
2018/0396

Applicant: Homes England c/o WYG

Description: Residential development of up to 43 dwellings (Outline with All Matters Reserved apart from access)

Site Address: Land off High Street, Shafton, Barnsley

Two letters of objection have been received from local residents

Site Description

The site is a 1.3ha area of undeveloped land which is located at the side and to the rear of a terrace of properties (Nos 50-56 High Street) within the built up area of Shafton.

The surroundings are mainly residential with part of the site frontage being occupied by houses. In addition the site shares a boundary with a street of bungalows to the north and west located on Poplar Avenue and Park View and Acacia Grove. However other uses in the vicinity of the site include the Sainsbury's local store and a pharmacy located opposite the proposed entrance to the site. In addition another local supermarket, Premier Stores is located to the south east of the site and a large section of this particular boundary is also shared with Shafton Primary School.

The site is now in an overgrown and disused state. However the application states that the previous use of the site had been split into two as a private garden in the area behind the terrace, No-50-56 High Street and as a field used for rough grazing purposes on the other half.

Vegetation is a feature of the site as growing within it is a number of mature trees and hedgerows located around the boundaries of the site and in the central areas. Old ordnance survey records indicate a number of outbuildings were located in the part of the site that was stated to be used for garden purposes.

The site falls from the site frontage on High Street to the rear by approximately 7m and rises from the north west boundary adjacent Poplar Avenue to the south east boundary adjacent the school land by approximately 2m.

Proposed Development

The proposal is to develop the land for a development of up to 43 dwellings. The application is in outline form seeking approval over the means of access only. All other matters are reserved for future consideration.

Access is proposed via a new give way priority junction onto the High Street. An indicative internal layout has been provided showing a cul-de-sac arrangement with parking along the frontages and a suds pond and pumping station located at the eastern end of the site (where the land falls).

History

2015/0456 – Residential Development of 38 no. dwellings (Outline, seeking approval over means of access and layout) approved 15th December 2016.

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.

Saved UDP Policies

UDP notation: Allotments/Urban Greenspace

Local Development Framework Core Strategy

CSP3 'Sustainable Drainage Systems'
CSP4 'Flood Risk'
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'
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

Emerging Local Plan

Proposed Allocation : Housing Allocation

The emerging Local Plan has now reached a very advanced stage with a consultation on main modification to the plan commencing in July 2018. The consultation follows confirmation from the Local Plan inspector that the plan is capable of being found sound. This by no means represents the Inspectors overall judgement, which will not be known until

the final report is issued and the examination closes. However, it does mean 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).

By virtue of the fact the policies have been tested at examination, they have been scrutinised in relation to their degree of consistency with the NPPF and it is therefore highly likely that they are sufficiently compliant. However, it will not be possible to conclude whether many of the objections have been resolved until the inspector has considered the responses to the consultation on modifications and the final report is published. The extent to which weight can be attributed to the Local Plan policies will therefore vary on a case by case basis taking into account the relevant policies and the significance of any unresolved objections.

Policies of relevance in the emerging Local Plan are as follows:

Policy GD1 – General Development
Policy D1 – High Quality Design and Place Making
Policy H7 – Housing Mix and Efficient Use of Land
Policy T4 – New Development and Transport Safety
Policy Poll1 – Pollution Control and Protection
Policy CC3 – Flood Risk

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.

Paragraphs of particular relevance to this application include:

32 – 'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'.

49 – 'Housing applications should be considered in the context of the presumption in favour of sustainable development'.

58 & 60 – Design considerations.

100-104 – Flood risk.

Consultations

Affordable Housing Officer – No comments received. However the affordable housing needs are met by the development.

Biodiversity Officer – Mitigation is required. Has recommended that any approvals are conditioned to refer to the Ecology Report and require implementation of the mitigation and enhancement measures proposed within it.

Coal Authority – No objections on the grounds that the conclusions of the Coal Mining Risk Assessment are sufficient for demonstrating that the application site is, or can be made, safe and stable for the proposed development.

Contaminated Land – No objections subject to a condition requiring an intrusive site investigation prior to the commencement of development.

Drainage – No objections subject to conditions

Education – A contribution to mitigate the impact of the development on primary school places is required.

Highways – Do not object subject to conditions.

Regulatory Services – No objections subject to conditions.

Shafton Parish Council – No comments received

SYMAS – No objections on the grounds that the risk to the development from historic coal mining activity in the area is considered to be low.

Tree Officer – No comments received. The tree survey submitted states that most of the trees are of low value with only two category B trees, however, the survey was carried out in 2014 so an AIA is conditioned. This also reflects the need to retain trees and hedges for ecological reasons.

