
2018/0103

Applicant: Sir Robert Ogden CBE LLD

Description: Residential development (Outline) (All Matters Reserved apart from means of access)

Site Address: Land at Kingsmark Way, Goldthorpe, Rotherham

24 objections have been received from local residents.

Background

The site was originally applied for employment premises, as part of a mixed use application (B/04/2330/DE), which split the majority of the former Goldthorpe Colliery site into two for a housing development by the then Ben Bailey Homes (now Avant) of 323 dwellings (phase 1) and this site (phase 2) for employment development. However only the housing development was implemented and application 2006/1402 was subsequently made for residential development instead. That application was refused by the Council for 3 main reasons:-

- 1. It was considered that future residents of a housing development would not be provided with sufficient levels of residential amenity due to the close proximity to the site of existing industrial premises and uses.*
- 2. The site is not allocated for housing and the release of the site was considered premature and potentially prejudicial in relation to the Local Development Framework and Housing Market Renewal Area masterplan.*
- 3. It was also considered that the proposed site would have represented a substantial additional supply of housing that would compete and potentially undermine the regeneration benefits of sites allocated in the UDP.*

However, the subsequent appeal was allowed by the Planning Inspectorate subject to conditions. The appeal decision letter explains circumstances changed in favour of developing the site for housing whilst the appeal was under consideration. This included a desire expressed by the Council to see the site and the adjoining area of land being developed as part of the Goldthorpe masterplan.

This initial residential permission coincided with the economic downturn leading to an application being made in 2010 to extend the time period to implement the planning permission (ref 2010/0983). However the site still did not come forward within the further 3 year period leading to a further application being made to renew the outline planning permission in 2013 (ref 2013/1330). That most recent permission expired on 24th April last year.

Site Description

The site comprises a 4.1ha area of land that was land associated with the former Goldthorpe Colliery. It is generally rectangular in shape and is relatively flat with it only being affected by a gentle slope from downward from north to south.

The site is located to the east of Goldthorpe town centre, set back from Doncaster Road which is the main route passing through the centre of Goldthorpe. There are no longer any obvious signs of the former colliery use with the site and surrounding areas having been reclaimed. The site is now open and grassed with a small amount of vegetation growth.

The site is located to the west of the on-going development by Ben Bailey Homes (now Avant Homes) for 339 dwellings, as amended on land also associated with the former colliery. The two sites are linked by the new highway (Kingsmark Way) built from Doncaster Road to enable the colliery site to be re-developed. The road runs alongside the site and is wide enough to accommodate HGV traffic based upon the initial 2004 approval and includes space for a roundabout.

The site is located adjacent to the existing urban area that includes a mixture of housing, recreation land and non-residential uses. To the north the site shares a boundary with allotments and to the west the site borders open land, a fence fabrication company and derelict industrial land located on Beaver Street. The southern boundary forms the edge of the current urban area overlooking large open swathes of the Green Belt allowing long distance views into and outside of the site to Bolton-Upon-Dearne and beyond.

Proposed Development

The proposal is to develop the site for housing purposes. The application is in outline form with all matters reserved apart from means of access.

The application includes an illustrative layout plan showing a development of 125 houses, which is considerably fewer than the 190 indicated by the previous application. This provisionally shows a development of detached and semi-detached houses and those arranged in small groups of attached properties up to 4 houses long.

Access is proposed from Kingsmark Way via a spur off the existing roundabout that was approved to be built as part of the 2004 application (B/04/2330/DE).

Site History

The historical planning applications relevant to this site/proposal are:-

B/00/0001/DE – Outline application for mixed use development including employment and housing. Decision: Granted with conditions 30/04/2001

B/03/1025/DE – Restoration of site. Decision: Granted planning permission with conditions 26/09/2003

B/04/2330/DE – Mixed use development of employment and housing development (323 dwellings). Decision: Granted with conditions 19/10/2005.

2006/1402 - Residential Development (Outline). Refused by the Council 21/09/2006. Allowed on appeal 23/04/2007.

2010/0983 - Extension of time limit to implement planning permission 2006/1402 for residential development (granted on appeal Planning Inspectorate Ref APP/R4408/072040687). Decision: Granted with conditions on appeal 02/11/2010.

