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**2018/0800**

**Applicant:** Orion Homes & Ms J Horton Mr C Beever, Mr R Biltcliffe C/o Johnson Mowat

**Description:** Full planning application for the erection of 28 no. dwellings (Amended Plans)

**Site Address:** Land off Saunderson Road, Penistone Barnsley, S36 9DU

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**20 Letters of objection have been received from local residents and 7 further letters received in response to the amended scheme  
Penistone Town Council Object**

**Description**

The site is located on the north western edge of Penistone and consists of 0.92 hectares of grazing land. The site is relatively level and is bordered by existing residential development to the north, south and west by properties located on Saunderson Road, Bent Street and Thurlstone Road. The eastern boundary of the site runs along the access road to the Cemetery to the south. The site is accessed from Saunderson Avenue via the cul-de-sac of the previous affordable housing scheme approved under application ref 2013/0072.

The surrounding properties located along Thurlstone Road comprise of a range of architectural styles and materials and are predominately two storeys in height and largely consist of a mix of detached and semi-detached dwellings. Saunderson Road comprises a number of single storey dwellings of simple architectural scale and design; however the more recent affordable housing development of 22 dwellings is of a more modern style.

**Proposed Development**

This is a full planning application and proposes the erection of 28 dwellings. The scheme initially proposed 24 dwellings, however following the adoption of the Local Plan and to comply with density requirements, an additional 4 units have been proposed.

The scheme comprises a mix of two storey detached, semi-detached and terraced 3 and 4 bed dwellings across a range of eight different house types.

The scheme consists of:-

6 x 3 bed terraced  
10 x 3 bed semi detached  
3 x 3 bed detached  
9 x 4 bed detached

The properties proposed are of a brick-built construction and include architectural features such as front gable features, bay windows, lean-to front projections and sill detailing to doors and windows. Material details consist of a mix of red brick and grey and red roof tiles to match with the adjacent dwellings.

The following documents have also been submitted with the application:-

- Phase 1 Geo-environmental Report
- Statement of Community Involvement
- Viability Appraisal
- Design and Access Statement
- Transport Statement
- Flood Risk Assessment & Drainage Strategy
- Phase 1 Geo Environmental Assessment
- Ecological Appraisal
- Arboricultural Survey and Statement, Method Survey and Tree Protection Plan

- Air Quality Assessment
- Archaeological Survey
- Landscaping Scheme

## **Planning History**

There have been no previous planning applications submitted on this site, however the land was part of a larger site of which the southern portion was developed for 22 affordable dwellings, approved under planning application 2013/0072.

## **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.

## Local Plan

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

The site is an allocated Housing Site within the Local Plan Policies Map - HS72 Land east of Saunderson Road, Penistone - Indicative number of dwellings 29.

The development will be expected to:

Retain the heathland in the southern half plus provide a buffer strip of vegetation to the cemetery at the south; and

Respect the historic setting of the listed buildings at 8-10 Thurlstone Road and the group character of Penistone Conservation Area 200m to the east. Development will require the use of appropriate site layout, sympathetic design that reflects the setting, scaling, massing, details and materials.

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:

- Information identifying the likely location and extent of the remains, and the nature of the remains;
- An assessment of the significance of the remains; and
- Consideration of how the remains would be affected by the proposed development.

The following policies are also of relevance:-

SD1 'Presumption in Favour of Sustainable Development'  
 GD1 'General Development'  
 LG2 'Location of Growth'  
 H1 'The number of New Homes to be Built'  
 H2 'Distribution of New Homes'  
 H6 'Housing Mix and Efficient Use of Land'  
 H7 'Affordable Housing'  
 T3 'New Development and Sustainable Travel'  
 T4 'New Development and Transport Safety'  
 D1 'High Quality Design and Place Making'  
 LC1 'Landscape Character'  
 HE1 'The Historic Environment'  
 HE2 'Heritage Statements and General Application Procedures'