Waste – No comments at this stage.

Yorkshire Water – No objections subject to conditions.

Representations

The application was advertised by neighbour notification, site and press notice. 2 objections have been received from local residents. In summary the main concerns expressed are as follows:-

- Loss of outlook and overbearing impact from the proposed;
- Bungalows would be more in keeping with the character of the part of the village;
- Concern about any proposed planting of trees near the boundaries with existing properties and long term maintenance of these
- Queries regarding land ownership;
- The increased traffic will cause noise and highway safety issues;
- The bus services should be improved;
- Doctors and schools are full;

Assessment

Principle of development

The principle of residential development of this site has already been established under outline planning application 2015/0456.

Whilst the site is identified as Urban Greenspace and an allotment site in the existing Unitary Development Plan, the site was removed from the green space register in 2015 based on the evidence provided by the previous applicant.

The application site is proposed as a Housing allocation (AC22) in the emerging Local Plan with an indicative yield figure of 38. The applicant is proposing up to 43 dwellings on the site which is considered acceptable as it would slightly exceed the density requirements set out in policy CSP14

Visual amenity

The site possesses a degree of sensitivity from a visual amenity perspective because it is not previously developed and as it contains vegetation including a number of mature trees and hedgerows. However the majority of the site is not visible from public vantage points apart from the vegetation located around the boundaries.

With regards to the existing trees and vegetation a survey was carried out in 2014 which identifies that many of the trees and hedges are relatively poor quality and would not be considered a constraint to development. Since this time the site has remained undeveloped and the trees and hedges allowed to mature. Furthermore, the Ecology Appraisal recommendations identify a value in retaining and improving this vegetation (in part) as part of the package of ecological mitigation and enhancements. The indicative layout plan only proposes to retain some trees within the development which is not acceptable. However, as layout is not considered in this application and landscaping is a reserved matter this can be dealt with at the reserved matters stage with a condition applied to this application to secure the ecological mitigation and an arboriculture impact assessment to ensure those trees and hedges retained are protected during the development.

Concerns have been raised regarding the maintenance of landscaping, particularly close to existing boundaries and this will be dealt with through a condition requiring a landscape management plan for the site.

Regarding the detail of the proposed housing development itself details of layout, scale and appearance are reserved at this stage. Therefore a future application would be required to assess this information.

Residential Amenity

The main criteria for assessing this issue are Core Strategy Policy CSP29 Design, the Designing New Residential Development SPD and Core Strategy Policy CSP40 Pollution Control and Prevention.

An indicative layout has been provided which demonstrates that the site can accommodate 43 dwellings easily and separation distances between the new and existing properties can be achieved to meet the standards in the Designing New Residential Development SPD. However, as this application is in outline with only the principle of development and means of access being considered the layout as submitted is indicative only.

The main sensitivity of the application is that the site is located next to a large number of bungalows which makes the properties more susceptible to overlooking. For this reason a condition restricting the maximum scale of some plots to be 2 storeys in height was applied to the previous application (2015/0456). This condition is not carried forward in this application as the layout is not fixed but an informative will be applied so that the applicant is aware that when scale is considered properties of more than two storeys are unlikely to be acceptable near to existing bungalows without evidence to support an acceptable impact.

Residents' concerns about noise and disturbance during the construction phase are acknowledged. Conditions requiring method statements to limit noise and dust would be required along with a condition restricting the hours of day when construction work is permitted.

Highway Safety

The main criteria for assessing this issue are CSP26 'New Development and Highway Improvement' and CSP25 'New Development and Sustainable Travel'.

The proposed access is located on a busy stretch of Shafton High Street where a disused bus stop layby and pedestrian refuge are located on the section of highway along the site frontage. In addition the site is located opposite and next to 2 convenience stores and a pharmacy. There is also a parking layby spanning across the width of the existing terrace (50-58 High Street) and a right turn lane into High Gate Lane which serves a large housing estate and the car park for one of the convenience stores. There are a variety of associated road markings in these areas.

Highways consider that improvement works would be required to mitigate the effect of the development including the recommended removal of redundant laybys, provision of a right turn lane into the site, the widening of the central pedestrian island with guard rails and tactile crossings, and the provision of new double yellow lines. These improvements were conditioned on the previous application and although the applicant has sought to demonstrate some of these works are not required; highways remain of the view that they are necessary to make the development acceptable in highway safety terms. These works would be subject to the usual processes with regards to Highways S278 Agreements and Traffic Regulation Orders.

