
2018/1433

Mr Phil Faxon

Demolition of all buildings within the site and proposed residential development of 22 dwellings (Outline - all matters reserved except access and layout).

Roughbirchworth Lodge, Roughbirchworth Lane, Oxspring, Barnsley, S36 8YZ

15 Representations have been received from local residents which include 10 objections and 5 letters of support/comment. Representations have also been received from Oxspring Parish Council and Cllr Barnard.

Description

The site is located within the village of Oxspring positioned between existing housing and the countryside. The site currently comprises the main farm dwelling known as Roughbirchworth Lodge, dilapidated cottages and a number of outbuildings and farm sheds. The buildings occupy the central part of the site and are associated to a former agricultural use that has been vacant for some time. Roughbirchworth Lodge is the only habitable building on the site and is occupied by the applicant.

Access to the site is via the existing drive that enters directly off Roughbirchworth Lane, immediately to the south west of the road bridge adjacent to the Trans Pennine Trail. The Trans Pennine Trail runs along the north eastern boundary of the site and there are a number of mature trees within the site. The site itself is generally flat; however the Trans Pennine Trail that is located adjacent to the site is set at a significantly lower level in a deep cutting.

The site lies adjacent to traditional two storey terraced housing to the south west and bungalows on the opposite side of Roughbirchworth Lane. Land beyond the north western boundary is Green Belt and to the south west is an area of Safeguarded Land as allocated within the Barnsley Local Plan.

Proposed Development

The application is in outline form and proposes the demolition of the buildings on site and erection of 22 dwellings. All matters of detail are reserved apart from means of access and layout. The plans have been amended a number of times since the application was submitted including a proposal for 23 properties, however this has been revised back to 22 units in order to provide a habitat zone as required by the submitted Ecological Report. The plans have also been amended in order to retain mature trees and improve the internal layout.

The application is accompanied by a layout plan showing a mixture of detached, semi-detached and terraced houses. The properties are arranged around a single cul-de-sac road accessed from Roughbirchworth Lane to the east with properties located at either side of the road. A habitat zone is proposed to the north western corner of the site. The site layout is dictated by the location of mature trees which are to be retained mainly to the north eastern portion of the site.

The layout proposes an indicative number of bedrooms with 7 affordable units of terrace and semi-detached dwellings of 2-3 beds, and a further 15 units of generally 4 bed detached dwellings.

The main vehicular access would be via a new access road constructed to adoptable standards, including the junction design with Roughbirchworth Lane. The existing access is to be closed and the site accessed via the amended access point from Roughbirchworth Lane set adjacent to Vale View.

To support the application, the following documents have been submitted:-

- Preliminary Ecological Appraisal dated July 2019 by Witcher Wildlife Ltd,
- Drainage Report dated May 2018 by Shaun Tonge Engineering,
- Arboricultural Report and Impact Assessment dated November 2018 by AWA Consultants,
- Archaeological Assessment and Building Recording Report dated March 2019 by CFA Archaeology Ltd

Planning History

No planning history.

Policy Context

Local Plan

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).

The site is an allocated Housing Site HS89 (indicative yield of 22 dwellings) within the Local Plan Policies Map -

The development will be expected to:

- Fully evaluate existing woodland trees for their biodiversity value and retain mature trees;
- Retain or create a buffer of trees/woody vegetation adjacent to the Trans Pennine Trail (to the north-east) to reinforce the wildlife corridor;
- Evaluate existing farm buildings for their bat roost and nesting bird value;
- Evaluate the site's importance as overwintering feeding habitat for golden plovers and provide mitigation or compensation habitat as appropriate; and
- Ensure the impacts/effects on the landscape are appropriately minimised and mitigated.
- There is a further protected species issue which affects the northern portion of this site.