HE3 'Developments Affecting Historic Buildings'  
HE6 'Archaeology'  
GI1 'Green Infrastructure'  
BIO 'Biodiversity and Geodiversity'  
CC1 'Climate Change'  
CC2 'Sustainable Design and Construction'  
CC3 'Flood Risk'  
CC4 'Sustainable Drainage Systems (SuDs)'  
RE1 'Low Carbon and Renewable Energy'  
CL1 'Contaminated and Unstable Land'  
Poll1 'Pollution Control and Protection'  
AQ1 'Development in Air Quality Management Areas'  
I1 'Infrastructure and Planning Obligations'

#### SPD's/PANs

The following Supplementary Planning Documents and Planning Advice Notes are currently being updated and have been out to consultation. Those of relevance to the proposal are:

- Designing New Residential Development
- Parking
- Open Space Provision on New Housing Developments
- Planning obligations
- Affordable Housing
- Financial contributions to Schools

#### Penistone Neighbourhood Plan

Penistone Neighbourhood Plan has been submitted for examination to an independent examiner. This Plan sets out the vision and objectives for the future of Penistone and development proposed in it. A key component of the vision is to *'offer a range of housing that provides for all sectors of the community, as well as attracting new residents to the area's unique blend of town and country'*. In addition, the 10 objectives support development whilst protecting the town's rural and historic character.

#### 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.

In respect of this application, relevant policies include:

The Presumption in Favour of Sustainable Development  
Delivering a sufficient supply of homes  
Conserving and Enhancing the Historic Environment

#### **Consultations**

Biodiversity – No objections subject to conditions

Contaminated Land – No objection subject to condition

Drainage – No objections subject to conditions

Education – The proposal would impact on the deficit of school places already in the area, therefore we would require a S106 contribution for educational provision for 6 primary pupils and 4 secondary pupils generated by the development.

Highways – No objections subject to conditions

Penistone Town Council – Object as it is deemed to be on a flood plain, inadequate surface water drainage, (phase 1 is already encountering such problems) and the impact on the existing highway infrastructure.

Police Architectural Liaison – the development would benefit greatly from being constructed to Secure by Design and a number of recommendations have been made which have been passed to the agent.

Regulatory Services – No objections subject to conditions

SYMAS – The site is not located within a Coal Mining Referral Area

Tree Officer – No objection subject to conditions

Yorkshire Water – No objections made to the submitted plans

Councillor Kitching - has raised the following concerns:-

- Drainage
- Concerns regarding the safety of the exit from the estate onto the A628, both from Saunderson Ave and also from Bents Road,
- Concerns regarding traffic flow at the Bridge End traffic lights,
- Impact on local schools, and
- To ensure that any S106 money generated from this and further developments is spent in the immediate area to mitigate the many impacts of this development on the residents of this community.

## **Representations**

The application has been advertised by way of a site notice and properties within the vicinity have been consulted by letter. The following comments have been received in response.

20 Letters of objection have been received to the original proposal for 24 dwellings which raised the following concerns:-

- Drainage
- Flood risk
- Change in levels and impact on hydrology
- Existing drainage problems to existing properties
- Loss of openness, view and outlook
- Loss of privacy to home and gardens
- Visual impact
- Loss of green space
- Construction Traffic problems
- Disruption during building works
- Access should be allowed to Bent Street
- Increased traffic
- Impact on traffic at Bridge End traffic lights
- Existing parking problems on Saunderson Road
- Insufficient affordable housing
- The Council own the ransom strip
- Impact on schools and doctors and capacity issues
- All money received should be spent locally
- Properties should be designed with environmentally friendly technology

7 further objections and the following comments have been received to the amended scheme for 28 dwellings:-

- Concerns regarding increased number of dwellings and increase in traffic/highway safety concerns
- Impact of additional units on local facilities such as school places and doctors
- Increased disturbance/noise
- Loss of privacy
- Impact on drainage
- Impact of the development upon visual amenity
- Insufficient affordable housing provided

## **Assessment**

### Principle of Development

The Barnsley Local Plan was adopted on the 3<sup>rd</sup> January 2019. The site is allocated in the Local Plan for housing under site reference HS72, Land east of Saunderson Road. As such, subject to the detailed requirements of this policy being met and any additional policy requirements as identified in the assessment of the application, the proposed development is acceptable in principle subject to the material considerations outlined below.

