The proposal includes 13 house types comprising a mix of detached and semi detached houses with accommodation set over 2 stories as urban elevational styles. The varied house types create a diverse and interesting street scene. It should also be noted that the affordable housing units have been dispersed around the site and would therefore be indistinguishable from market housing, as is good practice. Furthermore, the design of the market and affordable house types themselves are appropriate for the site and sit comfortably within their surroundings, in accordance with the SPD and Local Plan Policy D1.

The majority of properties have small gardens to the front or areas to incorporate soft landscaping. Further proposed landscaping details have shown a reasonable mix of native species proposed and a reasonable mix of species sizes, carefully selected to suit their locations which will aid to soften the development and result in an attractive, greener street scene to the benefit of visual amenity. Additionally, the proposed layout shows a number of street trees proposed in accordance with paragraph 131 of the National Planning Policy Framework.

The layout shows a mix of parking solutions proposed including front of dwelling parking, side parking and garages.

When taking all of the above into consideration, the proposed development would maintain the visual amenity of the existing area and also puts forth a policy compliant layout and high quality house types in accordance with Local Plan Policy D1, SPD 'Design of Housing Development' and the NPPF.

Conservation and Archaeology

The site policy states that any application must,

'Respect the historic setting of the listed Church of St. John and St. Mary Magdalene (a listed building) using appropriate site layout, sympathetic design that reflects the setting, scaling, massing, details, and materials'.

The Conservation Officer originally had concerns with the application with the main issue being that one of the previous layouts showed plots 28 and 29 in very close proximity to the western boundary in the churchyard. As such, it was suggested that development in the corner should be moved away or omitted to give space to the setting of the listed Mary Magdalene Church, which was within 20m of this part of the development. Additionally issued were raised regarding the boundary treatments, materials, and general lack of landscaping in this part of the site. Furthermore, whilst an archaeological assessment was submitted to support the proposal, no setting assessment or wider heritage impact assessment relating to the setting of the grade II St John & Mary Magdalene had been submitted to accompany the application.

Revisions has been sought to the layout and the plots in the southwestern corner have been moved further away from the boundary with space given to the garden to provide a buffer for the church setting. Additionally, the number of dwellings, general density and urban grain has been reduced. As such the Council's Conservation Officer is satisfied that the proposal adequately respects the setting of the listed church in line with relevant local and national planning policy.

South Yorkshire Archaeology Service (SYAS) were consulted on this application and have deemed it to have potential archaeological implications. During the Local Plan allocation, a brief scoping assessment of the Site was made and reported that "due to the proximity of the Site to known heritage assets identified by cropmarks from aerial photographs there is an increased likelihood of encountering remains from the Iron Age/Romano-British period". In order to help assess the archaeological potential, an archaeological desk-based assessment (DBA) was undertaken by Trent and Peak Archaeology and submitted as supporting information with the application. The DBA summarised there was moderate potential for late prehistoric and Roman period remains to exist in the northern part of the site but that due to modern disturbance, archaeological potential on the remainder of the site was low. SYAS agrees with this assessment but is confident that a suitable condition providing a written scheme of investigation of works to be submitted and approved can ensure that the site can proceed to be developed in a suitable manner to protect any remains. SYAS have therefore raised no objections to the scheme and the proposal is considered to be in compliance with Local plan policies HE1 and HE3.

Highways

This site is bounded by a landscaped strip and the A635 to the North and Lockwood Road to the West. To the South the site is bounded by both residential streets and Dearne Goldthorpe Primary School. The application proposes a single vehicular access point into the site via East Street, mid-way along the southern boundary. East street is a residential road that also serves the aforementioned Primary School and is the minor arm of a priority junction with Doncaster Road at its southern extent. Visibility at the junction is good in both directions along Doncaster Road. The site is reasonably well served by public transport and can be readily accessed by pedestrians and cyclists and therefore there are no concerns regarding the sustainability of the site.

An amended Travel Plan and Transport Assessment have been submitted to support the application and concluded that the proposals are in keeping with both the local and national transport and the land use planning policy. The East Street junction with Doncaster Road has been assessed as part of the Transport Assessment and the modelling shows that it operates well within capacity even when the proposed development traffic is extended up to the design year of 2027. In regard to the Barnsley Road/Doncaster Road/High Street signalised junction, this has been assessed and is shown to operate within capacity.