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'

T1 'Accessibility Priorities'

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'
I1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Open Space Provision on New Housing Developments
- Planning obligations
- Affordable Housing
- Trees and Hedgerows
- Financial contributions to Schools
- Parking
- Sustainable Travel

Oxspring Neighbourhood Plan

Policy OH1 Meeting Local Housing Needs
Policy OEN1 Protecting and Enhancing Natural Biodiversity Assets and Green Infrastructure
Policy OEN3 Planning for Climate Change
Policy OEN4 Landscape and Building Design Guidelines for New Development

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Affordable Housing – The layout plan shows 7 (30%) affordable properties comprising 2 and 3 beds. The proposed mix and layout is acceptable.

Biodiversity – No objection subject to conditions

Contaminated Land – No objection subject to condition

Conservation Officer – No objection subject to conditions

Drainage – No objections subject to conditions

Education – The development is required to make a contribution towards secondary school places in the locality. The development would result in 3 secondary places required at £16,000 totalling £48,000. A contribution is not required for primary provision.

Highways – No objections subject to conditions

Oxspring Parish Council – In summary they consider that the version of the plans now under consideration do not cause any major concerns and complies with 6.1 of the Oxspring NDP Objective 1 to support the provision of fair and accessible housing for local needs and local people (Policy OH1 Meeting Local Housing Needs). Notwithstanding they still wish to raise the following issues:-

- Trees - The tree report is dated March 2018 and covers only the land that was planned to be utilised in the first submission, bullet point 4.1 – 13 residential dwellings. They request that it is updated. {An updated report has been provided}
- Highway safety – They retain a concern that traffic generated by the development and the position of the access to the development would create conflicts particularly at school starting and finishing times.
- Affordable housing – Express the view that it is imperative that the addition of 'affordable houses' does not drop off the plan and that these homes are not relocated elsewhere in the Borough.
- Biodiversity – Ask that existing habitat is protected.
- Dry stone wall - Wish to see the retention of the dry stone wall on the site which fronts on to Roughbirchworth Lane.
- Drainage - Wish to avoid surface water from the development discharging onto the TPT via the existing culvert.
- Access to the TPT – Request that the development leads to the creation of an access to the TPT that is suitable for wheelchair users, cyclists and people with prams and pushchairs as per Objective 2 of Oxspring Neighbourhood Development Plan.
- Query whether habitat value of the site for Golden Plovers would be diminished.
- Archaeology – It is queried whether any remains worth retaining exist within the site, including an old walled garden.

Regulatory Services – No objections subject to conditions

South Yorkshire Archaeology Service – No objections subject to conditions

Tree Officer – No objection subject to conditions

Ward Councillors – Cllr Barnard raises concerns due to the additional volume of traffic which the proposed development would generate and which can only access the site from Roughbichworth Lane, in close proximity to the bridge over the TPT and the school. Has also commented that residents have expressed concerns about the impact on wildlife.

Yorkshire Water – No objection subject to conditions

Representations

15 representations have been made to the application made up of the following:-

10 objections have been received:-

- Roughbirchworth Lane is not suitable to accommodate potentially 50+ more extra vehicles.
- Concerns over scale of development
- Concerns raised that the bridge may not be strong enough to support heavy vehicles
- The bridge is on a bad bend and cars drive too fast
- The existing buildings should be retained
- The spring on site should not be allowed to run onto the TPT
- More housing impacts on the limited facilities and infrastructure in Oxspring
- Highway safety concerns for pedestrians/school children and vehicles.
- Poor visibility between the parked cars from school and residents.
- Impact on wildlife.
- Concerns regarding impact on wildlife from loss of trees
- Impact on mature trees
- Congestion and impact on bus services
- Wrong location for housing
- Concerns regarding construction works and disturbance
- Concerns raised that the current proposals seek to demolish some of the most historic buildings in Oxspring with no consideration given to the heritage value of the site

1 comment which states:-

- Plans look ok as long as houses are going to be two storeys. Three storey or those with attic rooms looking over neighbouring properties should be avoided including properties on the other side of Trans Pennine Trail

4 letters of support:-

- Supports the application due to further housing needed in Oxspring and affordable homes
- Development supports aims of neighbourhood plan and a cross section of housing
- Retaining general character of the site and use of reclaimed stone would be welcomed

Assessment

Principle of Development

The Barnsley Local Plan was adopted on the 3rd January 2019. The site is allocated in the Local Plan for housing under site reference HS89, Land off Roughbirchworth Lane. 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.

