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**2023/0195**

Applicant: Homes by Honey

Description: Residential development of 95no. dwellings (Amended Plans)

Address: Land North of Barnburgh Lane, Goldthorpe, Rotherham

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### **Site Description**

The site is located on the eastern edge of Goldthorpe on Barnburgh Lane and is a former agricultural field. Bordering the western side of the site is a formal tarmac Public Right of Way (PROW) that separates the site from existing allotments. The PROW connects Kingsmark Way, Barnburgh Lane through to Engine Lane and provides access to Goldthorpe Primary School and Goldthorpe High Street. The site is undulating and rises from Barnburgh Lane (southern boundary) to the northern boundary, as well as rising from the eastern corner to the centre of the site. The land to the north of the site contains existing trees and vegetation whilst a partial hedgerow line borders the southern part of the site with Barnburgh Lane. No existing dwellings share a boundary with the site with the nearest housing being the properties on the opposite side of Barnburgh Lane which face the south-western corner of the site. The subject site is accessed from Barnburgh Lane. The site is not within a Conservation Area, nor is it within the Green Belt.

### **Proposed Development**

This application seeks full planning for the erection of 95 dwellings with associated access, open space and landscaping. There will be a single access point off Barnburgh Lane into the site. There will be a central green with the main public open space to the eastern edge of the site.

The mix of dwellings is proposed as follows:

22 two bedroom dwellings

44 three bedroom dwellings

29 four bedroom dwellings

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

Transport Assessment

Travel Plan

Flood Risk Assessment and Drainage Strategy

Phase 2 Geotechnical and Geo-environmental Site Investigation

Arboricultural Impact Assessment

Archaeology and Heritage Desk- Based Assessment

Ecological Impact Assessment

Geophysical survey

Geophysical Survey Provisional Interpretation

Design and Access Statement

Planning Statement including an Affordable Housing Statement

## History

No relevant planning history on the site

## 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 HS48 Land north of Barnburgh Lane, Goldthorpe Indicative number of dwellings 109

The allocation states the following:

The development will be expected to retain hedgerows around the periphery of the site.

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following: Information identifying the likely location and extent of the remains, and the nature of the remains; An assessment of the significance of the remains; and Consideration of how the remains would be affected by the proposed development.

Other relevant policies would be as follows:

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 and a density of 40 dwellings per hectare is expected

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

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-** 10% affordable housing is required and the mix proposed is agreed and accepted.

**Air Quality-** No objections subject to a condition to provide an Air Quality Assessment report.

**Biodiversity Officer-** Recommend approval, subject to conditions.

**Coal Authority-** No objection, standing advice applicable.

**Contaminated Land-** No objection.

**Education Services-** 5 houses would produce a pupil yield of 20 primary pupils @ £16,000 per pupil, and 14 secondary pupils @ £16,000 per pupil. Total education contribution required = £540,000. This is due to the predicted need in the area in the coming years across primary and secondary.

**Environment Agency-** No objections.

**Highways DC-** No objections subject to conditions.

**Parks-** No objections

**Pollution Control-** No objections subject to condition.

**Public Rights of Way-** There is a Public Footpath (Dearne 17) that runs to the West of the development site, this does not appear to be directly affected by the proposed development, therefore we don't have any objection to the proposals.

**South Yorkshire Archaeology Service-** No objection subject to condition.

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

**South Yorkshire Mining Advisory Services-** No objections

**Urban Design Officer-** No objections subject to conditions.

**Yorkshire Water Services Limited-** No objections subject to condition

## **Representations**

The application was publicised by notices in the press, on site and by 355 neighbour notifications letters. Re-consultation has also been carried out on the latest plans. At the time of preparing the report 7 representations have been received which are summarised as follows:

- Homes will take away from countryside.
- Effect landscape, animals' homes and increase pollution.

- Focus and funds on regeneration, not new homes.
- Impact on local infrastructure (school places, childcare, medical appointments, etc).
- Increased vehicular traffic.
- Increase demand on water supply.
- Impact on house prices.
- Development will block existing views.
- Potential land subsidence issues.
- Lack of parking on site.
- No footpath on site- should be improved within this application.