In addition, amended plans were received during the application and notably include a proposed extension to the existing traffic regulation order (TRO) on East Street whereby the double yellow lines will continue into the site along both sides of the site access and around the radii adjacent Plots 3 and 123. A pedestrian link through to the Public Right of Way (Footpath no.13) in the north-western corner of the site has now been provided in order to improve pedestrian accessibility. 12 designated visitor parking spaces are also shown within the site and the remaining visitor parking is to be accommodated on-street. It is evident that the site layout has been assessed in terms of having sufficient carriageway width to allow a refuse vehicle and a car to pass. Lastly, plans have been submitted to show the garages have the minimum dimensions to be considered as a parking space to serve the dwellings.

Taking the above into consideration, all highways related issues have now been satisfactorily addressed and as such the proposals are considered acceptable from a highways development control perspective subject to relevant conditions and informative notes. The scheme is therefore considered to be in compliance with Local Plan Policy T4

Residential Amenity for existing occupiers

There are no existing residential properties to the north of the site towards Phoenix Park or to the east of the site towards the church/covenant, however there are existing dwellings to the south/southeast of the site which are primarily comprised of residential terraced rows. The gable end of the terraced rows is a blank elevation. The proposed dwellings facing onto these rows have habitable rooms and are more than 12m as stipulated by the Design of Housing Development SPD and are therefore acceptable. The backs of properties on Kathleen Grove do face the site however in these cases the separation distances within the SPD have been met

It is acknowledged that there will be disruption works from the construction phase of the development on these near neighbours. To mitigate this, a condition restricting hours of work on the site has been recommended.

Amenity of future occupiers

In terms of internal amenity, all dwellings proposed meet the overall internal space standards recommended in the South Yorkshire Residential Design Guide. There are some instances throughout the house types where there are small shortfalls in internal amenity, however they are only the shortfall is only between 0.2-1sqm in a few rooms throughout the entire development and as such this is not considered to be sufficient to refuse the scheme. The internal amenity is considered therefore to be acceptable. Furthermore, the dwellings all accord with the national space standards and beyond this the following house types accord to the M4 (2) accessibility standards: 250, 252, 360 and 360. The types account for 29 of the total units proposed meaning 23% of the dwellings meet this particular accessibility standard.

In terms of daylight, all habitable rooms of the development are served by large windows to allow for adequate light and sunshine.

The required separation distances of 21m between habitable room windows (back to back) and 12m where elevations face a road where dwellings are of the same storey and will achieve a streetscape that reflects local character have been met in almost all instances albeit there are a few instances where there is 0.5-1m short, however this is not considered sufficient to refuse the scheme on as a good standard of amenity is still achieved

The Designing New Housing Development SPD states that rear gardens of proposed dwellings should be at least 50m² in the case of two-bedroom houses and 60m² for houses with three or more bedrooms. A rear garden analysis has been undertaken which shows that all gardens meet the standards as stipulated in the SPD.

The residents also have access to on site public open space and there will be a LEAP centrally located to allow for a good standard of amenity.

In accordance with Policy HS46 noise issues have been closely looked at. An Noise Impact Assessment was submitted which provides a noise mitigation strategy considering the types of noise impacting on the proposed development, as well as the noise insulation and noise control requirements for the proposed plots. The mitigation scheme that has been proposed satisfies guidelines for internal noise levels in accordance with BS 8233:2014 and WHO Guidelines for Community Noise through the use of standard double glazing units and hit and miss trickle ventilators. Two metre high close boarded timber fences have been proposed around the gardens of Plots 69, 81, 82, 86, 89, 90, 91 to ensure that environmental noise does not cause significant adverse impacts on health or the quality of life. As such the proposal is considered to be in compliance with HS46 and Policy POLL1.

Scale and mix of housing

The application is for 125 dwellings which equates to approximately 32 dwellings per hectare. Local Plan Policy H6 'Housing Mix and Efficient Use of Land' states that a density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages. In this case, the development has a lower density than expected by policy H6 however the policy states that lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons. In this case, the reduced density ensures a high quality design where a good standard of residential amenity is achieved.