2013/1330 - Residential development (Outline). Decision: Granted with conditions on appeal 22/04/2014

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 the 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).

Saved UDP Policies

UDP notation: Employment Policy Area/Employment Proposal

Local Development Framework Core Strategy

CSP3 'Sustainable Drainage Systems'
CSP4 'Flood Risk'
CSP5 'Including Renewable Energy in Developments'
CSP8 'The Location of Growth'
CSP9 'The Number of New Homes to be Built'
CSP10 'The Distribution of New Homes'
CSP14 'Housing Mix and Efficient Use of Land'
CSP15 'Affordable Housing'
CSP17, 'Housing Regeneration Areas'
CSP19, 'Protecting Existing Employment Land'
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'

SPD's

- Designing New Residential Development
- Parking
- Open Space Provision on New Housing Developments

Planning Advice Note's

33- Financial Contributions to School Places

Other

South Yorkshire Residential Design Guide

Publication version of the Draft Local Plan

Proposed allocation: Housing Proposal, site H52

The development will be expected to:

- comply with the Goldthorpe Masterplan retain, enhance and manage a buffer strip of existing vegetation to the disused railway at south plus mature trees and hedgerows.
- 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
 - Consideration of how the remains would be affected by the proposed development.

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. 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 arrangements being in place to secure the provision of 15% affordable housing.

Biodiversity Officer – No comments.

Coal Authority – No objection.

Contaminated Land – No objections subject to conditions.

Drainage – No objections subject to conditions.

Education – Forecast a shortfall of places at local primary schools from 2019. Request a contribution that would equate to £357,630 based upon a development of 125 dwellings.

Environment Agency – No comments.

Highways – No objections subject to conditions.

Regulatory Services - No objections subject to conditions.

Tree Officer – Having visited the site it was apparent that the tree survey is no longer fit for purpose as there are now some well established trees at the site. Nearly all of the trees have been put into large groups. In many instances this is fine however there are trees within the some of these groups which stand out as being better, or larger specimens. These should be surveyed as individuals so that their values can be better assessed. The indicative layout which proposes the removal of all of the trees is not acceptable and should be reviewed following an updated tree survey. As this is an outline application with all matters reserved it has been agreed to condition the updated Tree Survey, along with an updated Arboricultural Impact Assessment. Both must be submitted with the Reserved Matters application.

SYPTTE – No comments

SYMAS – No objections subject to conditions

SYAS – No objections subject to conditions.

SY Police ALO – Various comments for the detailed design stage

Yorkshire Water – No objections subject to conditions

Representations

The application was publicised by notices in the press and on site and by notification letter to individual properties. 24 objections have been received from local residents based upon the following summary of concerns:-

- Existing issues with antisocial behaviour and a need to have the site fenced off properly.
- No vehicular access should be allowed off Beever Street during construction or once the development is occupied in the interests of highway safety.
- Concerns over the potential height of the future dwellings on the site and the impact on neighbouring properties.
- Loss of Greenspace/perceived recreation land
- Lack of demand based upon the number of empty properties in the area
- It is felt that empty properties should be brought back into use
- It is stated that the land should be retained for the community or by the local football club
- Concerns about the impact of additional traffic in the area.
- Comments that the development should take place on brownfield land rather than greenfield sites.
- Reduction in property values
- Dust and disturbance during the construction phase

Assessment

Principle of development

The site is mainly shown as a proposed employment site in the UDP with some of the site falling into an employment policy area. However the principle of the site being developed for housing purposes has been established by the appeal decision made on planning application 2006/1402 and later by 2010/0983 for an extension of the time limit and again under previous application 2013/1330.

The application history is reflected in the version of the Local Plan that has been submitted to the Secretary of State that has been submitted for Examination, which proposes to allocate the site as part of a housing development that also includes the adjacent land. Whilst that cannot be afforded full decision making weight the principle is well established and other important considerations in favour are that the site is part of the Goldthorpe Principal Town, which is a priority to accommodate housing growth over the LDF plan period running to 2026. The site is therefore a suitable and sustainable location for new housing development.