A representation was also received from former Councillor Danforth who stated he had no objections to the application but asked for the following comments to be considered:

- Maintenance of pavements
- Potential problems with north and west boundaries where people currently walk across which may lead to anti-social behaviour and damage to properties
- Barnburgh lane is known for speeding drivers at this point so needs to be considered with regards to access and whether signage would be suitable
- 95 dwellings seems a lot for the site and no bungalows

## **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 site has been allocated for housing development as part of the Local Plan and as such would be considered to be in a sustainable location. The PROW on its western edge provides a link through to Goldthorpe High Street and the local primary school

In addition to the above, the site is allocated for housing in the Local Plan under site specific policy HS48 and as such it is acceptable for residential development in principle. The policy sets an indicative number of dwellings of 109 and states that the development will be expected to:

- Retain hedgerows around the periphery of the site.
- Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following: Information identifying the likely location and extent of the remains, and the nature of the remains; An assessment of the significance of the remains; and Consideration of how the remains would be affected by the proposed development.

In terms of the aspects of the policy relating to hedgerows and archaeology, these are dealt with in more detail in the relevant sections in the remainder of the report

### **Design/Appearance/Layout**

The site layout has been designed around a primary route with secondary and tertiary routes in a branch formation with access off Barnburgh Lane.

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 on to state that blank street elevations facing onto streets should be avoided.

12 different house types are proposed. 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 proposed layout creates 15% of green open space equating to 0.61 ha which is in accordance with the 'Open Space Provision on New Housing Development'. The open space is dispersed throughout the site through an arrival green, central green, green corridor and lower green. The central green provides an open area to visitors entering the site whilst the main open area to the west of the development provides the main informal play space area. The open spaces help to soften the development, breaking up the built form, creating opportunities for tree planting and enhancing the proposed street scene.

The properties are predominantly orientated to face onto the roads and/or the open space areas to provide adequate surveillance. Frontage parking is broken up by front gardens and areas of open space. The development aims to provide a balance between density and enabling a suitably well designed layout. The Council's Urban Design Officer has assessed the scheme and subject to conditions is happy with the layout proposed.,

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

### **Scale and mix of housing**

The application is for 95 dwellings with a net site area of 2.69ha, giving a density of 35 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. Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons. It is considered in this instance that the small shortfall in density is acceptable in this instance due to allow for an appropriate layout with a balance of car parking and external separation distances to be achieved to create a high-quality development.

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 95 dwellings with a mix of 2-, 3- and 4-bedroom dwellings of varying styles, which is considered to contribute to the mix of dwellings already present within Goldthorpe.

In terms of Affordable Housing, the policy requirement for the area is 10%. The 10 units designated for affordable housing have been split into two clusters with a mix of five shared ownership, three first homes and two affordable rent. The applicant has provided a plan which illustrates that the affordable units will be delivered early on within the build programme which can be tied down as a trigger in the S106 agreement. The affordable housing officer accepts the mix and the proposed affordable housing dispersion. As such, the development is considered to provide a broad mix of house size, type and tenure, in line with policy H6.

### **Residential Amenity**

In terms of neighbouring amenities, the site is not directly bordered by any existing residential occupiers, however it is noted there are houses to the south of the site. The development has been designed so that the nearest proposed properties to these existing houses are over 21m away. As such it is not considered that there would be any loss of light or privacy to these existing occupiers.

There will be some noise and disruption during any construction period so conditions have been recommended to allow for the submission of a construction method statement to be submitted and approved by the Local Planning Authority and to control the hours of construction.

In terms of internal amenity, all dwellings proposed meet the overall internal space standards recommended in the South Yorkshire Residential Design Guide. In addition, the Avocado, Dandelion, Eucalyptus, Jarrah, Lavender, Linden and Rosemary house types are capable of conversion to meet accessible property standards (building regulations M4 (2) compliant). This equates to 57 out of the 95 units, therefore being 60% compliant.

