
2016/1228

Applicant: Mr Matt Burrow,

Description: Increase total number of dwellings from 302 (applied under app 2014/0474) to 326, including 14 dwellings on public open space and a net gain of 10 units through plot substitutions.

Site Address: Land off Wilthorpe Road Barnsley, S75 1JQ

1 objection from a member of the public. No comments have been received from Ward Councillors.

Introduction

Members will recall that the previous application (2014/0474) for the erection of 301 dwellings with associated public open space, landscaping, access, parking and ancillary works was referred to the Planning Regulatory Board meeting on 7th January 2015. The application was approved subject to conditions and a legal agreement. Following the approval the total number of dwellings was altered to 302 as a result of a non-material amendment application.

Site Location & Description

The site previously consisted of 12.7 hectares of privately owned agricultural land (central and western area) and area of land included on the Council's register of Green space land (eastern area) and is located directly north of A635 Wilthorpe Road approximately 1 mile from Barnsley Town Centre. The site forms a 'T' shape and has a relatively narrow frontage to the highway but extends significantly to the east and west along the northern boundary. The sites boundaries are established by a railway line to the north, residential estate and Wilthorpe School to the east, with mixed uses along the western boundary which includes industrial, residential and Barnsley Tennis Club.

Levels fall some 30m across the site from the southern boundary (Wilthorpe Road) to the railway line in the north. There is some limited tree cover but this is, by in large concentrated along the sites boundaries forming part of established hedge lines. There is a watercourse which runs along the eastern boundary on a north south axis to the railway line. Bus stops are located within the immediate vicinity of the site and numerous amenities and employment opportunities are also on hand.

Following the granting of planning application 2014/0474 work has started on the site including the creation of the access road off Wilthorpe Road and the erection of a number of dwellings to the South of the site. Work is also advanced on construction of 3no. tennis courts at Barnsley Tennis Club which formed part of the previous approval.

Proposed Development

The applicant seeks permission to increase the total number of dwellings from 302 (approved under app 2014/0474 and associated non-material amendment) to 326, which includes 14 dwellings on public open space and a net gain of 10 units through plot substitutions.

The 14 no. new units would be gained from the incorporation of a new development cell in the north-eastern part of the site. There would be 12 no. detached properties and a pair of semi-detached.

The remaining 10 units would be the result of a net gain from a re-plan of the approved dwellings, mainly to the north-west of the site. The space created for the net gain is predominantly through the replacement of larger detached house types with smaller detached and semi-detached ones. The re-plan is a result of certain house types being more popular than others during the first phase of development.

Policy Context

Planning decision 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 development plan consists of the Core Strategy and saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Unitary Development Plan

The UDP designation is Urban Land to Remain Undeveloped (partial) with the larger allocation being as Urban Green Space.

Saved UDP policies

GS11 Urban land to remain undeveloped.
H8A 'Existing Residential Areas'

The Core Strategy

CSP3 Sustainable Drainage Systems
CSP 4 Flood Risk
CSP8 The Location of Growth
CSP9 The Number of New Homes
CSP10 The Distribution of New Homes
CSP14 Housing Mix and Efficient Use of Land
CSP15 Affordable Housing
CSP25 New Development and Sustainable Travel
CSP26 New Development and Highway Improvement
CSP29 Design
CSP35 Green Space
CSP36 Biodiversity and Geodiversity

CSP39 Contaminated and Unstable Land
CSP40 Pollution Control and Protection
CSP42 Infrastructure and Planning Obligations
CSP43 Educational Facilities and Community Uses

The Development Sites and Places DPD

Allocation: Mixed Density Housing

Policy BAR42 – Identifies that the site could deliver 388 dwellings it recommends that 4ha of land are allocated as Public Open Space

Relevant Supplementary Planning Documents and Advice Notes

Designing New Housing
Open Space provision on New Housing Developments
Parking
PAN 30 Sustainable Location of Housing Sites
PAN 33 Financial contributions to School Places

NPPF

The NPPF 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. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Affordable Housing Officer: No objections subject to increased contributions

Biodiversity Officer: No objections subject to conditions

BMBC Drainage: No objections subject to original conditions

Coal Authority: No objections subject to standing advice

Design: No objections subject to conditions.