Comprehensive development/making efficient use of land

The indicative layout provided shows 125 houses, which is below the 180 stated in the policy (for this part of the allocation) and below the 40 dwellings per hectare required by CSP14. However, the layout is indicative only and therefore layout and scale would need to be agreed at the reserved matters stage and the applicant has agreed to remove the upper limit of 125 from the description of development to allow flexibility in this regard.

The proposal does not include all of the land proposed to be allocated for housing under emerging allocation H52. However the plans include provision of access to the remainder of the land allaying the concern that the remainder of the land would become sterilised.

Visual amenity

This is an outline application whereby layout, scale and appearance are proposed to be reserved matters. Proposals at the reserved matters stage would need to address policies CSP29 'Design', CSP14 'Housing Mix and Efficient Use of Land', the Designing New Residential Development and Open Space Provision SPD's and the South Yorkshire Residential Design guide in order to be supported.

Notwithstanding this, the indicative layout plan does not show any of the trees being retained and as such this is not acceptable. As a minimum the retention of the existing group of trees located along a section of the eastern boundary of the site is recommended in the current Tree Survey. However, as referenced by the Tree Officer's response, the tree survey needs to be updated to reflect the changes on site since it was carried out with a number of the trees left unchecked for many years becoming well established. The applicant requested this additional work be conditioned which was agreed subject to it being part of the reserved matters application. A note is also applied to the recommendation confirming that the indicative layout is not acceptable for that reason.

Residential Amenity

Due to the proposed layout being indicative for the purposes of this outline application it is not necessary to carry out a detailed assessment as to whether the development complies with the relevant policy standards. However the indicative layout shows that the relevant standards could be met in terms of separation distances to new and existing properties and garden sizes. A future reserved matters application would need to address the relevant suite of policies in order to be considered acceptable.

A potential issue is noise from the metal gate and fabrication workshop located adjacent the north western boundary. This site was the also the subject of outline planning permission to be redeveloped for residential purposes (ref 2014/0020) but has since expired. As such a condition is recommended requiring a noise assessment to inform any mitigation measures that would be necessary for the future housing development.

Highway Safety

Access to the development is proposed via Kingsmark Way. Kingsmark Way was constructed to facilitate the redevelopment of the colliery site and is of a modern form of construction that would have no issues accommodate traffic flows from the proposed development.

A Transport Assessment has been submitted to support the application and indicates that there is an impact on the signal controlled junction in Goldthorpe. However the junction would continue to operate within capacity.

The proposals do not include Beaver Street as a proposed secondary means of vehicular access. However a condition similar to the previous planning permission preventing would seem prudent on the basis that this road would not be considered suitable to accommodate significant traffic flows.

Parking provision would need to comply with the SPD, but is not an issue for the application on the basis that layout is a reserved matter. A travel plan is proposed as a means of achieving a modal shift away from car usage and this would require a condition to be imposed. Overall the proposals do not raise any significant highway safety issues in relation to Core Strategy policies CSP25 and CSP26.

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

Affordable housing – The site is an area where affordable housing provision should be 15% of the overall number of dwellings under CSP15. However in this case the Affordable Housing Officer has requested a commuted sum is paid to the Council for investing in provision off site rather than on site as part of the development. This is with reference to improving the local mix of housing tenure in the local area with reference to Core Strategy policy CSP17 'Housing Regeneration Areas' and the opportunities available for investing money to bring empty properties back into use. Conditions would need to be imposed and a S106 Agreement shall be required at the reserved matters stage when details of the final housing numbers and types are known.

Open space provision – In accordance with SPD: Open Space Provision on New Housing Developments, new green space provision is required to be provided as part of the development. The needs assessment carried out by Planning Policy has indicated that provision would be best met by enhancing existing formal and informal provision off site. Again conditions would need to be imposed and a S106 Agreement shall be required at the reserved matters stage when details of the final housing numbers and types are known. In addition, Planning Policy also would require a green footpath link between the roundabout and the continuation of the public footpath route to the south connecting to Barnburgh Lane. This is shown on the plans and would also require a condition to ensure that the details are followed through to the reserved matters stage.