Provided that a condition is imposed requiring these mitigation works to be undertaken Highways do not object to the development in principle or the proposed access arrangement in highway safety terms.

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

Open space provision – New green space provision is required to be provided as part of the development in accordance with SPD: Open Space Provision on New Housing Developments. Whilst the layout is not under consideration at this stage it is likely that some or all of this provision would come through a monetary compensatory sum. The calculation of this sum would depend on the number and type of housing proposed which is not yet fixed. As such, if approval is given to the scheme, a condition is recommended to ensure that the provision of green space, whether on-site or in the form of a compensatory sum, is agreed before the development commences.

Affordable housing – The applicant has agreed to deliver a policy compliant scheme in relation to affordable housing. This can be secured via an appropriate condition when the number of houses has been agreed.

Education – The Admissions and Access Manager has confirmed that the number of dwellings currently proposed (43) would generate a total of 9 primary and 6 secondary pupils. Secondary pupils can be accommodated within existing pupil provision. However, a S106 contribution in relation to primary provision is required which, based on 43 dwellings, would equate to £123, 795. In these circumstances, a S106 would usually be required but the NPPG does state that:

“No payment of money or other considerations can be positively required when granting planning permission. However, where the 6 tests will be met, it may be possible to use a negatively worded condition to prohibit development until a specified action has been taken (for example, the entering into of a planning obligation requiring the payment of a financial contribution towards the provision of supporting infrastructure)”

As the exact housing numbers aren't fixed by this application, an exact compensatory sum for education provision is also not able to be fixed at this stage and so, in line with the NPPG, it is considered that a negatively worded condition could be imposed at outline stage to secure appropriate provision.

Other considerations

Biodiversity

The main criteria for assessing the application is CSP36 'Geodiversity and Biodiversity'. The application is accompanied by an ecological assessment and Reptile Survey. The latter has concluded that whilst no reptiles have been found on the site appropriate working methods should be employed during construction as they are known to be present in the wider area. A Newt Survey was also recommended, however, the ecologist found the pond on site was dried up when the survey was proposed to be carried out and as such no suitable habitat for Great Crested Newts was present on site. A similar approach has been recommended in relation to appropriate working methods during construction.

No European/UK protected species, nor UK BAP species were recorded on site during the walkover survey but the site does have some local value which would be impacted by the development and the report makes a variety of recommendations about retaining existing trees and hedges on the north western boundary of the site, the hedge on the south east boundary and the pond which would be adhered to. In addition 15 starling nest boxes, 3 swift nest boxes and 3 bat boxes would be provided as compensation. Furthermore the report sets out that works affecting the vegetation should avoid the bird nesting season from March to August. The Biodiversity Officer has considered the report and has resolved not to object to the application subject to a condition requiring the recommendations of the report to be followed through. In addition it has been recommended that the existing grassland immediately around the pond is retained along with a strip to connect to the retained hedgerow on the north east boundary and a compensatory landscaping scheme. This provision would be assessed in more detail at the reserved matters stage if approval was granted for the outline application.

Drainage/Flood Risk

The Flood Risk Assessment has concluded that the site is in a location that is categorised as being at the lowest risk of flooding. Notwithstanding this, some of the residents living next to the site have identified issues with surface water pooling on the site during high rainfall events.

Surface water flows across the site are unregulated at present. The construction of the development and a system of drainage would address the issue of water pooling in areas of the site and off site run off which would be of benefit to existing residents.

The FRA states that In accordance with the recommendations in the NPPF, the design of the new development will adopt measures to reduce the surface water discharge through the use of sustainable drainage techniques. Surface water runoff will be attenuated within the Site drainage system to mitigate off-site flooding and to protect vulnerable areas within the Site. Soakaway testing has identified poor infiltration rates for the site. In the absence of a local watercourse a sewer connection is considered the only feasible option. Yorkshire Water has been consulted and has confirmed that in this instance a limited discharge of 3.5 l/s of surface water could be connected to the surface water sewer within Acacia Grove. An above ground detention basin has been sized that provides a volume of 431m³ of attenuation storage which is sufficient to balance flows during the 1 in 100 year + CC event whilst limiting the discharge to 3.5 l/s. Other potential SuDS options such as permeable paving with subgrade storage within private parking areas and filter drains may be considered at detailed design stage. Yorkshire Water has confirmed that the foul sewerage from the site can discharge at an unrestricted rate to the combined sewer in High Street to the south west of the site. A pumped connection will be required.

Yorkshire Water have been consulted as part of this application and confirmed that they are happy with the approach being taken subject to conditions.