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

The Designing New Housing Development SPD states that rear gardens of proposed dwellings should be at least 50m<sup>2</sup> in the case of two-bedroom houses/bungalows and 60m<sup>2</sup> for houses/bungalows with three or more bedrooms. All of the dwellings meet this standard and are therefore acceptable. In addition it is considered that the residents have access to good on site public open space.

In taking all of the above, the development has a good standard of residential amenity in compliance with Local Plan Policies GD1 and D1.

### **Highways**

The site is located within the settlement limits of Goldthorpe, approximately 1km from the recognised centre, and is allocated for residential development under Site Policy HS48. It is intended that access is taken onto Barnburgh Lane by way of a single priority junction. It is proposed that this will have a total width of 9.5m, with 5.5m carriageway and 2m footpath on both sides. Visibility splays of 2.4m x 70m, in accordance with guidance outlined within DMRB in relation to 30mph speed limits, have been demonstrated by the developer's highway consultant.

A Transport Assessment has been produced by the developer's highways consultant and this states that the proposals have the potential to generate 45 and 43 vehicle trips in the AM and the PM peak hours respectively. This equates to less than one additional vehicle movement every minute during the peak hours. These figures are accepted by the Council's Highways Section and at these levels, the existing highway network will easily be able to accommodate the additional traffic.

Off-street resident parking is commensurate with the guidance set out in the council's Parking SPD. For a development of this size, the Council would expect 24 visitor spaces to be included in the design; nineteen of these are supplied within laybys. The shortfall is mitigated by providing localised carriageway widening to allow vehicles to park safely without detrimentally impacting on through traffic; this has been demonstrated by way of submitting swept-path analysis of a refuse vehicle entering and exiting the site in a forward gear whilst maintaining at least a 0.5m gap from all parked vehicles.

Given the above, the scheme is considered acceptable from the perspective of the Highways Section and is seen to be in accordance with Local plan Policy T4

### **Public Rights of Way**

There is a Public Footpath (Dearne 17) that runs to the West of the development site, this does not appear to be directly affected by the proposed development. An access point is provided through to this PROW but the development will not impinge on it. As such, subject to informing the applicant that the PROW should not be obstructed then the proposal is not considered to be detrimental to the PROW

## **Ecology**

The applicant has submitted an ecological assessment and a biodiversity metric. The site mainly comprises an arable field, with marginal modified grassland, a small area of scrub, ditches (which were mostly dry and considered to be dry throughout spring and summer), and short sections of managed hedgerow. The arable land, modified grassland, scrub and section of dry ditch will be lost due to the development.

The results of the biodiversity net gain feasibility assessment for the habitat areas demonstrated that the post-development habitats proposed for the site have the potential to achieve a net change of +0.74%. This can be achieved with the habitats proposed to be utilised within the feasibility assessment including wildflower grassland, amenity grassland, native hedgerow planting, native and ornamental tree planting, as well as areas of ornamental shrub planting. In addition the dwellings would incorporate bat roosting and bee blocks as well as swift boxes. Hedgehog highways are also to be installed in all fencing. The proposals have been assessed by the Council's Ecology Officer who is satisfied that the proposals are sufficient and subject to conditions has raised no objections to the scheme.

The proposals will ensure that there is a no net loss in terms of biodiversity on the site in relation to the current situation in accordance with Policy BIO1 and guidance in the NPPF

## **Archaeology**

An archaeological assessment was submitted as part of the application. This states that there no known nationally important archaeological remains on the site. The archaeological potential of the site is considered to be low to moderate. The assessment has been looked at by SYAS who have liaised with the applicant on further information. SYAS are now satisfied that they have no objections to the scheme gaining approval subject to the imposition of a suitable condition

## **Geotechnical/Coal/Air Quality**

The application has been accompanied by a Phase 2 Geo-technical and Geo-Environmental report. This has been assessed by the Council's Land contamination officer along with the Coal Authority and SYMAS. None of the consultees have raised any objections to the scheme subject to a condition for an air quality assessment to be carried out and any mitigation measures provided if needed.