### Visual Amenity

In terms of density, Policy H6 Housing Mix and Efficient Use of Land states that a minimum density of 40 dwellings per hectare will be expected in Urban Barnsley and Principal Towns. However, the policy does state that lower densities will be supported where they are necessary for character and appearance, need, viability or sustainable design reasons. The indicative number of dwellings shown in the site specific policy for site HS72 within the Local Plan is 29. The proposal amounts to 28 dwellings which is 30.4 dwellings per hectare. Whilst this is less than the indicative number of units, the proposal put forward complements the pattern of development in the area and is therefore seen as more appropriate to the character and appearance of the area than a more dense development would be.

The layout of the proposed development is acceptable and is dictated by the existing access road which is located off Saunderson Road to the south of the site. The proposed dwellings would be orientated in a relatively traditional layout, arranged with small cul de sacs with the properties fronting the road and having parking to the front/sides/rear with small buffer gardens between the road and the front elevations and all have private gardens to the rear.

In terms of the site allocation, the text to the allocation HS72 Land east of Saunderson Road, Penistone states that development on the site should:-

- Retain the heathland in the southern half plus provide a buffer strip of vegetation to the cemetery at the south; and
- Respect the historic setting of the listed buildings at 8-10 Thurlstone Road and the group character of Penistone Conservation Area 200m to the east. Development will require the use of appropriate site layout, sympathetic design that reflects the setting, scaling, massing, details and materials.

The land was part of a larger site in the former Unitary Development Plan of which the southern portion was developed for 22 affordable dwellings, approved under planning application 2013/0072. This constructed development now provides the buffer between this scheme and the cemetery to the rear. As such a green buffer of vegetation is no longer required. In relation to the design, the applicant has proposed eight different house types and would be developed with a mix of detached properties with some semi-detached and terraced properties, which reflects the type of housing in the area. It is acknowledged that a number of plots would have parking spaces to the front, rather than side, of the dwellings making vehicles relatively prominent within the streetscene. However, these parking

spaces would be broken up and softened by gardens and planting. Furthermore, the proposed parking layout reflects that of the existing properties on Saunderson Road.

With regards to the historic setting of the listed buildings at 8-10 Thurlstone Road, these listed buildings are approximately 170m away from the site and would be screened from the development by existing housing and vegetation. As such it is not considered that there would be any detriment to the setting of the listed properties. In a similar manner, the Conservation Area is 200m away and is predominantly at a higher level to the site and therefore the impact of the development on its setting would be minimal. In terms of the design, the houses have been designed with architectural features such as front gable features, bay windows, lean-to front projections and sill detailing to doors and windows. The Conservation Officer has been consulted and has no objection to the proposal in terms of design or materials proposed. As such the plans are considered to be acceptable with regards to Local Plan Policy HE1 'The Historic Environment' and Policy D1 High Quality Design and Place Making.

### Residential Amenity

Objections have been raised with regard to the impact of the proposal upon the residential amenity of the adjacent dwellings. The relationships between existing and new properties shown on the submitted site plan are in compliance with the Council's spacing standards and should not cause any significant overlooking, overbearing or overshadowing impact.

Concerns have been raised by residents with regard to a loss of view and outlook over this land. Unfortunately this is not a material consideration and cannot be taken into account when assessing the planning application.

The internal layout of the properties provides a good standard of living space in accordance with the Internal Space Standards in the South Yorkshire Residential Design Guide and the layout includes adequate sized gardens.

In terms of any impact during construction, the Pollution Control Officer has no objection, however due to the site being surrounded by existing residential developments, conditions are required to ensure the residents are not adversely affected by noise and dust issues during the development works in accordance with Policy Poll1 Pollution Control and Protection.

### Highways

The proposals are to include a singular point of vehicular access from Saunderson Avenue, forming a continuation of the previous affordable housing led scheme approved under application reference 2013/0072. The Local plan allocation states an indicative number of dwellings as 29 which would have been calculated taking into account the capacity of the highway network. The number proposed is just under this indicative number and would therefore be within the capacity threshold that would have been assessed.

It is acknowledged that the signal controlled junction at A628 Barnsley Road/B6462 Bridge Street is currently operating close to capacity in both the AM and PM peaks. In 2024, the junction operates over capacity without the development, obviously when the development is included it is made slightly worse. The NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Normal traffic growth results in the junction operating over capacity in 2024, the addition of the development traffic has only a slight impact. A refusal of planning permission on highway grounds could not, therefore, be substantiated.