Local Plan Policy H6 also states Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. The development is for 125 dwellings with a mix of 2 bed (8 units (6.4%)), 3 bed (87 units (69.6%)) and 4 bed (30 units (24%)) properties.

In terms of Affordable Housing, the policy requirement for the area is 10%. This would equate to 13 affordable units needing to be provided. The applicant has agreed to this provision.

Biodiversity

An updated Ecological Impact Assessment, in addition to an updated Metric, were submitted to support the application. A summary of potential impacts, proposed mitigation, and residual effects is provided for each important ecological feature is included in addition to a summary of proposed biodiversity enhancements.

In terms of Policy H46 the proposal aims to retain and manage the most important ecological aspects in the north-eastern part of the site and this will be managed through a management company that will also manage the other public open spaces within the site. The proposal does result in the loss

of a number of hedgerows but to compensate for this 248 linear metres of species- rich native hedgerow planting is proposed along with 239 linear metres of beech and hawthorn hedgerows. The hedgerow unit increase will equate to a 65.9% rise due to this. The Council's biodiversity is happy with this due to the uplift in hedgerows on the site. In addition rich native scrub will be planted along the northern site boundary and wildflower grassland will be created within the Public Open Space using a suitable species rich mix. It is also proposed that bird and bat boxes will be integrated into 10% of the proposed dwellings or garages

Whilst the ecology improvements referred to above are welcomed the Biodiversity Net Gain shows there will still be a 2.86 unit loss . In agreement with the Council's biodiversity officer this BNG shortfall shall be offset by enhancing third party land. It is intended that this small shortfall will be delivered within New Park Springs, in collaboration with the Land Trust and will include the planting of deciduous broad-leaved woodland and native species-rich scrub. The off-site mitigation site is considered appropriate, being located within the Dearne Valley Green Heart Nature Improvement Area, as is the proposals site. This will be secured via the S106..

It is considered taking the above into account that the application would be in accordance with Policy BIO1 subject to conditions.

Trees

An Arboricultural Impact Assessment has been submitted to support the proposal which identifies some trees will need to be removed to adequately accommodate the proposed development and one tree would lie close to new dwellings, as such it is suggested that the crown of three trees is reduced to reduce conflict between them and the adjacent development. An amended landscaping plan was submitted which shows that a number of trees on site will be retained and as such the forestry officer has recommended that if the application is to be approved, the retained trees would require protection during the development works and as such an arboricultural method statement would be required.

The proposed landscape details are sufficient and it is considered there is a reasonable mix of native species proposed and a reasonable mix of species sizes which have been carefully selected to suit their locations. The landscaping plan will be conditioned as per any approval.

Furthermore, to ensure the continued well being of the trees and in the interests of the amenity of the locality a condition requiring tree protective barrier details, a tree protection plan and arboricultural method statement, prior to the commencement of the development is recommended.

Public Rights of Way

The site does not have any recorded Public Rights of Way (PROW)within it, however PROW Dearne 13 runs alongside the proposed development site to the western edge. The scheme does provide for footpath links to this PROW as well as footpath links to an existing non-PROW to the north and onto St Mary's Road to the south. These will all be contained within the relevant Section 38 agreement for the adoption of the roads. This means that pedestrian access to leisure walking to the north and access to the facilities within Goldthorpe to the south will be provided for.

Drainage

The site is located within Flood Zone 1 (low risk); however, the site lies within Surface Water Flooding according to the Environment Agency Surface Flood Maps.

The application has been accompanied by a detailed Flood Risk Assessment which was amended in January 2023 with an updated surface water discharge rate. Surface water will discharge to the diverted public surface water sewer which crossed the site at a maximum rate of 5 litres per second.

Further, a 225mm diameter public surface water sewer runs through the centre this site which the developer has shown on the attached plans which will require an easement

Recommendations have been made in the FRA for a detailed drainage design to be submitted prior to construction of the development and additionally, the flood risk management measures recommended in the report should be implemented in the design and construction of the development. Yorkshire Water consider that the FRA is acceptable and have recommend approval of the application subject to conditions. Further, the Council's Drainage officer has also recommended conditional approval of the site. As such, it is considered the development is acceptable from a drainage/flood risk point of view in accordance with Local Plan Policy POLL1.