Education: No objections subject to contributions

Policy: Would prefer the retention of the greenspace but no objections subject to additional greenspace contributions/mitigation

Forestry Officer: No objections subject to previous conditions

Highways DC: No objections subject to conditions

Network Rail: No objections in principle but reiterate previous comments regarding the increased usage of the level crossing.

Regulatory Services: No objections subject to houses adjacent to the railway having same protection as those previously approved.

SYMAS: No objections

SYPALO: No objections subject to Secured by Design principles

Yorkshire Water: Require full drainage details to be submitted for their approval prior to the commencement of development.

Representations

103 neighbouring properties were consulted regarding the application and a site notice was posted on Wilthorpe Road, further consultations also took place during the application process following amendments. As a result of the consultation process, 1 no. letter of objection was achieved. The main points of concern are;

- Increase of noise, dust & noise during construction
- Loss of outlook
- Loss of wildlife habitat
- Reduced enjoyment of home and garden

Assessment

Principle of Development

The principle of residential development on the site has been set with the approval of application 2014/0474 and work has already commenced on that scheme. This report will focus on the principle of residential development on part of the previously approved Public Open Space as well as the suitability of the plot substitutions.

The site is in the main designated as Urban Green Space in the UDP. However it is acknowledged that prior to commencement of development, part of the site was in agricultural use and so was not functioning in its entirety as green space. In considering planning application 2014/0474, whilst there was a net loss of green space from the amount of land shown on the register, the remaining area of green space would be upgraded to offset the loss. In addition the requirement for new green space was satisfied through the inclusion of further informal open space, a LEAP standard play area and extension to the Tennis Club. Planning application 2014/0474 was therefore approved on the basis that it met the requirements of both CSP35 and the SPD Open Space Provision on New Housing Developments i.e. compensatory provision to offset the net loss of green space and provision that met the requirements for new green space. The extent of the green space provision on site also formed part of the Section 106 agreement with the inclusion of a plan showing the extent of the open space to be provided on site.

The new proposal (2016/1228) includes proposed units on the area of Public Open Space approved as part of reference 2014/0474, with a net loss of approximately 0.4 hectares. It is recognised that there would still be a large area of open space provided on site. However, as described above, the amount of open space previously approved was subject to careful consideration with the net loss of green space balance through the provision of on-site facilities.

It stands to reason therefore that the loss of open space, as a result of the proposed development cell, would lead to a requirement for additional mitigation measures by way of compensation. As a result it is proposed to upgrade the on-site play area from LEAP

standard to NEAP standard play space that would have a minimum of 8 items of equipment plus additional items to meet youth requirements.

In coming down on the side of supporting the proposal I have also afforded weight to the fact that the additional dwellings constructed would make a positive contribution towards adopted targets for the number of new homes required for the Borough and towards addressing the current deficiency in the 5 year housing land supply.

Affordable Housing

CSP15 aims for the provision of $\frac{1}{4}$ of the overall number of houses to be affordable houses in this area of the Borough on developments of this size. The subtext of the policy alludes to the fact that this need can also be met offsite. Indeed Members will be aware that offsite contributions have been considered on recent developments elsewhere in the Borough.

The previous approval resulted in an equivalent of 75 affordable units (25%), of which 45 units were to be accommodated on site with contribution for the equivalent of 30 units off site (£1,057,902) for the remainder. As a result of the additional units, the total number of affordable units required to meet the 25% policy requirement is now 82, a 7 unit increase. The proposal is to maintain 45 units on site with the contribution for off-site affordable housing increased to the equivalent of 37 units. This would increase the offsite contribution from £1,057,902 to £1,308,115, an uplift of £250,213. The Housing Growth team have been consulted and support this proposal.

Education

To mitigate against the pressure of the additional classroom places brought by the previously approved development, a contribution of £421,440 was agreed within the S106 Agreement. That was either to be used towards the construction of a new classroom or spent on refurbishment/remodelling of existing accommodation to provide additional classroom places. The contribution was to be paid in full when work first commenced on site. Given the increase in unit numbers an additional contribution is required. The revised contribution for the whole development is £456,560 which is an uplift of £35,120.00. Again, this would need to be secured via a new legal agreement.

Highway & Pedestrian Safety

The previously approved junction at Wilthorpe Road would remain unchanged as a result of this application. The junction was discussed at length when the previous application was approved and will not be revisited as part of this application.

