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**2019/0377**

**Applicant:** Berkeley DeVeer

**Proposal:** Residential development of 27 units

**Address:** Land to the East of Cote Lane, Thurgoland

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The application is referred to the Planning Regulatory Board as the recommendation is the subject of a S106 agreement. Objections have been received from 6 local residents, Thurgoland Parish Council and Cllr Barnard.

### **Site Description**

Councillors may recall this site from previous applications determined by the Board in recent years, which have to date resulted in planning permission being granted for a development of 24 dwellings.

As a reminder the site comprises a 1ha field that is approximately rectangular in shape on the eastern side of Cote Lane in Thurgoland, although the appearance of the site is already beginning to change as a result of construction works recently commencing on the new housing development.

The surroundings of the site are mixed. To the north of the site is a small housing estate (Springwood Close). To the east the site shares a boundary with an area of woodland. Adjacent the southern boundary is a group of 3 properties. The remaining half of the southern boundary is located adjacent to open land. Open countryside is located to the west of the site on the other side of Cote Lane.

The site is open and grassed and is not in use for any formal agricultural use at present. The site forms part of a hillside and is affected by topographical issues. This has the effect of land on the northern boundary being approximately 8m on average than land on the southern boundary and falls at a steep gradient. The differences are not as significant west to east with difference in levels being approximately 3m.

### **Proposed Development**

The application is for an amended scheme to that approved under planning permission reference 2018/0338, with an increase in the total number of houses proposed from 24 to 27. The mixture of dwellings is proposed to change to as follows:

- 7 x 2 bedroom properties
- 4 x 3 bedroom properties
- 12 x 4 bedroom properties
- 4 x 5 bedroom properties

This is an increase in 4 beds from 4 to 12 and a reduction in 5 beds from 10 to 4. The number of 2 and 3 beds remains the same. The properties are all 2 storeys, whereas previously there had been some split level houses along the southern boundary. The house designs vary across the site with a total of 8 different house types, some detached and some semi-detached as well as a small terrace of 3 two beds. All the properties are proposed to be Artsone with Calderdale Grey flat concrete tiles.

The layout of the site is still largely been driven by the challenging levels on the site, which has dictated the position of the main access road approved to serve the development. This access was originally agreed in 2016 when the first outline application was approved with an additional private drive agreed under application 2018/1195. This amended scheme now proposes 4 dwellings accessed from the private drive whereas previously there were 3.

A number of retaining walls are proposed along the northern site boundary and at various points within the site; the majority being 1-2m in height with some between 2-3m. The configuration of these has changed with this amended scheme but remains broadly similar to that previously approved.

All the properties have off street parking and gardens and there is an open landscaped area to the front of the site with a surface water attenuation tank located underneath as part of the drainage strategy.

## **History**

2016/0340 – Outline application for residential development of up to 24 dwellings to include means of access and public open space – Approved subject to conditions and a S106 Agreement 20/12/2016.

2018/0338 – Residential development of 24 dwellings (Reserved Matters relating to outline application 2016/0340) – Approved 01/05/2019

2018/1195 – Variation of condition 3 (relating to access) of 2016/0340 – Outline application for residential development of up to 24 dwellings to include means of access and public open space – Approved 01/05/2019.

## **Policy Context**

The new Local Plan was adopted at the full Council meeting held 3rd 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).

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.

Site Allocation: Urban Fabric

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H2 'Distribution of New Homes' states 4% of new homes to be built in various villages including Thurgoland.

H5 Residential Development on Large Non-allocated Sites, proposals will be supported where they are located on previously or part developed land, are within a village, are accessible and have good access to a range of shops and services.

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are expected to include a broad mix of house size, type and tenure and a density of 30 dwellings per hectare is expected in villages.

Policy H7 'Affordable Housing' seeks 30% affordable housing in the Rural West

Policy T3 'New Development and Sustainable Travel'

Policy T4 'New Development and Transport Safety'

Policy D1 'High Quality Design and Place Making'

Policy GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

Policy GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development.