Whilst concerns have been raised by residents with regard to the additional traffic and parking, the site proposes 28 dwellings, all of which would have sufficient parking areas. Whilst there would be an increase in vehicular movements via Saunderson Road onto Thurlstone Road the modelling of the junction provided through the submitted Transport Assessment shows that the junction performs very well with no predicted queues or delays in either the am or pm peak hours.

The proposed scheme includes sufficient off street parking, meeting the parking standards as set out in the SPD and has been assessed by the highways as acceptable in terms of highway safety. Consequently, there are no objections to the proposed development in a highway context, subject conditions. Subject to conditions the Council's Highways Section have raised no objections to the scheme

#### Drainage/Flood Risk

Objections have been raised with regard to drainage and potential flood risk as a result of the proposed development. A Flood Risk and Drainage Strategy has been submitted with the application and concludes that the site is not within a flood risk area (Flood Zone 2 or 3). The Environment Agency flood map shows that the site is entirely located within Flood Zone 1, where there is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year.

Yorkshire Water and the Council's Drainage Officer have not raised any concerns at this stage subject to the imposition of conditions. Any surface water flooding currently affecting the site will be removed by the development's drainage systems. The proposal is considered as being acceptable with regards to flood risk and drainage impacts in accordance with Local Plan Policy CC4.

#### Contamination/Coal Mining Risk

The application has been supported by a Phase 1 Geotechnical Report. The report has concluded there are potential contamination risks to the proposed development and recommended that an Intrusive Site investigation will be required to fully assess the contamination risks. The Contaminated Land officer supports this approach and therefore has raised no objections subject to the imposition of a suitable condition.

SYMAS state that the site is located within a Coal Mining Referral Area therefore a Coal Mining Risk Assessment would not be required.

#### Biodiversity/Trees

The Biodiversity Officer stated that the Council's own ecological report prepared during the Local Plan site allocations indicated that the site appeared to be of relatively low ecological value. The Biodiversity Officer is satisfied with the applicant's Ecological report and no objections are raised on biodiversity grounds subject to conditions requiring the recommendations to be followed. The proposal is considered to be in accordance with policy BIO1 of the Local Plan.

An Arboricultural Survey and Landscaping Proposal has been submitted with the application. There are a number of trees allocated along the eastern boundary located off site along an access to the Cemetery. These trees T1 – T16 are all being retained, and it has been recommended in the Tree Survey to undertake necessary pruning of these trees which has been agreed by the Tree Officer.

Trees and vegetation within along part of the northern boundary are to be cleared for access construction and ground remediation purposes. The remainder of the trees along the boundaries are to be retained and protective measures are proposed to ensure that they are not damaged during construction. Additional tree planting is also proposed within the site as part of the landscaping scheme.

#### Heritage/ Archaeology

A Heritage and Archaeological Assessment has been submitted with the application. In terms of the impact upon heritage assets, the western edge of Penistone Conservation Area is located over 200m from the application site and looking west toward the site from the defined Conservation Area, and are largely obscured by way of existing buildings. The Conservation Officer has been consulted and has no objections to the proposal put forward. The proposal is considered to be acceptable in terms of HE1 and HE2 of the Local Plan.

In terms of Archaeology, Policy HE6, states that 'applications for development on sites where archaeological remains may be present must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary)'. An Archaeological Desk Based Assessment has been prepared in support of the application in accordance with the Local Plan housing allocation supporting text. The report assessed the potential for archaeological remains on site and concluded that there is limited potential for archaeological remains to be present within the site, with no finds or remains within the study area. Given the lack of known archaeology within the site and the wider area no further works have been recommended.

### S106 Contributions

Policy I1 Infrastructure and Planning Obligations of the Local Plan states that 'Development must be supported by appropriate physical, social, economic and communications infrastructure, including provision for broadband.

Development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily.

Where the necessary provision is not made directly by the developer, contributions will be secured through planning obligations.