The previously approved internal road layout follows a clear hierarchy with individual avenues and cul-de-sacs leading off a central tree lined road. Key junctions would be treated with block paving and cul-de-sacs would be designed to a homezone specification. Parking would be provided in accordance with Council guidelines.

This layout would remain unchanged with just additional cul de sacs and private drives serving the new dwellings accessed off the previously approved road layout. Both the new dwellings and re-planned areas would accord with SPD 'Parking'.

Highways have assessed the revised proposals and have raised no objections. As with the previous approval, it is recognised that the levels will slope within the site from Wilthorpe Road. As a practical measure, to address potential access issues during winter months, a condition would be applied requiring the developer to fund the provisions of a series of grit bins throughout the development.

The previous scheme incorporated a Sustainable Travel Fund to promote sustainable travel on foot, bicycle and/or public transport. This would be carried forward to this application and could include improvements to local footpaths and rights of way. Initiatives would be identified within the detail of the Travel Plan, which would be secured by a planning condition. A co-ordinator would be appointed to secure maximum value; this could potentially be used to fund improvements to the railway crossing.

The previous S.106 sum, based on 301 dwellings (£196.67 per plot), resulted in a contribution of £59,197.67. The current sum based pro-rata on 326 dwellings would equate to £63,917.75, an additional £4,720.08 payable.

As a result of the above comments, and subject to the recommended conditions, it is considered that the development adheres to the provisions of policy CSP25 and CSP26 in that it will not have an adverse impact upon highway safety.

Residential Amenity

The area of Public Open Space, subject to this application, does not adjoin existing housing stock and only plot 243 of the proposed plot substitutions is adjacent to an existing neighbouring dwelling, as such, amenity levels of existing residents would not be affected as a result of the amendments. In the case of plot 243, the plot substitution has come about as a result of neighbour concerns. That plot was approved with a pair of 2.5 storey semi-detached properties which have now been amended to a 2 storey detached house, as such, residential amenity for that particular neighbouring resident would be improved as a result of the amendments.

The new units and plot substitutions would be immediately adjacent to previously approved plots and those currently under construction. However, they meet the separation distances set out in SPD 'Designing New Housing Development' and would maintain amenity levels for the future occupants of those approved dwellings.

With regard to the amenity which will be afforded to the residents of the proposed new units it is of note that each of the properties meets with the standards of the SYRDG and are property types which were previously approved on the site. The close proximity of the site to existing transport links, nearby local amenities and the town centre means that residents would also benefit from good access to local services.

The objection letter received partially centred upon disturbance arising during the construction phase. As with the original approval, to address these concerns relevant conditions can be employed restricting working hours, best practice guidelines to working practices can also be carried forward from the approved construction method statement, this would control noise and dust across the site.

Design & Visual Amenity

The net development area is approximately 9 hectares the density of which equates to 37dph, 2dph up on the current scheme. This is reflective of the existing housing within the immediate vicinity and is not considered to constitute an overdevelopment. The development would comprise of 15 different house types, 2 more than the previous scheme, which adds to the vibrancy of the estate. All of the properties would be of a standard pitched roof construction and the principle materials would include red brick and render which is compatible with the local vernacular of the surrounding housing stock.

With regard to parking arrangements the layout does not appear to be car dominated, parking areas are provided to the front and sides of the properties and their

dominance/impact will be softened as a result of soft landscaped front gardens and landscaping within the highway. All of the properties are served with front to rear access which allow for the storage of bins outside of the public domain.

The majority of existing trees and hedgerows can be retained within the development and these would be supplemented with additional planting. The retention of mature landscaping would provide immediate character to the estate, particularly along the watercourse which would run along a central position.

Having full consideration to the design merits of the proposal and the layout of the scheme it is considered that the revised development would still deliver an attractive residential environment which would enhance the existing area. The scale and density of the development is reflective to that of properties within the locality, and the traditional design would allow the developments to integrate successfully and promote the regeneration of the overall area. It is therefore considered that the proposal adheres to the objectives of CSP policies 14 and 29 which stress the importance of achieving high quality design.

Trees

The tree Officer has been consulted on the application and has raised no objections to the revisions subject to conditions.

As a reflection of the former agricultural use the majority of the central areas of the site are clear of any trees. Trees which are present are largely constrained to the sites boundaries located along the eastern boundary following the alignment of the watercourse.