Policy BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

#### SPD's

- Design of Housing Development
- Parking
- Open Space Provision on New Housing Developments

#### Other

South Yorkshire Residential Design Guide

## NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. 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 – Provision should be 30% or 8 units. It has been agreed to accept 7 x 2 beds on site and a commuted sum for a 3 bed off site. The mix is 5 affordable rent and 2 shared ownership. Ordinarily would expect to see affordable housing dispersed throughout the site however in this instance, given the size of the site, design and quality of the proposed affordable housing units are satisfied with the proposed layout.

Biodiversity Officer – No objections subject to conditions

Contaminated Land – The report has concluded there are potential contamination risks to the proposed development. As such it is necessary to impose a condition requiring intrusive site investigations to identify risks and inform any necessary mitigation measures.

Drainage – No objections subject to conditions

Highways – No objections subject to conditions. Required mitigation works include relocation of a lamp column and provision of a 2m wide footway on the site frontage.

Regulatory Services – No objections subject to standard conditions to limit the effects of noise and dust during the construction phase.

Tree Officer – Initial concerns were raised with the levels strategy and impact on trees along the southern edge. However the Arboricultural Impact Assessment now deals with the issues as required. Therefore, there are no objections to the proposal subject to the latest method statement document being conditioned.

SYAS – Do not object subject to compliance with the Written Scheme of Investigation being secured through a condition.

Ward Councillors – Councillor Barnard has raised queries regarding the rationale for the amendments and that sufficient drainage and parking is provided.

Yorkshire Water – No comments received but they did not object previously.

Thurgoland Parish Council – Object based upon the following summary of reasons:-

Concerns are raised that the greater number of journeys associated with more dwellings would increase the number of conflicts with the existing large variety of users of Cote Lane which includes cars, buses, HGV's, cyclists, pedestrians and people on horses.

Excessive vehicular speeds by existing users is raised as a particular concern. As is inappropriate parking for people visiting the nearby Transpennine Trail and the Thurgoland History Trail.

The Parish Council are also concerned about the development having two separate accesses onto Cote Lane, which they state that they were aware had already received planning permission.

They have also referred to the proposed number of dwellings being higher than Local Plan allocation site HS91, which states an indicative yield of 22 dwellings. However this relates to the land which adjoins the site and not the planning application site itself.

### **Representations**

The application was advertised by neighbour notification letters, site and press notice. 6 objections have been received from residents raising the following concerns:-

- Excessive number of properties proposed for the above site, over and above Local Plan Policy and previous planning decisions.
- Frustration that an amended scheme has been submitted after time spent agreeing the last one.
- There needs to be a fence along the boundary with properties on Springwood Grove.
- Lack of information regarding levels on the site.
- Impact on no.2 Springwood Close as a result of increased overlooking of their rear garden.
- Properties are generally too close along the rear of Springwood Close.
- Layout and design is out of character with the area.
- Highway safety regarding proximity of access to proposed development and existing housing.
- Increased traffic congestion on a small country lane, which already has issues with parked vehicles causing obstructions.
- Danger to horse riders who use the lane to access the Trans Pennine Trail due to increased traffic.
- Increased demand on local health services.
- Lack of greenspace on the site.
- Increased demand on an already capacity filled school.
- Impact on light to properties adjacent to development.
- Strain on already scarce public services e.g. bus services.
- Reduction in green space.
- Overdevelopment of a village when brown field sites are available within the Barnsley area.
- Concerns with regard to drainage and increased risk of flooding with the reduction of green areas.

## **Assessment**

### Principle of development

The site already benefits from planning permission for a development of 24 houses. The scope of this application is therefore only to consider the proposed increase from 24 to 27 dwellings.

### Visual amenity

The proposed layout is not substantially different from the previously approved scheme (2018/0338) with a number of the plots unchanged. The main differences are along at the frontage with Cote Lane where there are now two pairs of semis accessed from the private drive (agreed under 2018/1195) rather than 1 pair of semis and a detached house and plots 1 and 2 have now been reoriented to face onto the new access road rather than onto Cote Lane. Whilst it is not ideal to have properties present a side elevation on to Cote Lane, there are windows in this side elevation to avoid a blank elevation and allow for natural surveillance. There are also other examples of properties along Cote Lane which are side on.