Air Quality and Noise

A qualitative assessment of the potential dust impacts during the construction of the development has been undertaken following the Institute of Air Quality Management (IAQM) guidance. The site was found to have at worst 'Medium Risk' in relation to dust soiling effects on people and property, and 'Low Risk' in relation to human health impacts.

It is considered, providing mitigation measures are implemented, residual effects from dust emissions arising during the construction phase are considered to be 'not significant'. Further, given the short-term nature of the construction phase, there is considered to be an insignificant effect on air quality from construction-generated vehicle emissions.

In regard to noise, a Noise Impact Assessment, was submitted which includes 2m high close boarded timber fences around the gardens of Plots 69, 81, 82, 86, 89, 90, 91 to ensure that environmental noise does not cause adverse impacts neighbouring amenities as required by Policy POLL1. Pollution Control have raised no objections subject to a suitable condition.

Geotechnical/Coal

A Geotechnical and Geo-environmental Site Investigation, as prepared by Eastwood and Partners, was submitted to support the application. The report competently covers the mining position for the proposals with no further works anticipated from the coal mining legacy aspect. This is consistent with the fact that the site is not located in a Coal Authority High Risk referral area, with no shallow coal seams or mine entries known to affect the land and therefore, the Coal Authorities Standing Advice will be applicable here.

Regarding the contaminated land issues, the report has identified some elevated contamination issues that will require remediation works as part of the development. As such, a condition requiring a detailed remediation strategy to bring the site to a condition suitable for the intended use in accordance with Local Plan Policy CL1, Contaminated and Unstable Land is recommended.

Sustainability

The site is located to the north of Goldthorpe. The site is well situated for access to public transport with the nearest bus stops to the south of the site, with regular local services to both Doncaster, Barnsley and locally to the centre of Goldthorpe. Goldthorpe Station is approximately 0.7 miles from the site access by road. Additionally, the retail centre of Goldthorpe has a number of local amenities and there are a number of schools and parks nearby. As such, the site is considered to be in a sustainable location with a good access to a range of services and facilities.

S106 Agreement

The following contributions will be secured by S106 in order to make the development acceptable:

Education – £720,000 – the proposal would generate the need for 26 primary pupil places and 19 secondary school places

Sustainable travel –£93,750

Public Open Space –£145,460.86 – some open space is provided for on-site but this would not meet the full 15% requirement for public open space provision. There is also the need to provide a contribution for formal sports facilities in accordance with the SPD. The combination of these two equates to the need for a contribution of the amount given.

Affordable Housing – 10% - 13 units to be provided for on site.

Biodiversity – To secure the off-site mitigation works as referenced earlier in the report

These S106 obligations are compliant with the requirements of Policy I1 Infrastructure and Planning Obligations which states that development must contribute as necessary to meet all onsite and off-site infrastructure requirements to enable development to take place satisfactorily.

Conclusions

This detailed scheme will deliver 125 homes, public open space and a LEAP throughout the site, in addition to biodiversity mitigation and enhancements. Further, suitable contributions related to education, sustainable travel, open space will be secured through the S106 agreement.

Overall, the design accords with the Local Plan and is recommended for approval subject to the signing of the S106 and the following conditions;

Recommendation

Grant

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 plans and specifications as approved unless required by any other conditions in this permission:
 - 3228-1-001-KK
 - 250 type – drawing ref. 21-250-U-0001 rev C02 – submitted 28/03/2023
 - 252 type – drawing ref. 21-252-U-0001 rev C03 – submitted 28/03/2023
 - 253 type – drawing ref. 21-253-U-0001 rev C02 – submitted 28/03/2023
 - 350 type – drawing ref. 21-350-U-0001 rev C03 – submitted 28/03/2023
 - 352 type – drawing ref. 21-352-U-0001 rev C03 – submitted 28/03/2023
 - 354 type – drawing ref. 21-354-U-0001 rev C04 – submitted 28/03/2023
 - 355 type – drawing ref. 21-355-U-0001 rev C04 – submitted 28/03/2023
 - 358/359 type – drawing ref. 21-358-U-0001 rev C01 – submitted 28/03/2023
 - 360 type – drawing ref. 21-360-U-0001 rev C03 – submitted 28/03/2023
 - 450 type – drawing ref. 21-450-U-0001 rev C02 – submitted 28/03/2023
 - 451 type – drawing ref. 21-451-U-0001 rev C01 – submitted 28/03/2023
 - 452 type – drawing ref. 21-452-U-0001 rev C03 – submitted 28/03/2023
 - Detailed landscaping plan 1 of 3 ref. 3710-2 rev H – submitted 04/05/2023