Ground conditions

The site is located in a Coal Mining Referral Area. However a Mining Risk Assessment report has concluded that there is a negligible risk in terms of shallow coal workings and mine entry influence. Neither SYMAS nor the Coal Authority have objected on that basis.

In addition the phase 1 desk top report has concluded that the risk of the site being contaminated from previous land uses is low. Therefore Pollution Control have not objected subject to the standard requirement that a condition is imposed requiring some intrusive investigation prior to the commencement of development to inform any necessary mitigation measures to deal with any unexpected contamination.

Conclusion

In summary, whilst the proposed housing development would be built upon land which is designated as Allotments in the UDP the principle of residential on this site was accepted in 2015 and it has been removed from the greenspace register.

That being the case paragraph 14 of the NPPF states that planning permission should be granted for a proposed development provided that
–any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
-specific policies in the Framework indicate development should be restricted.

The main benefits associated with the proposed development are that it would provide new housing in an area which is a priority to accommodate new housing growth in the LDF component of the Development Plan (the Cudworth Principal Town). The site is also located in a sustainable location with close access to a primary school, shops, a pharmacy and a bus stop. In addition the development would contribute towards addressing the deficiency in the 5 year housing land supply and lead to the provision of 6 affordable houses.

The impacts of the development have been considered. The development would lead to the loss of area of greenfield land within the urban area, some trees and vegetation and some loss of habitat. However the existing value of the site is limited by the fact that is a private and enclosed site. In addition the effects of the development can be adequately mitigated and compensated for.

Other important impacts of the development including the effects of the development on the living conditions of existing properties, highway safety and flood risk. However loss of view is not a material planning consideration and the detailed design of the scheme is a reserved matter. In addition Highways have resolved not to object to the application in safety terms subject to the imposition of the condition requiring the mitigation works already described. In the case of flood risk the development would need to be constructed with systems to ensure that the risk of flooding would not be increased off site.

Further impacts have been considered including land stability and pollution control issues. However consultation responses from drainage officer, Yorkshire Water, SYMAS, the Coal Authority and Pollution Control are all content that the effects of the development can be mitigated against through the use of appropriate conditions.

Therefore it is recommended to the Board that outline planning permission is granted subject to the conditions listed below which include the requirement to provide public open space and affordable housing provision and a scheme of highway mitigation works.

Recommendation

Grant planning permission subject to conditions including those to secure suitable public open space provision, affordable housing, and education contribution.

- 1 Application for approval of the matters reserved in Condition No. 2 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.

- 2 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.

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

Reason: To enable the impact arising from need for any changes in level

to be assessed and in accordance with 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 and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement, and CSP 29, Design.

- 5 Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway improvement works:
- a) Removal of parking lay by on High Street;
 - b) Provision of right turning pocket on High Street;
 - c) Provision of central island on High Street with guard rails and tactile crossings;
 - d) Measures to prevent parking on High Street and the new access road;
 - e) Provision of any necessary signing/lining;
 - f) Provision of/any necessary alterations to street lighting;
 - g) Provision of/any necessary alterations to highway drainage;
 - h) Any 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 interest of highway safety, in accordance with Core Strategy Policy CSP 26.

- 6 Visibility splays, having the dimensions 2.4m x 90m, shall be safeguarded at the junction of the access road with High Street, such that there is no obstruction to visibility and forming part of the adopted highway.

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

- 7 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.

- 8 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.

- 9 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.

- 10 No development shall take place until:

(a) Full foul and surface water drainage details, including a scheme to reduce surface 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 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.

- 11 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

The erection of barriers and any other measures specified for the protection of any retained tree shall be undertaken 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 Core Strategy Policy CSP 36 Biodiversity and Geodiversity.

- 12 No hedges or trees on the site (except those shown to be removed on the approved plan), or their branches or roots, shall be lopped, topped, felled, or severed without prior written approval from the Local Planning Authority. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

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

- 13 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, Pollution Control and Protection.

- 14 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.

- 15 Prior to 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.

- 16 The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the NPPF or any future guidance that replaces it. The scheme shall include:

- i. The numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of housing units/bed spaces;
- ii. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. The arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved) ;
- iv. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To meet identified housing need in accordance with Core Strategy Policy CSP 15.

- 17 No development shall commence until such time as a suitable planning obligation has been entered into for the provision of off-site education facilities. The provision of off site education facilities shall be provided in accordance with the approved scheme.