## **Trees**

The application mainly consists of an open arable field with no trees within it although a few do exist on the boundaries of the site. The application is accompanied by an Arboricultural assessment. None of the trees are characterised as category A with the majority being classified as C or U. However, given the trees are on the boundaries the scheme does not require any significant removals with the only area of significance affected being a corridor of small self set stems to facilitate a pedestrian route in the east of the site. This can be mitigated through a suitable replanting scheme through the development which can be conditioned. The proposal is therefore not considered to be detrimental to the tree coverage.

## **Drainage**

A Flood Risk Assessment (FRA) and Drainage Strategy has been undertaken by Eastwood Consulting Engineers. Within the report, the Environment Agency's Flood Map for Planning demonstrates the site to be within Flood Zone 1, and is shown to be of very low risk of surface water flooding. Therefore, the site is acceptable for all uses of residential development. Initially Yorkshire water raised concerns with regards to the proximity of the proposed tree planting to the public sewerage system. This has now been amended with the tree planting relocated and Yorkshire Water have therefore confirmed they have no objections to the scheme subject to a suitable condition.



## **Pollution Control**

The submitted documents have been reviewed by the Pollution Control team and who consider it compatible with the surrounding environment and subject to a condition on working hours and the submission of a Construction Environment Management Plan (CEMP), have not raised any objections. The scheme is therefore considered to be in line with or remove adverse with Local Plan Policy POLL1.

## **Other Matters**

Conditions will be applied to the development to ensure sufficient broadband facilities are provided. In terms of electric charging points, this is now picked up in the Building Regulations Section. With regards to the concerns in terms of the impact on local GPs and the NHS, the NHS are aware of the allocations in the Local Plan and it will be for them to adapt their services accordingly to meet any rise in need. In terms of the impact on schools, the Education section has asked for a contribution which is covered in the section below. Concerns raised by the objectors in relation to loss of view, impact on house prices, and potential anti-social behaviour are not considered to be planning matters that can be taken into account in the determination of the application.

## **S106 Agreement**

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

Affordable Housing- 10% on site

Sustainable Travel - £71,250

Education: £540,000

Greenspace/Open Space: £153,281.43

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.

## **Conclusion**

The proposal seeks to develop a site which has been allocated for housing in the Local Plan. The scheme is considered to be able to deliver a high quality development that would meet the relevant policies of the Local Plan. It is therefore recommended for approval subject to relevant conditions and the signing of the Section 106.

## **Recommendation**

### **Grant subject to the signing of the 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 plans and specifications as approved unless required by any other conditions in this permission:

- Planning Layout -008 Rev F

- Soft Landscape Proposals GL204701B
- Soft landscape Proposals GL204702B
- Boundary Treatment Plan 700 Rev B
- Garden Areas Plan 101 Rev B
- Phase 2 Geotechnical & Geo-Environmental Site Investigation Report in regard of the proposals, as prepared by Eastwoods Consulting Engineers Ltd ref: 47619-004 dated 19th January 2023
- Elevation and floor Plans submitted in relation to the following house types: The Acacia, The Avocado, The Buckwheat, the Beechwood, The Dandelion, The Chestnut, The Clover, The Eucalyptus, The Jarrah, The Lavender, the Linden, and The Rosemary

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. 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.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained, along with details of the management of the open spaces. The approved landscaping details shall be implemented prior to the occupation of the buildings and the management scheme retained as such.

Reason: In the interests of the visual amenities 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. 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

8. 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.

9. The development shall be carried out in strict accordance with the details indicated within the submitted Flood Risk Assessment Report prepared by Eastwood Consulting Engineers Dated 22/02/23,

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

10. 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. 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.

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

- 3 metres either side of the centre line of the public sewer i.e. a protected strip width of 6 metres, that crosses the site.

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 in writing 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.

12.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.

13.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.

14.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.

15.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.

16.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.

17.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.

18.Upon commencement of development a scheme for the parking of bicycles shall have 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.

19.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.

20.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.

21.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.

22.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.