- Detailed landscaping plan 2 of 3 ref. 3710-3 rev H – submitted 04/05/2023
- Detailed landscaping plan 3 of 3 ref. 3710-4 rev H – submitted 04/05/2023
- Rear garden analysis drawing ref. 3228-1-002-A – submitted 04/05/2023
- Trees in relation to development plan ref. 3710-5 rev B – submitted 04/05/2023
- Affordable Housing Layout – same ref as main layout, but annotated/labelled with AH units – submitted 04/05/2023
- Location plan 3228-1-000 Rev A – submitted 05/06/2023
- 3x6m single garage detail ref. SD1700 – submitted 30/03/2023
- 3x6m double garage detail ref. SD1701 – submitted 30/03/2023
- 1800mm fence detail
- 600mm fence detail
- Swept path analysis drawing T-1008 – submitted 04/05/2023
- Vis Splay drawing V-1002 Rev B – submitted 28/04/2023
- Swept path analysis drawing T-1002 Rev B – submitted 28/04/2023
- Swept path analysis drawing T-1003 Rev C – submitted 28/04/2023
- Swept path analysis drawing T-1004 Rev B – submitted 28/04/2023
- Swept path analysis drawing T-1005 Rev B – submitted 28/04/2023
- Swept path analysis drawing T-1006 Rev C – submitted 28/04/2023
- LEAP “picture sheet”
- ECIA and BNG Metric – ref. 424.03044.00188 vers 6 – submitted 15/05/2023
- AIA ref. 3710 dated 05 May 2023 – submitted 05/05/2023
- Noise Assessment ref. RK3551/20444/Rev 2 – submitted 04/05/2023

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.

3. 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

4. Notwithstanding the details as submitted and prior to the commencement of the development hereby approved, details of boundary treatments to the central area of Public Open Space shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site can be used as a play opportunity and in the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making and the open space provision on new housing developments supplementary planning document.

5. 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 details and the tree protection fencing shall be installed in accordance

with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality in accordance with Local Plan Policy BIO1.

6. 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 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

7. Prior to the commencement of the development hereby approved, , the noise mitigation measures described in report 'Noise Assessment produced by Spectrum Acoustic Consultants dated 03.05.23 ref: RK3241/20444/Rev 2, shall be implemented so that environmental noise does not cause significant adverse impacts on health or the quality of life as required by noise planning policy, especially to those living and working in the vicinity. This includes:
 - 2m high close boarded timber fences around the gardens of Plots 69, 81, 82, 86, 89, 90, 91.

The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

8. No development (including construction, land raising and demolition if required) shall be carried out other than in accordance with a Construction Environment Management

Plan (CEMP) that is first submitted to, and approved in writing by, the local planning authority. The CEMP is expected to include measures to control noise and dust.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

9. Upon commencement of development details of measures to facilitate the provision of gigabit-capable 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.

10. Upon commencement of construction works, details of electric vehicle charge points (EVCPs) 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 units are provided with infrastructure that conforms with the requirements of LP Policy T3 – New Development and Sustainable Travel.

11. No building or use hereby permitted shall be occupied until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths, and landscaped areas not put forward for adoption as maintainable at public expense within the site have been submitted to and approved in writing by the LPA. On occupation of the first dwelling (or building) within the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reason: To ensure that all private streets and landscaped areas are appropriately managed and maintained to ensure the safety of all users in accordance with Local Plan Policy T4

12. No works shall commence on the site until the status and future maintenance of any footpaths / cycleways / bridleways on site are resolved. Constructional details and future maintenance plans shall be submitted and agreed in writing by the LPA. The development shall, thereafter, be constructed in accordance with the approved details.