Education – The consultation response identifies a forecasted shortfall of places at local primary schools from 2019. As such the development is going to require a contribution towards the provision of additional places. This matter shall require a suitable condition imposing which is new addition from the previous decision.

Other considerations

Biodiversity - The ecological survey has identified that the group of trees on the eastern boundary should be retained, concurring with the results of the tree survey. As has been already been stated this would need to be subject of a planning condition. Apart from that it has not been identified that the development would be likely to affect any protected or priority species. However Japanese Knotweed would need to be removed from an area of the site. In addition the clearing of vegetation should take place outside breeding season or be preceded by a survey and precautionary approach should be applied when clearing the site in case that any reptiles are unexpectedly discovered. Furthermore enhancements are proposed in the form of hedgerow enhancements such as bird, bat and hedgehog boxes. No comments have been received to contradict these findings from the Biodiversity Officer.

Drainage/Flood Risk- The Flood Risk Assessment has concluded that the site is not at risk of flooding. In addition the site would not increase the risk of flooding off site as it would include sufficient storage within the site so as to ensure that surface water run off rates do not exceed the existing as per the requirements of CSP4 'Flood Risk'. The Drainage section and Yorkshire Water content that the risks to the development are being adequately assessed. As such they are content for the application to proceed, subject to conditions requiring the technical details to be approved prior to the commencement of development.

Ground conditions - The desk top investigation has assessed that the site is suitable for its proposed use having regards to policies CSP39 and CSP40. However, an intrusive investigation is proposed in order to ensure that the development would not be affected by potential problems, including ground instability, contamination or ground gas. Pollution Control, SYMAS and the Coal Authority are content that the risks to the development are being adequately assessed and are sufficiently comfortable for application to proceed subject to conditions requiring the results and any mitigation measures to be submitted prior to the commencement of development.

Archaeology – A desk top report has indicated that there might be some potential for archaeology underneath the site. Therefore a watching brief condition is recommended as per advice from SYAS.

Conclusion

In summary the site is designated as employment land based on previous historical land uses and an out of date UDP allocation policy. However the principle of the site being developed for housing purposes has been established by the previous planning permissions on the site and is reflected in the emerging Local Plan allocation policy.

In addition the UDP policies are now classed to be out of date by the National Planning Policy Framework and the most up to date housing five year housing land supply note, which shows that the Council is unable to demonstrate a 5 year housing land supply. This means that the application should be considered in the context of the presumption in favour of sustainable development and permission granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or if specific policies in the framework indicate that the development should be restricted.

The assessment concludes that the impacts of the proposed development would not outweigh the benefits taking into account the planning policy and other material considerations summarised in the assessment section of the report including:-

- The need to deliver the Council's adopted housing targets
- The sites inclusion within the Goldthorpe (Dearne Towns) Principal Town settlement which is a priority for growth in the Core Strategy settlement hierarchy (CSP8 and CSP10) and Housing Regeneration Area (CSP17).
- Paragraph 49 of the NPPF which states a presumption in favour of housing development.
- The proposals are considered acceptable at the outline stage in relation to other Core Strategy policies and material considerations subject to the imposition of appropriate conditions.

Therefore it is recommended to the Board that the application is granted outline planning permission subject to the conditions listed below.

Recommendation

Grant outline planning permission subject to conditions

- 1 The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

- (a) the layout of the proposed development.
- (b) scale of building(s)
- (c) the design and external appearance of the proposed development.
- (d) landscaping

Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.

- 2 Application for approval of the matters reserved in Condition No. 1 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development, hereby permitted, shall be begun before the expiration of two years from the date of approval of the last of the

reserved matters to be approved.

Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.

- 3 Detailed plans shall accompany the reserved matters submission indicating existing ground levels, finished floor levels of all dwellings and associated structures, road levels and any proposed alterations to 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 LDF Core Strategy Policy CSP 29, Design.
- 4 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

 - The parking of vehicles of site operatives and visitors
 - Means of access for construction traffic-Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - Wheel washing facilities
 - Measures to control the emission of dust and dirt during construction
 - Measures to control noise levels during construction

Reason: In the interests of highway safety, residential amenity and visual amenity, in accordance with Core Strategy Policies CSP 26 and CSP 40.
- 5 Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. 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.