Reason: To ensure children can be accommodated in local primary schools in accordance with policy CSP 42

- 18 The development hereby permitted shall not begin until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of or enhancement to on site and off-site public open space in accordance with Core Strategy policy CSP 35 and the Open Space Provision on New Housing Developments SPD. The provision or enhancement of the on

site and off site open space shall be provided prior to completion of the development in accordance with the approved scheme.

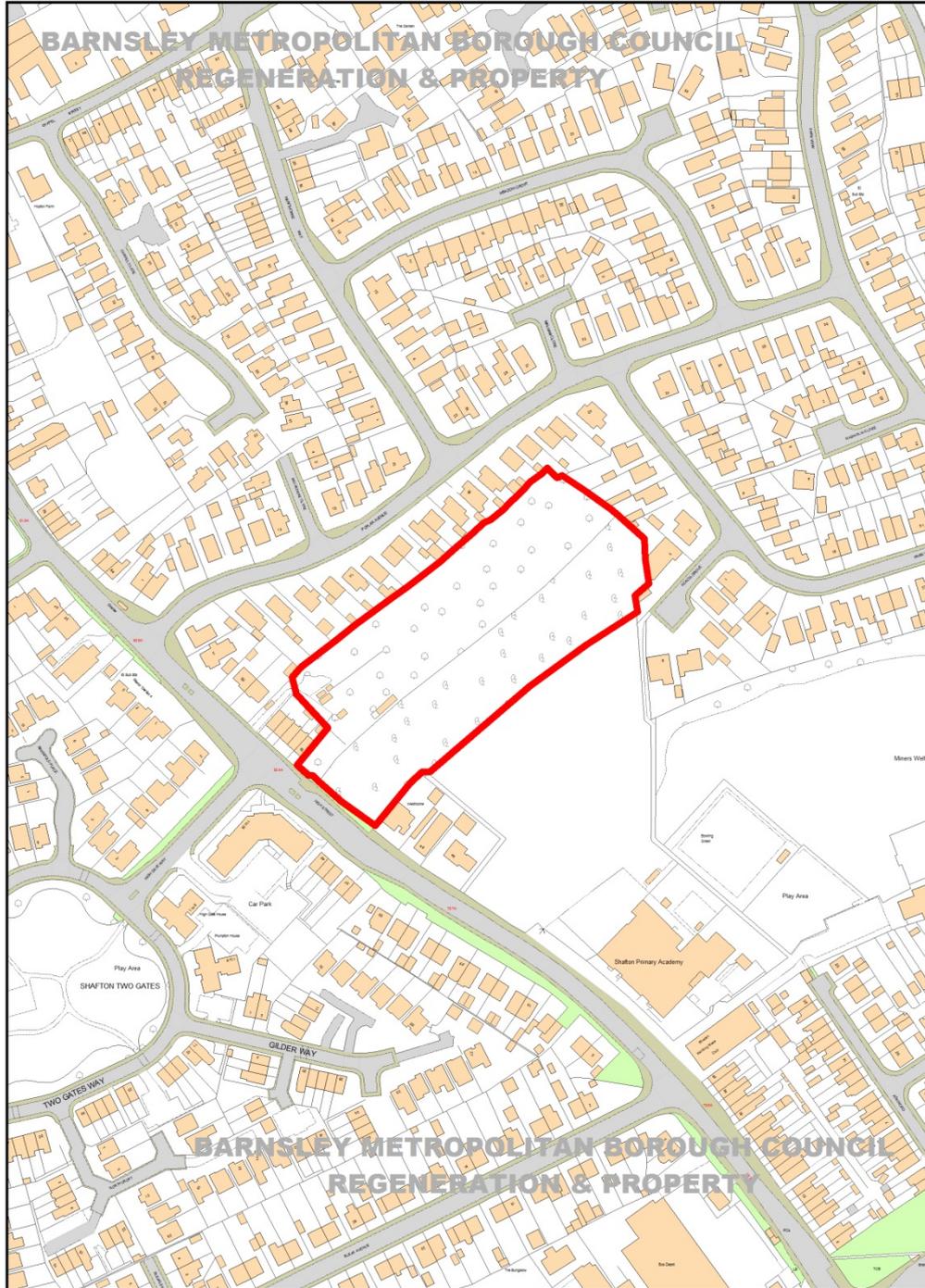
Reason: In the interests of residential and visual amenity to ensure adequate provision of public open space in accordance with Core Strategy Policy CSP 35 and the Open Space Provision on New Housing Developments SPD.

- 19 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 and off -site works, 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 (four) 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.
To ensure that no foul water discharges take place until proper provision has been made for their disposal.

PA Reference:-

2018/0396

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