23.The development shall be completed in strict accordance with the Defra Metric (BLG-BWB-ZZ-XX-BNG-LE-0001\_Biodiversity Metric 3.1\_Update 230515) the Ecological Impact Assessment (BLG-BWB-ZZ-XX-RP-LE-0001\_Ecological Impact Assessment-S3-P01), BNG Assessment (BLG-BWB-ZZ-XX-RP-LE-0002\_BNG Assessment-S2\_P3 collated) and the conditions of the planning permission. If there are changes to the landscaping scheme an update version of the metric and BNG

assessment will be required. All the recommendations shall be implemented in full according to the timescales laid out, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

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. The development shall be carried out in accordance with the following additional biodiversity mitigation and enhancement measures. The measures listed below shall be implemented in full, prior to first occupation of the site, and full details including photographic evidence provided to the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority; the features shall thereafter be permanently retained.

- 100% of the dwellings on site to comprise integrated bat roosting boxes to be installed in suitable locations on the new buildings;
- 100% of the dwellings on site to comprise integrated swift bricks to be installed in suitable locations on the new buildings;
- 20% of the dwellings on site to comprise integrated bee bricks;
  
- Fencing on site will be sympathetic to allow the passage of small mammals, particularly hedgehog through the site. Holes should be cut in boundary fencing to allow this and the holes marked to prevent occupiers from blocking the holes; and
- The arisings from felled trees will be left in suitable locations in wooded areas on site to provide refuge habitat for hedgehog.

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.

25. No development shall take place (including vegetation/site clearance) until a Precautionary Working Method Statement (PWMS) for amphibians, bats (including details regarding the soft felling of trees with bat roost potential) and small mammals has been submitted to and approved in writing by the Local Planning Authority. The PWMS will be completed by a suitably qualified ecologist and the approved PWMS shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the Local Planning Authority.

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.

26. A Biodiversity Enhancement Management Plan (BEMP), 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:

- o A recent landscape plan detailing the location of mitigation works and the size of each habitat/linear feature to be enhanced and/or created;
- o Management aims and prescriptions detailing the methods required to create and/or enhance each habitat/linear feature at the required quality for a period of 30 years;
- o A timetable of delivery for each habitat/linear feature created and/or enhanced;
- o A schedule of ecological monitoring for a minimum 30 year period, identifying when key indicators of habitat/linear feature maturity should be achieved;
- o Details on the monitoring of habitats and linear features 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, ten and every ten years thereafter), which will assess the condition of all habitats and linear features created and/or enhanced and any necessary management or replacement/remediation measures required to deliver the Net Gain values set out in the BEMP;
- o 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.

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.

27. 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:

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

All external/internal lighting shall be installed in accordance with the specifications and locations set out in the approved details. They shall be maintained thereafter in accordance with these 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.

28. 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:

- o Risk assessment of potentially damaging construction activities;
- o Identification of 'biodiversity protection zones';
- o 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);
- o 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);
- o Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- o The times during construction when specialists ecologists need to be present on site to oversee works;
- o Responsible persons and lines of communication;
- o 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.

29. 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: 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

30. 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 by, 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

31. Prior to the first occupation of the development hereby permitted, the proposed accesses, driveways, on-site car parking and vehicle 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; 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

32. Prior to the commencement of development, the developer shall submit an Air Quality Assessment Report, for approval by the Local Planning authority. This report shall consider the advice provided within the 'Barnsley MBC Air Quality and Emissions Good Practice Planning Guidance', with regards the Air Quality impact, and any mitigation measures that may be required. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of minimising the impact of the proposal on air quality in accordance with Local Plan Policy Poll

33. As per the EclA an update badger survey of the site shall be undertaken prior to the commencement of works and a report of findings shall be submitted to the Local Planning Authority. If an active badger sett is present and would be affected by the development, a licence issued by Natural England may be required for the works to legally proceed. If an active sett is located a mitigation strategy shall be submitted to and agreed by the LPA.

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. Upon commencement of development details, including plans and elevations, of the substation and pumping station shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then proceed in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Local Plan Policy D1

35. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

Reason: To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network in accordance with local plan Policy CC3

36. No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the local planning authority. If sewage pumping is required from any part of the site, the peak pumped foul water discharge must not exceed 4.75 (four point seven five) litres per second. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason: To ensure that no foul water discharges take place until proper provision has been made for their disposal in accordance with Local Plan Policy CC3.



PA Reference:-

2023/0195