Reason: In the interests of the accessibility of the site and its surroundings in accordance with Local Plan Policy T1

13. No development works shall begin until a report, endorsed by a competent engineer experienced in ground contamination and remediation, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:-

-A survey of the extent, scale and nature of contamination.

-An assessment of the potential risks to human health, property, adjoining land, groundwaters and surface waters, ecological systems and archaeological sites and ancient monuments.

-An appraisal of remedial options, and proposal of the preferred option(s).

-A remediation statement summarising the works to be undertaken (if required).

-The development shall thereafter be undertaken in full accordance with the submitted report. For further information, see BMBC's Supplementary Planning Guidance 28, "Developing Contaminated Land".

Reason - To protect the environment and ensure the site is suitable for the proposed use in accordance with Local Plan Policy POLL1.

14. The development shall be carried out in strict accordance with the details indicated within the submitted Flood Risk Assessment Report- 20/032.01 Revision 01, dated 16th January 2023.

Reason: (In the interest of satisfactory and sustainable drainage in accordance with Local Plan Policy CC3.

15. The site shall be developed with separate systems of drainage for foul and surface water on and off site, details of which shall have been submitted to and agreed in writing prior to the commencement of development, with the maximum surface water discharge rate shall be restricted to no greater than 5 (five) litres per second, to the public surface water sewer network . The separate systems should extend to the points of discharge to be agreed. The development shall then proceed in accordance with the approved details.

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

16. No building or other obstruction including landscape features shall be located over or within :

- 3 (three) metres either side of the centre line of the 225 mm diameter public surface water sewer that crosses the site i.e. a protected strip width of 6 (six) metres;
- 3.5 (three point five) metres either side of the centre line of the 525 mm diameter public surface water sewer, that crosses the site i.e. a protected strip width of 7 (seven) metres.
- 5 (five) metres either side of a tree.

Furthermore, no construction works in the relevant area (s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority .

The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times . If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer , the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that , prior to construction in the affected area, the approved works have been undertaken

Reason: In the interest of public health and maintaining the public sewer network in accordance with Local Plan Policy POLL1 and CC3.

17. 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 ancillary building structures shall be constructed to the rear of plots 118, 119 and 120.

Reason: To ensure the protection of the sewer for the lifetime of the development in accordance with Local Plan Policy CC3.

18. No development shall commence until full construction, engineering, drainage and street lighting 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.

Reason: In the interests of highway safety, in accordance with Local Plan policy T4 – New Development and Transport Safety.

19. 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 in accordance with details submitted to and subsequently approved in writing by the LPA.

Reason: To ensure satisfactory development of the site and in the interests of highway safety, in accordance with Local Plan policy T4 – New Development and Transport Safety.

20. The gradient of individual vehicular accesses/driveways shall not exceed 1 in 12 as measured from edge of the adjacent carriageway.

Reason: In interests of the safety of persons using the access and users of the highway in accordance with Local Plan Policy T4.

21. Pedestrian visibility splays having dimensions of 2m x 2m shall be safeguarded at driveway entrances/exits. 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: In the interests of highway safety, in accordance with Local Plan policy T4 – New Development and Transport Safety.

22. Areas to be used by vehicles shall be surfaced in a solid bound material (i.e. not loose chippings) and adequate measures shall be so designed into these areas to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

23. Prior to the first occupation of the development hereby permitted, visibility splays at internal junctions shall be provided in full accordance with the details indicated on the approved plans. The splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05m above the level of the adjacent highway carriageway.

Reason: In interests of highway safety in accordance with Local Plan Policy T4 New Development and Transport Safety.

24. 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 the interests of encouraging use of sustainable modes of transport in accordance with Local Plan Policy T5.

25. 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:
- i. The parking of vehicles of site operatives and visitors
 - ii. Means of access for construction traffic including measures to prevent, so far as is reasonably practicable, the arrival/departure of construction traffic at school drop-off/pick-up times.
 - iii. Loading and unloading of plant and materials
 - iv. Storage of plant and materials used in constructing the development
 - v. Measures to prevent mud/debris being deposited on the public highway.
 - vi. Measures to minimise dust.