As the development proposes 28 dwellings, there is a requirement for the developer to provide contributions towards, additional school places, affordable housing and green space. These are assessed below:-

#### Additional School Places

The Council's Education Officer has been consulted and states that the proposal would impact on the deficit of school places already in the area. Due to the number of new homes proposed in Penistone over the period of the current core strategy the existing provision will be insufficient to accommodate all demands during the duration of the existing and proposed plans. As there are capacity issues, and given the numbers of pupils that would be generated by the development, the following contributions would be required:-

6 primary pupils at a cost of £96,000  
4 secondary pupils at a cost of £64,000

A total contribution of £160,000 would be required and should be secured part of the Section 106 Agreement.

#### Affordable Housing

Local Plan Policy H7 states that housing developments of 15 or more dwellings will be expected to provide affordable housing. 30% affordable housing will be expected in Penistone and these percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable.

In line with Policy H7, an independent viability assessment has been carried out which states that:-

(Given the submitted evidence) we agree that the scheme is unable to support the target policy level of affordable housing as well as the full complement of S106 contribution. However, we have adjusted our appraisal with the aim of arriving at a viable level of affordable housing provision. We believe that this can be achieved by reducing the number of affordable units to 6 units"

It has therefore been demonstrated through an independent viability assessment that the required figure would render the scheme unviable. It has therefore been agreed with the developer that 6 affordable units would be provided on site with a 50/50 split between affordable rent and shared ownership. The details of their type and positioning can therefore be agreed through a Section 106 agreement. On this basis, the scheme is considered to comply with Policy H7.

## Green Space

The development involves the loss of an area of greenspace, known as GS1886 - Saunderson Road Open Space and Natural Area. Policy GS1 Green Space states that proposals that result in the loss of green space, or land that was last used as green space, will not normally be allowed unless:

- An assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough; or
- The proposal is for small scale facilities needed to support or improve the proper function of the green space; or
- An appropriate replacement green space of equivalent or improved quality, quantity and accessibility is provided which would outweigh the loss.

In order to improve the quantity, quality and value of green space provision we will require qualifying new residential developments to provide or contribute towards green space in line with the standards set out in the Green Space Strategy and in accordance with the requirements of the Infrastructure and Planning Obligations Policy.

Where there is a requirement to provide new green space an assessment will be carried out to determine the most appropriate provision, taking into account site characteristics and constraints. In cases where it is deemed unsuitable to make provision for open space within or adjacent to a development site, suitable off-site open space facilities may be acceptable either as new facilities or improvements to those existing.

An assessment of the green space provision shows that Penistone does not have the range of green spaces to meet local standards. However, given the allocation of the site for housing in the Local Plan, it is considered that the loss of this particular green space would not have a negative impact on the overall provision of green space, subject to the compensatory requirements of GS1. The application involves the total loss of the green space which amounts to 0.8ha. In this instance, we would seek financial compensation for the loss of the green space which is a compensation figure of £125,640 per hectare and therefore totals £100,512.00 which would be used to upgrade existing green space in the locality.

In addition, the Supplementary Planning Document (SPD) 'Open Space Provision on New Housing Developments, which is to be updated, is in line with GS1 states that all residential developments over 20 units are required to provide green space. The SPD required that a minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.

The layout provided does not indicate any green space provision on site. However, it is considered that the site affords little opportunity to accommodate a green space of sufficient size to address local deficiencies. In this instance, it is deemed appropriate to seek an off-site contribution in its entirety. Based on the unit split shown on the submitted site layout plan, the total off-site contribution for this application would be a total of £53,965.54.

## Conclusion

The site is allocated as a housing site HS72 Land east of Saunderson Road, Penistone within the Adopted Local Plan. The site is also located in Penistone where Policy LG2, The Location of Growth, which states that priority will be given to development in the Principal Towns. A residential development of the site is therefore acceptable and the proposed scheme put forward complies with Local and National Planning Policy, and is therefore recommended for approval.