The other changes are located within the site with some of the large detached properties located along the northern and southern boundaries switched out for smaller detached houses, allowing for an additional 2 units. In visual amenity terms these changes are minimal. The changes on site also include a change from split level houses along the southern boundary to a more standard two storey property type. This has resulted in a change to the levels strategy along this boundary with an increase in the height of a number of the retaining walls. These are located in the rear gardens of the proposed properties with the gardens split over three tiers. The walls are largely limited to 1-2m in height. There is a small section to the south eastern corner of the site at 2-3m; albeit this was at this height in the previous scheme. The finished floor levels of all the houses remains largely the same as previously approved and the retaining structures along the northern boundary with Springwood Close is the same as previously agreed.

The applicant has provided details of the proposed materials with a high quality artstone proposed along with a grey flat concrete roof tiles and anthracite grey rainwater goods, doors and windows.

In terms of other visual amenity considerations the majority of the site is relatively open and clear of features. Vegetation exists in and immediately outside of the boundaries including the woodland to the east of the site. The tree survey and impact assessment submitted at outline showed that the majority of the trees on site are category C2 with only 2 being B2 (located to the south of the site) and the woodland to the east as A2. The tree officer has questioned the accuracy of this survey. However, as the revised layout shows no additional trees or hedges for removal no objections are raised from an arboricultural perspective (two trees will be removed at the front of the site to facilitate access which was approved under the previous scheme). Tree protection details and an arboricultural method statement have been provided and agreed.

A detailed landscaping plan has been provided and shows replacement trees and the enhancement of the existing hedgerow along the northern boundary of the site and grassed / wildflower areas at the site entrance.

Overall the amendments have a limited impact on visual amenity when viewed against the previously approved scheme and the proposed is acceptable in visual amenity terms, complying with Local Plan Policy D1.

### Residential Amenity

Residential amenity considerations are the most sensitive issue with the application overall given that existing dwellings are orientated to overlook the site at present in its open and green form. In addition the topography has the potential to increase the potential for overlooking and overshadowing. However Councillors will be aware that loss of view is not a material planning consideration. Further this matter was dealt with in detail during the previous application when a number of site visits were undertaken before the scheme was approved.

This amended layout does include changes along this boundary; however, the impact is limited. The seven 2 bed properties and associated parking and gardens remains as approved. Plot 3 is an amended house type but is located in the same position as previously and remains two storeys. One of the larger 5 beds has been replaced by two 4 beds on plots 12 and 13, again the properties remain broadly on the same footprint / building line and are two storeys. The main change is plots 1 and 2 which are orientated to back onto No.2 Springwood Grove. This is as opposed to the previous layout which had these plots side on. A shared double garage is located in the rear gardens of these plots but the impact is reduced due to the levels change here. Plot 1 faces the side of No.2 Springwood and therefore has no impact on privacy or daylight. The rear of Plot 2 is facing the garden of No.2 but is 12m in length so comfortably achieves the spacing standards.

All the properties along this boundary are set between 1-2m lower than the gardens of Springwood Gardens and the applicant has agreed to retain and reinforce the hedgerow along this boundary as well as providing a fence. This is consistent with the previously approved scheme.

There have been some concerns regarding existing areas of raised decking or gardens in the properties along Springwood Gardens which could lead to overlooking. However, as these areas are external and therefore used intermittently the impact is reduced. Further, new residents would be aware of the decking / raised garden areas when purchasing and the proposed fence would provide some screening. Therefore limited weight is afforded to this issue.

The relationship with properties to the south is less challenging as these are orientated side on or at an angle with a number of outbuildings between them and the boundary. In addition, existing screening provided by a large Ash tree would be retained. A section has been provided for this area which shows how the tiered gardens would work and compares this with a section from the previously approved scheme. This demonstrates no additional residential amenity impact associated with this revised application.

The scheme layout for this site is undoubtedly challenging and sensitive to change and whilst the distances between the existing and proposed dwellings are meeting (or exceeding) the minimum requirements in the SPD it is acknowledged that there is an impact, particularly on properties on Springwood Close. However, the amended scheme does not significantly alter the impact and is acceptable in residential amenity terms. Permitted development rights would be removed from plots 3 to 11 ensure any future extensions are fully assessed.