6 There shall be no vehicular access/egress to and from the approved residential development from Beaver Street other than for emergency vehicles
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

7 No development shall take place until:

(a) Full foul and surface water drainage details, including a scheme to limit surface water run-off 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 and 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 CSP4.

8 No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of or enhancement to off-site public open space in accordance with the Open Space Provision on New Housing Development SPD and Core Strategy policy CSP35. The provision of the off site open space shall be provided in accordance with the approved scheme.
Reason: In the interests of residential and visual amenity to ensure adequate provision of public open space in accordance with the Open Space Provision on New Housing Developments SPD and Core Strategy policy CSP35 'Green Space'.

9 Prior to the occupation of the development a draft Travel Plan shall be submitted to and approved in writing by the Local Planning Authority, which may include the provision of 1 year travel master passes to the first occupants of each household. 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, it shall be fully implemented and retained as such thereafter.
Reason: In the interest of promoting use of public transport, in accordance with Core Strategy Policy CSP 25.

- 10 Prior to commencement of development an investigation and risk assessment to assess the nature and extent of any contamination on the site shall be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).
- This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
- The development shall be carried out in accordance with the approved report including any remedial options.
- 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.
- 11 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
- Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40.
- 12 A detailed noise impact assessment report shall accompany the reserved matters application assessing noise and vibration associated with the commercial/industrial premises located adjacent to the west/north west boundary and specifying suitable mitigation, in line with BS8233:2014, for any part of the proposed development that would be affected. The development shall be carried out in strict accordance with the approved mitigation.
- Reason: In the interests of the amenities of local residents and in accordance with Core Strategy policy CSP40.

- 13 Prior to the commencement of development or other operations being undertaken on site in connection with the development, the following documents prepared in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations) shall be submitted to and approved in writing by the Local Planning Authority:

Tree constraints plan (TCP)
Tree protection plan (TPP)
Arboricultural implication assessment (AIA)
Arboricultural method statement (AMS)
Details of no-dig construction proposals for areas of car park and drive including cross-sections and plans showing relevant area.

No development or other operations shall take place except in complete accordance with the approved methodologies.
Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.

- 14 On commencement of development full details of the mitigation measures identified in the Ecological Survey, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.

- 15 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.