## Recommendation

**Grant** subject to conditions and completion of section 106 agreements securing off site open space, green space, education and affordable housing contributions: -

- 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  
Nos. 9295-100 Rev L,  
9295-004 Rev C,  
Tree Protection Plan Rev B,  
6295-100  
6295-003 Rev B,  
01/2017/200,  
01/2017/201,  
01/2017/208  
01/2017/209  
01/2017/212,  
01/2017/213,  
01/2017/220,  
01/2017/221,  
01/2017/236, Rev A  
01/2017/237, Rev A  
01/2017/256,  
01/2017/257,  
01/2017/258  
01/2017/268,  
01/2017/269,  
Phase 1 Geo-environmental Report (Patrick Parsons)  
Statement of Community Involvement (Johnson Mowat)  
Viability Appraisal (Johnson Mowat)  
Design and Access Statement (Johnson Mowat)  
Transport Statement (Patrick Parsons)  
Flood Risk Assessment & Drainage Strategy (Patrick Parsons)  
Phase 1 Geo Environmental Assessment (Patrick Parsons)  
Ecological Appraisal (Brooks Ecological)  
Arboricultural Survey, Tree Protection Plan and Arboricultural Statement (Iain Tavendale)  
Air Quality Assessment (BWB Consulting)  
Archaeological Survey (BWB Consulting)  
and specifications as approved unless required by any other conditions in this permission.  
**Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.**
- 3 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 Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.**
- 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 Local Plan Policy T4 New Development and Transport Safety.**

- 5 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.  
**Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development and Transport Safety and Poll1 Pollution Control and Protection.**
- 6 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 Local Plan Policy T4 New Development and Transport Safety.**
- 7 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 road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.**
- 8 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;  
- Measures to prevent mud/debris being deposited on the public highway.  
**Reason: In the interest of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.**
- 9 Prior to commencement of works onsite, the developer shall submit details of actions for mitigation of air quality impact, for agreement with the Local Planning Authority, in accordance with suggested mitigation contained within the air quality assessment submitted in support of the application.  
**Reason: In the interests of minimising the impact of the proposal on local air quality in accordance with Local Plan Policy Poll1, Pollution Control and Protection.**
- 10 No development shall take place unless and until full foul and surface water drainage details, have been submitted to and approved in writing by the Local Planning Authority. 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 unless otherwise agreed in writing with the Local Planning Authority.  
**Reason: To ensure the proper drainage of the area in accordance with Local Plan Policy CC4.**
- 11 Prior to the commencement of the development details of the provision of an on site water supply or water storage facility along with other dust suppression measures as required shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be put in place from the start of the construction period and shall be adhered to for the duration of the construction period.  
**Reason: In the interests of minimising the impact of the proposal on adjacent residents in accordance with Local Plan Policy Poll1, Pollution Control and Protection.**
- 12 Prior to any construction being undertaken the applicant shall submit to the Local Planning

Authority, for approval, a dust management plan which details how dust will be controlled during the construction stage of the site. Once approved the applicant shall strictly adhere to the dust management plan.

**Reason: In the interests of minimising the impact of the proposal on adjacent residents in accordance with Local Plan Policy Poll1, Pollution Control and Protection.**

- 13 Prior to any construction being undertaken the applicant shall submit to the Local Planning Authority, for approval, a noise management plan which details how noise will be controlled during the construction stage of the site. Once approved the applicant shall strictly adhere to the submitted plan.

**Reason: In the interests of minimising the impact of the proposal on adjacent residents in accordance with Local Plan Policy Poll1, Pollution Control and Protection.**

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

1. A survey of the extent, scale and nature of contamination.
2. An assessment of the potential risks to human health, property, adjoining land, groundwaters and surface waters, ecological systems and archaeological sites and ancient monuments.
3. An appraisal of remedial options, and proposal of the preferred option(s).
4. A remediation statement summarising the works to be undertaken (if required).
5. A Validation Report to confirm remediation works have been undertaken (if required).

The above 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 thereafter be undertaken in full accordance with the submitted report.

**Reason: To ensure that any potential contamination risks are minimised accordance with Local Plan Policy Poll1, Pollution Control and Protection.**

- 15 The development shall be carried out in accordance with the mitigation and proposed enhancements detailed within sections 40 and 43 of the submitted Preliminary Ecological Appraisal Report dated November 2016 by Brooks Ecological.