## Highway Safety

The access arrangements were approved under planning application 2016/0340 and 2018/1195 for 24 units and have been reassessed as acceptable under this application for 27 units. Sufficient parking as provided for each of the dwellings along with a visitor space. The Local Highways Authority has not raised any objections. Required mitigation works include relocation of a lamp column and provision of a 2m wide footway on the site frontage.

## **Other considerations**

### Drainage/Flood Risk

The site is located outside of flood zones 2 and 3 and therefore the part of policy CC4 and national policy requiring developments to be steered towards areas of low flood risk is complied with. Residents and Councillors have raised concerns about surface water flooding in the area and the potential for the development to contribute towards the problems. The applicant has provided a Flood Risk Assessment and Drainage Strategy which shows surface water draining via a gravity sewer and attenuation tank (to control the rate of discharge) into the existing network on Cote Lane. Yorkshire Water and the Council's drainage officer have confirmed this is acceptable in principle. Overall therefore the proposal is regarded as being acceptable with regards to flood risk and drainage considerations.

### Biodiversity & Archaeology

The applicant has submitted a Preliminary Ecological Appraisal (July 2019), Badger Survey (11/1/19), Bat Survey-interim Report (11/1/19), Bat Survey (31/5/19) and Biodiversity Management Plan (BMP, December 2018) – all by Brooks Ecological. These have been assessed by the Council's Ecologist and are acceptable in terms of the overall impact and proposed mitigation which includes: wildflower meadows, bird and bat boxes and a hedgehog highways. This is in addition to the wider landscaping proposed which includes a green corridor along the northern boundary, through retaining and reinforcing hedgerows.

### S106 – Affordable housing, public open space, education and community projects

S106 requirements have been adjusted to take into account the revised number of dwellings:-

- 30% affordable housing provision. 7 units on site and a contribution towards an 8<sup>th</sup> unit off-site;
- A contribution of £160,000 towards Primary School Provision;
- A contribution of £43,315.77 towards off site green space;
- £66,000 of unallocated funding made available for community projects.

This represents an increase of £119,000 for education contributions and just over £3,000 for public open space. This package complies with the relevant local plan policies and SPD's.

## Conclusion

In summary the proposals are judged acceptable in that the principle of residential development is already established. This application is only to consider a limited increase in the number of dwellings by 3 from 24 to 27. However this is partly offset by a reduction in the number of 5 bedroom dwellings previously approved from 10 to 4. The amount of additional space this has created within the site has meant that the changes can be accommodated without significantly altering the already approved layout. Also the density of the development remains below that allowed in villages by Local Plan Policy H6 Housing Mix and Efficient Use of Land. Based upon that the proposed development still complies with the relevant design standards; most importantly the spacing standards in the Designing New Housing Development SPD. Also the two accesses can accommodate 3 additional dwellings because they meet the required standards of visibility. Also a 2m wide footway would need to be provided across the site frontage for pedestrian safety purposes. Given the absence of any planning policy conflicts or specific problems occurring as a result of the changes compared with the existing approved plans the Officer recommendation is one of approval subject to the terms of an updated S106 Agreement and new conditions.

## **Recommendation**

Grant subject to conditions and a S106 Agreement (Affordable housing, public open space, education and community projects):

- 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 and specifications as approved:

1018-006 D - Levels Strategy  
AH 030 002 Rev A - Planning Layout  
AH.03.50 Materials Layout  
Materials Schedule 25.09.2019  
A201.01 House Type  
A201.03 House Type  
B301.01 House Type  
B402.01 House Type  
B403.01 House Type  
B404.01 House Type  
B408.01 House Type  
B502.01 House Type  
B503.01 House Type  
B503.02 House Type  
Boundary Treatments 1.8m Timber Fence  
Boundary Treatments 1.8m Wall  
Double Garage G03  
Double Garage G04