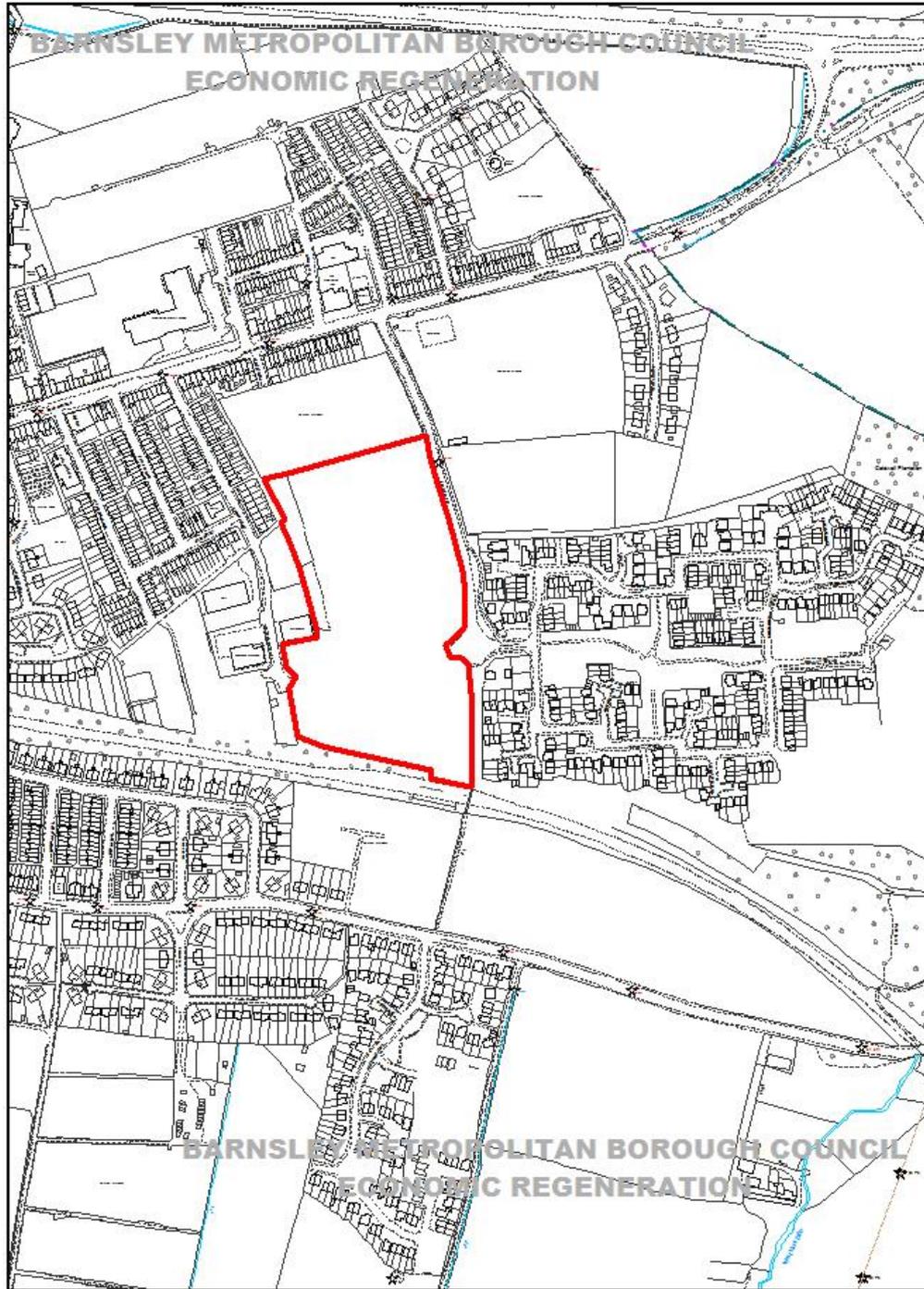
Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

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 in accordance with Core Strategy Policy CSP 30.

- 16 No development shall commence until a scheme for the provision of affordable housing has been submitted to and approved in writing by the Local Planning Authority. Provision shall be off site and shall be calculated at a level that shall be commensurate to 15% of the number of dwellings being provided as affordable housing in accordance with CSP15 'Affordable Housing'. Thereafter the development shall proceed in accordance with the approved details.
Reason: To meet identified housing need in accordance with Core Strategy Policy CSP 15
- 17 Sightlines, having the dimensions 2.4m x 33m, shall be safeguarded at the junction with Kingsmark Way, 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.
- 18 Development shall not commence until details of the phasing of the development has been submitted and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.
Reason: To ensure a safe and adequate highway network, in accordance with Core Strategy Policy CSP 26.
- 19 No development shall commence until an assessment of the need for primary and secondary school places for the development has been undertaken. The assessment shall be undertaken at the submission of Reserved Matters stage. If the respective site does generate a need for school places, no dwellings on the site shall be occupied until a scheme to provide a contribution to meet the needs of the development in accordance with Planning Advice Note 33 'Financial Contributions to School Places or an equivalent replacement policy has been submitted to and approved by the Local Planning Authority. The scheme shall include a timetable for the provision to be completed within a reasonable timescale and shall be carried out in accordance with the approved details.
Reason: To ensure that there would be sufficient places at local schools to accommodate children living on the development in accordance with Planning Advice Note 33 'Financial Contributions to School Places and CSP42 Infrastructure and Planning Obligations

- 20 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.
- 21 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.
In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29
- 22 In accordance with Enjoy Architecture plan indicative masterplan drawing ref 002 rev B full details of the footpath link between the Kingsmark Way and the southern boundary shall accompany the plans for the reserved matters application.
Reason: In the interest of highway safety and sustainable travel, in accordance with Core Strategy Policy CSP 26.

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BARNESLEY MBC - Economic Regeneration



Scale 1: -----