**Reason: In the interests of Biodiversity, in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity.**

- 16 Upon commencement of development details of measures to facilitate the provision of high speed full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason: In order to ensure compliance with Local Plan Policy I1.**

- 17 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

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

- 18 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 safeguard existing trees, in the interest of visual amenity and in accordance with Local Plan Policy BIO1 Biodiversity.**

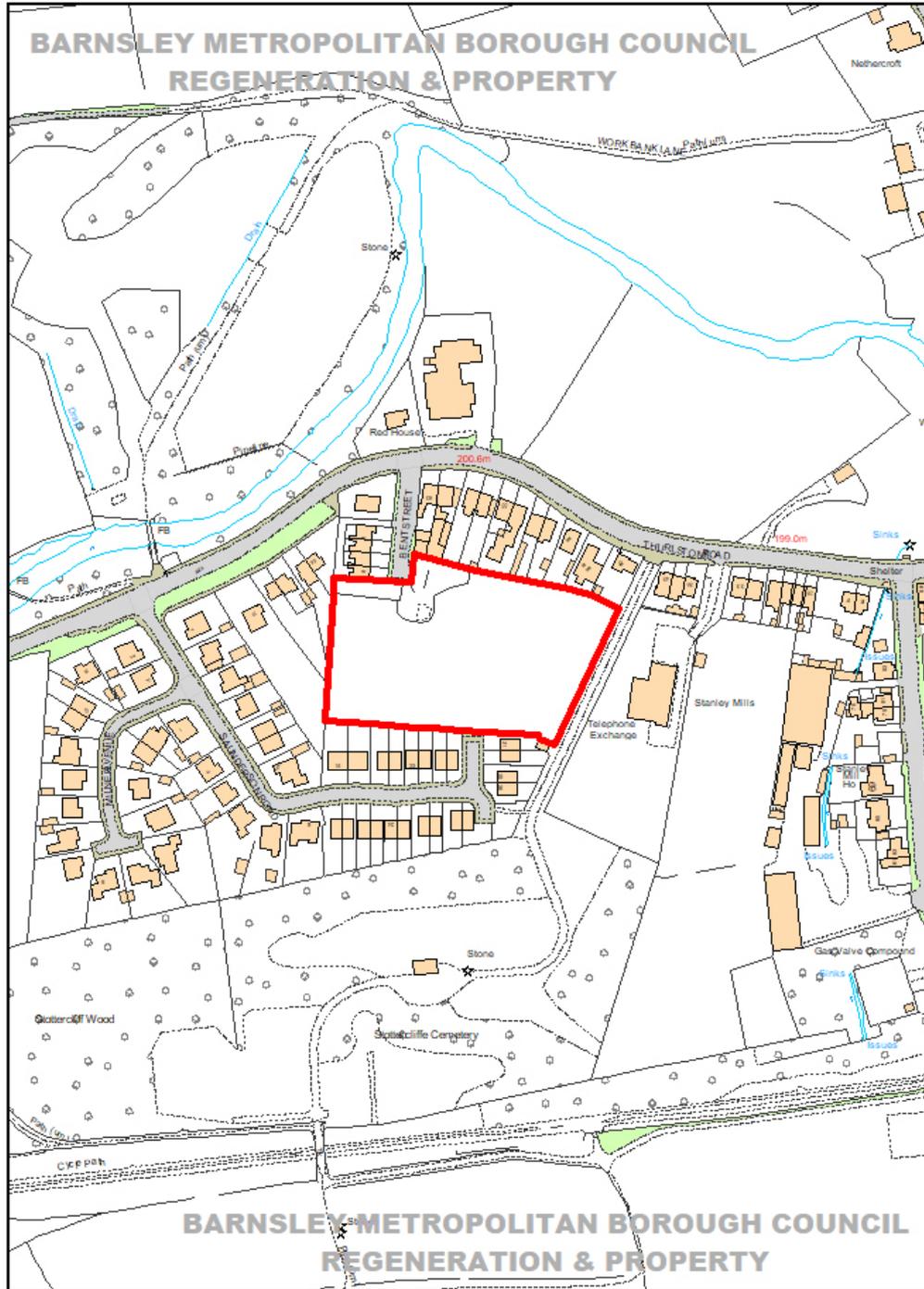
- 19 Upon commencement of development, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).

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

- 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 other of similar size and species.

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

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Scale 1: 2500