Arboricultural Method Statement AR-4099-06.01 AMS  
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 Within 2 months of this permission being issued the applicant shall submit to the LPA, 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 plan.  
**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 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.**
- 5 Within 2 months of this permission being issued the applicant shall submit to the LPA, 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. Prior to work commencing the applicant shall ensure that there is an adequate supply of water at the site and shall provide the LPA of details of this.  
**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.**
- 6 The development shall only take place in accordance with the approved Cote Lane Thurgoland Written Scheme of Investigation Version 3 WSI. 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: In accordance with Local Plan Policy HE6 'Archaeology'.**

- 7 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.**
- 8 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.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.**
- 9 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.**
- 10 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.**
- 11 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.**

- 12 No construction works in the relevant area (s) of the site shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times during the construction and operation of the development .  
**Reason: In the interest of public health and maintaining the public water supply.**
- 13 Within 2 months of this permission being issued full surface water drainage details, must be 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 CC3 and CC4**
- 14 The development shall be carried out in accordance with the mitigation measures identified in the Preliminary Ecological Appraisal (July 2019), the Badger Survey (11/1/19), the Bat Survey-interim Report (11/1/19), the Bat Survey (31/5/19) and the Biodiversity Management Plan (BMP, December 2018).  
**Reason: To conserve and enhance biodiversity in accordance with Local Plan BIO1.**
- 15 Within 2 months of this permission being issued a report, endorsed by a competent engineer experienced in ground contamination and remediation, shall be 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. For further information, see BMBC's Supplementary Planning Guidance 28, "Developing Contaminated Land".

- 16 Prior to first occupation of the development hereby permitted the vehicular accesses shall be provided and thereafter retained at the position shown on the approved plan and shall be constructed in accordance with the highway specification. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway.  
**Reason: To ensure satisfactory means of access into the site and avoid the carriage of extraneous material or surface water from or onto the highway.**
- 17 Within 2 months of this permission being issued full engineering, drainage and street lighting and constructional details of the streets proposed for highway adoption shall be submitted to and approved in writing by the LPA. The development shall, thereafter, be constructed in accordance with the approved details unless otherwise agreed in writing with the LPA.  
**Reason: In interests of highway safety.**
- 18 Before any dwelling is first occupied the roads and footways shall be constructed to binder course level from the dwelling to the adjoining public highway at Cote Lane in accordance with details of a completion plan to be submitted and approved in writing by the LPA in consultation with the LHA.  
**Reason: To ensure satisfactory development of the site.**
- 19 Prior to the first occupation of the development hereby permitted sufficient space shall be provided within the site for pedestrians to access and egress the site and for motorised vehicles to park, turn and re-enter the highway in a forward gear. These areas shall be levelled, surfaced and drained in accordance with the approved plans and retained thereafter available for that specific use.  
**Reason: In interests of satisfactory development and highway safety.**
- 20 Vehicular and pedestrian gradients within the site shall not exceed 1:12.  
**Reason: In interests of the safety of persons using the access and users of the highway.**
- 21 Prior to first occupation of the development hereby permitted, details for the provision of bicycle storage facilities and electric vehicle charging points shall be submitted to and approved in writing by the LPA. These storage and EVCP's shall be installed in accordance with the approved details prior to first occupation of the development and retained thereafter available for that specific use.  
**Reason: In interests of promoting sustainable travel opportunities.**

- 22 Within 2 months of this permission being issued details of the siting of the sales cabin, and parking for staff and customers visiting the site, shall be submitted and approved in writing by the Local Planning Authority, and such facilities shall be retained for the entire construction period.  
**Reason: In the interest of road safety.**
- 23 Within 2 months of this permission being issued a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The 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 from being deposited on the public highway.
- Reason - In the interests of retaining highway efficiency and safety**
- 24 Within 2 months of this permission being issued, 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 interests of retaining highway efficiency and safety.**
- 25 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out on plots 3 - 11 without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.  
**Reason: In the interests of residential amenity in accordance with Local Plan Policy D1.**

26 Within 2 months of this permission being issued, details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway improvement works:

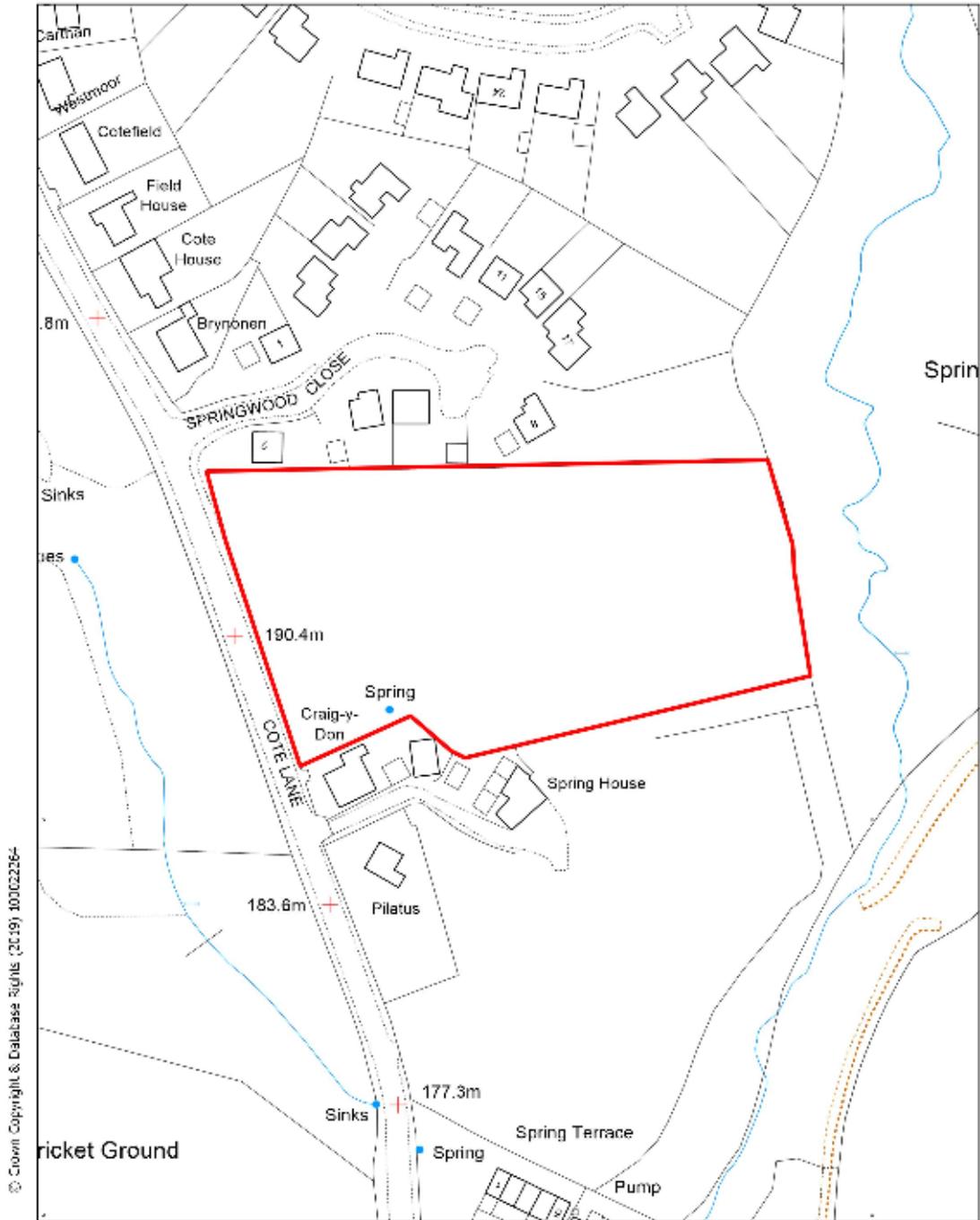
- a) Provision of a 2m wide footway along the site frontage;
- b) Relocation of the street lighting column;
- c) Provision of /any necessary alterations to street lighting;
- d) Provision of/any necessary alterations to highway drainage;
- e) Resurfacing/reconstruction as necessary.

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 Local Plan policy T4.**

27 Upon commencement of development full design details of the retaining wall structures including materials and finish shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

**Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making**



**BARNSELY MBC - Regeneration & Property**



Scale: 1:1250