The revised layout accommodates the retention of the majority of the trees and would not be significantly different to the previous approval. Furthermore, these would then be supplemented with a comprehensive landscaping scheme. It is considered that the level of proposed replanting within the remaining open space would more than mitigate for their loss, and the culmination of the mature and new planting would still provide a vibrant environment categorised by a complementary mixture of native and ornamental species.

Ecology

There are no statutory sites of national nature conservation importance within a 2km radius of the Land North of Wilthorpe Road. Nevertheless, two non-statutory sites have been designated by Council as Local Wildlife Sites (LWS) following consultation with Natural England and ecologists.

The previous application was supported by a detailed ecological assessment. The surveys undertaken from which indicate that much of the site is of negligible ecological value. However, the central watercourse, boundary hedgerows and fringing areas rough grassland areas are together considered to be of low local ecological value. Mitigation measures were previously approved regarding Ecology and Biodiversity, however, an amended assessment has not been submitted with this application, taking into account the proposed changes. The POS where the new space is to be located was to be 'amenity grassland'. However, even grassland and the trees proposed around its edges would contribute a small amount of biodiversity value and hence the loss would need a degree of mitigation over and above the previously approved strategy. The Councils Ecologist has been consulted on the application and is agreeable to the mitigation being agreed through a condition.

Air Quality

The site is not within an Air Quality Management Area and is located within a highly sustainable location which is within a short walking distance of bus stops and local services in the surrounding area to promote sustainable trips. A travel plan will be provided and provision be made for electric car charging points.

Coal Mining and Contaminated Land

The site is located within a defined low risk area and there are no concerns relevant to mining legacy issues. The previously submitted geo-investigation report has subsequently met with the approval of the Coal Authority and SYMAS.

Drainage

The main policy for assessing drainage/flood risk is CSP4 'Flood Risk'. The site is not in an area classed to be at risk of flooding. A condition would be required to ensure that detailed drainage proposals meet with the approval of the Council's drainage engineers and Yorkshire Water prior to the commencement of development.

Conclusion

Taking into account the relevant development plan policies and other material considerations, subject to mitigation measures, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

Recommendation: Members resolve to grant subject to the completion of section 106 agreement (Provision of additional public open space, affordable housing, education and sustainable travel fund)

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans (set out below) and specifications as approved unless required by any other conditions in this permission.

Site Layout - WIL-2016-RP01D

Boundary Treatments - 421-Boun-01

Materials Plan - WIL-2015-09F

House and Garage types

- Alnwick Rev H ref: AN-WD16;
- Chedworth AS ref: 1222-CHED-ASV;
- Chedworth OP ref: 1222-CHED-OPV ;
- Clayton Corner AS ref: 999-CLAY-C-ASV;
- Hanbury Pair ref: 106-HANPST-V;
- Hatfield AS ref: 109-HAT-ASV;
- Hatfield OP ref: 110-HAT-OPV;
- Kendal AS ref: 1190-KEN-ASV;

- Kendal OP ref: 1190-KEN-OPV;
 - Mosley Rev P ref: MS-WD16;
 - Roseberry AS ref: 114-ROS-ASV;
 - Roseberry OP ref: 114-ROS-OPV;
 - Rufford Semi ref: 116-RUF-V;
 - Rufford Detached AS ref: 117-RUF-ASV;
 - Rufford Detached OP ref: 118-RUF-OPV;
 - Souter pair ref: 119-SOU2-V;
 - Winster AS ref: 121-WIN-ASV-A;
 - Winster OP ref: 122-WIN-OPV-A.
-
- 6x3 Garages Single and Double rev B ref: SGD-01;
 - Standard Garages Single and Double rev B ref: SGD-01;
 - Quad Double Garages ref: SGD-06

Reason: In the interests of the visual amenities of the locality accordance with Core Strategy Policy CSP 29, Design.

- 3 Prior to the commencement of the development subject of this permission, plans to show the following levels of those specific areas shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.
Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with Core Strategy Policy CSP 29, Design.

- 4 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.

- 5 Pedestrian intervisibility splays having the dimensions of 2 m by 2 m shall be safeguarded at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.
Reason: In the interest of road safety in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.

- 6 Sightlines, having the dimensions 2.4m x 43m, shall be safeguarded at the road junctions within the site, such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

- 7 The development shall be carried out in accordance with The Construction Method Statement Ref: CMS/WIL/150316. The approved Statement shall be adhered to throughout the construction period.
Reason: In the interests of highway safety, residential amenity and visual amenity and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement, and CSP 29, Design.