Reason: In the interests of highway safety in accordance with Local Plan Policy T4 New Development and Transport Safety and to reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby in accordance with Local Plan Policy POLL1.

26. 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:
- i. A plan to a scale of 1:1250 showing the location of all defects identified
 - ii. 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.

27. The Travel Plan hereby approved shall be implemented in accordance with the measures set out therein. Within three months of first occupation, evidence of the

implementation of measures set out in the Travel Plan shall be prepared, submitted to, and agreed in writing with the LPA, unless alternative timescales are agreed in writing.

Reason: To support sustainable transport objectives, reduce reliance on the private motor car as a primary form of transport and to reduce the impact of travel and transport on the environment in accordance with Local Plan Policy T3.

28. Development shall not commence until details of the siting of the sales cabin, and parking for staff and customers visiting the site, have been submitted and approved in writing by the Local Planning Authority, and such facilities shall be retained for the entire construction period.

Reason: In the interests of highway safety in accordance with Local Plan Policy T4 New Development and Transport Safety.

29. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.

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

30. Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B shall include, but not necessarily be limited to, the following:

- Risk assessment of potentially damaging construction activities;
- Identification of 'biodiversity protection zones';
- Detail of pre-commencement surveys required;
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- The times during construction when specialists ecologists need to be present on site to oversee works;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s);

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.

31. Prior to commencement of the development, an appropriately experienced and qualified Ecological Clerk of Works (ECoW) shall be appointed by the applicant/developer. The ECoW shall be in post during appropriate stages of the development, as agreed in

writing with the Local Planning Authority. The ECoW's scope of work shall include monitoring compliance with the mitigation measures as detailed within the Report, and the conditions of the planning permission.

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.

32. A Biodiversity Enhancement Management Plan (BEMP) for on-site habitats, completed by a suitably qualified ecologist will be submitted to the Local Planning Authority prior to the commencement of works on site. The BEMP will include the following:

- A recent landscape plan detailing the location of mitigation works and the size of each habitat area to be enhanced and/or created;
- Management aims and prescriptions detailing the methods required to create and/or enhance each habitat at the required quality for a period of 30 years;
- A timetable of delivery for each habitat created and/or enhanced;
- A schedule of ecological monitoring for a minimum 30 year period, identifying when key indicators of habitat maturity should be achieved;
- Details on the monitoring of habitats and the provision of a report, which shall be provided to the LPA on the 1st November of each year of monitoring (years one-three after creation, years five, and ten and every ten years thereafter), which will assess the condition of all habitats created and/or enhanced and any necessary management or replacement/remediation measures required to deliver the Net Gain values set out in the BEMP for each habitat;
- A schedule of actions to be undertaken in case signs of failing are identified; the schedules must include details of technique(s) to be used, equipment to be used, roles and relevant expertise of personnel and organisations involved and timing of actions including submission of monitoring report to the Council.

The BEMP will also include a scheme for biodiversity enhancement such as the incorporation of permanent bat roosting feature(s) and nesting opportunities for birds (in 50% of proposed units) and access for hedgehogs. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

The scheme shall include, but not limited to, the following details:

- Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- Materials and construction to ensure long lifespan of the feature/measure;
- A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken; and,
- When the features or measures will be installed within the construction, occupation, or phase of the development.

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.

33. Notwithstanding the submitted details, before above ground works commence, details of external/internal lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall be provided by a suitably qualified ecologist and clearly demonstrate that lighting will not adversely impact wildlife using key corridors, foraging and commuting features and roosting sites. The details shall include, but are not limited to, the following:

- A drawing showing sensitive areas, dark corridors and buffer areas;
- Technical description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;
- A description of the luminosity of lights and their light colour;
- A drawing(s) showing the location and where appropriate the elevation and height of the light fixings;
- Methods to control lighting control (e.g. timer operation, Passive Infrared Sensors (PIR)); and
- Lighting contour plans, both horizontal and vertical where appropriate, taking into account hard and soft landscaping.

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.

34. During construction or demolition works, activity 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: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

PA REFERENCE:-

2021/1171