- 8 Within 3 months of the date of this planning permission details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which

secure the following highway improvement works:

- a) Provision of a right turn lane;
- b) Provision of pedestrian island and barriers on Wilthorpe Road;
- c) Provision of pedestrian island and barriers on the access road;
- d) Provision of /any necessary amendments to street lighting;
- e) Provision of /any necessary amendments to highway drainage;
- f) Any necessary signing/lining; including yellow box keep clear marking
- g) Resurfacing/reconstruction as necessary

The works shall be completed in accordance with the approved details and a timetable to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic in accordance with Core Strategy policy CSP 26.

The works shall be completed in accordance with the approved details and a timetable to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

- 9 Vehicular and pedestrian gradients within the site shall not exceed 1:12.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.
- 10 Within 3 months of the date of this planning permission details for the provision of grit bins within the development shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with a timetable to be agreed with the Local Planning Authority.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.
- 11 Within 3 months of the date of this planning permission a draft Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall indicate measures that will be put in place to encourage travel by modes other than the private car, and allow for regular reporting and monitoring to be undertaken. Subsequently, within six months of the site becoming operational, a detailed travel plan shall be submitted to the Local Planning Authority and once approved shall be fully implemented.
Reason: In the interests of sustainable development in accordance with Core Strategy Policy CSP 28 Reducing the Impact of Road Travel.
- 12 Within 3 months of the date of this permission the following details shall be submitted to, and approved by, the Local Planning Authority:
 - (a) Full foul and surface water drainage details, including a scheme to reduce surface water run off by at least 30% and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority;
 - (b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways;
 - (c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways;Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development.
Reason: To ensure proper drainage of the area in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.
- 13 On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall

identify defects attributable to the traffic ensuing from the development. 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: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

- 14 Development shall not commence on the amended sections of the development until details of the revised phasing of the development has been submitted and approved in writing by the Local Planning Authority, to ensure a safe and adequate highway network.
Reason: In the interest of road safety and the amenities of local residents.
- 15 Surface water draining from areas of hardstanding shall be passed through a trapped gully or series of trapped gullies, prior to being discharged into any watercourse, soakaway or surface water sewer. The gully/gullies shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water shall not pass through the gully/gullies.
Reason: To reduce the risk of pollution to the water environment in the interests of CSP 40 Pollution Control and Protection.
- 16 Within 3 months of the date of this permission a scheme for disposing of surface water by means of a sustainable drainage system shall be submitted and approved in writing. The scheme shall include the following details:
- Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- A timetable for its implementation; and
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime.
The development shall be implemented in accordance with the approved sustainable drainage scheme and maintained thereafter in accordance with the approved management and maintenance plan.
Reason: To ensure proper, sustainable drainage of the area in accordance with Core Strategy policy CSP3.
- 18 The development shall accord with the mitigation measures set out in the following reports: Preliminary Appraisal Report ref: C573, Geo-environmental Appraisal ref: C5731A, Gas Addendum letter: ref C5731 A/5518/MG/MG.
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Core Strategy Policy CSP 39.
- 19 Within 3 months of this permission, a revised scheme to reduce the developments carbon dioxide emissions by at least 15% by using decentralised, renewable or low carbon energy sources or other appropriate design measures 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 and upon completion of the development a report shall be submitted to and approved by the Local Planning Authority demonstrating that at least a 15% reduction in carbon dioxide emissions

has been achieved. In the event that the use of other decentralised, renewable or low carbon energy sources or other appropriate design measures are also required to achieve a 15% reduction in carbon dioxide emissions, full details of such proposals and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented in accordance with the approved timetable and all the approved measures shall be retained as operational thereafter.

Reason: In the interest of sustainable development, in accordance with Core Strategy policy CSP5.

- 20 Within 3 months of this permission, full details of both hard and soft landscaping works, including details of materials and 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. A programme for the implementation of all of the approved landscaping details shall be submitted for the approval of the local planning Authority and the approved scheme shall be submitted in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.

- 21 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 others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.

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

Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.

- 23 Within 3 months of the date of the planning permission full details of the NEAP standard play area (include a minimum 8 items of play equipment plus an activity trail and mini kickabout), alongside management responsibilities and maintenance schedules and a programme for installation, shall be submitted for approval in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the agreed timetable for installation.

Reason: In the interests of residential amenity to ensure adequate provision of public open space to meet local needs in accordance with Policy CSP 35 of the Core Strategy.

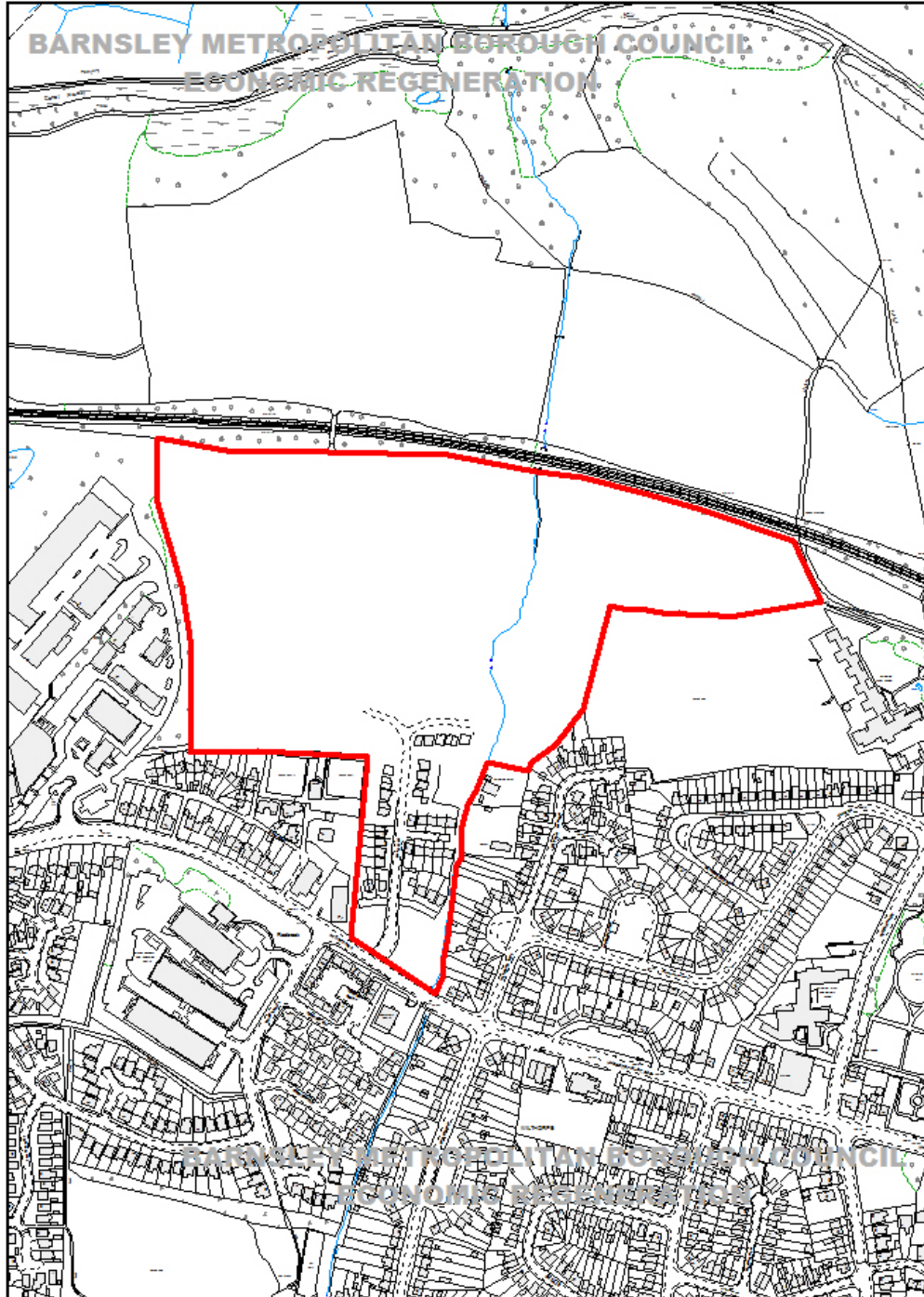
- 24 Within 3 months of this planning permission, a revised Ecology report shall be submitted to, and approved by, the LPA including full details of any required mitigation measures and a timetable for their implementation. The development shall be implemented in accordance with the approved details.

Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.

PA Reference:-

2016/1228

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BARNESLEY MBC - Economic Regeneration



Scale 1: -----