Density

Local Plan Policy H6 Housing Mix and Efficient Use of Land states a minimum density of 30 dwellings per hectare net will be expected in villages. Based on the proposed site area of 0.84 Ha, a development of 22 dwellings would give the proposal a density of 29.1 dwellings per hectare, which is regarded as acceptable. This is in line with the indicative number of dwellings set out in site policy HS89, which has taken account of an area of significant ecological value identified in the ecological assessment produced for the Local Plan.

Residential Amenity

The proposed layout is under consideration and the other matters such as appearance remain a reserved matter. The relationships between existing and new properties shown on the submitted site plan are in compliance with the Councils spacing standards and should not cause any significant overlooking, overbearing or overshadowing impact.

More detailed information would be required within the reserved matters application including elevational details of the proposed dwellings, including positions of windows and doors and section plans between the existing and proposed dwellings, however the relationships between existing and new properties shown on the site plan would be satisfactory in relation to the spacing standards required by the Design of Housing Development SPD.

The site layout also allows for the retention of mature trees, with consideration given to adequate separation between the trees and the new dwellings, therefore they should not cause excessive overshadowing in accordance with policy Local Plan GD1. The layout proposed would provide a good standard of living space and includes adequate sized gardens. The detailed internal room sizes would be assessed at reserved matters stage in accordance with the South Yorkshire Residential Design Guide.

In terms of any impact during construction, the Pollution Control Officer has no objection, however as the site is located close to existing residential properties, 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.

Visual Amenity

The layout plan has been submitted which shows a mixture of detached, semi-detached and terraced properties which could be designed and built to fit in with the adjacent dwellings and to comply with policy D1 of the Local Plan and policy OEN4 of the Neighbourhood Plan 'Landscape and Building Design Guidelines for New Development'.

The submitted Design and Access Statement anticipates that the dwellings will be 2 storeys in height with possible rooms within the roofspace, however detailed house types and designs are to be submitted as a reserved matter. Landscaping would also be provided within the reserved matters application; however the site plan shows that the mature trees are to be retained on the site which would benefit visual amenity and further planting will be proposed.

The layout shows that the proposed dwellings would be orientated in a traditional layout, arranged with a cul-de-sac with the properties fronting the road and having parking to the front/sides with front gardens between the road and the front elevations and all have private gardens to the rear.

The site borders onto the Green Belt to the north west boundary, however the dwellings can be designed so that it does not have an adverse impact upon openness, such as restricting the height of the properties immediately adjacent to the Green Belt boundary. In addition, the layout does not prejudice the future development of the adjacent safeguarded Land.

Trees/Biodiversity

Concerns have been raised by residents with regard to the impact of the proposal upon wildlife and biodiversity. The applicant has submitted an ecology report which has fully assessed the site and the impact of the proposed development. The report confirms that there are no statutory or locally designated sites close to the site and that there are no watercourses on or near the site. The buildings have been inspected for bats and no bat roosts have been found. The report also assessed the impact on Golden Plover and states that the loss of this small site would have "a negligible effect on Golden Plovers with abundant habitat around the site". The Biodiversity Officer

is satisfied with the applicant's Ecological report and no objections are raised on biodiversity grounds. The report recommends a number of biodiversity mitigation and enhancement measures that include the retention of the mature trees in the north west section of the site, the addition of more tree and hedge planting around the site, the creation of a habitat zone, and the provision of bird and bat boxes. The submitted layout shows the trees to be retained and the proposed habitat zone to the north-western corner of the site and how the houses have been laid out to complement these features.. These biodiversity measures proposed as part of the scheme, and the management of them, can be secured via suitable conditions. The proposal is therefore considered to be in accordance with policy BIO1 of the Local Plan and Policy OEN1 of the Neighbourhood Plan.

A full Tree Report for the entire site has been submitted in support of the application. The site contains a number of large mature trees, and the changes to the scheme have allowed for the retention of more of the prominent trees. The site's most significant tree. a Beech tree T3, which forms part of the avenue of trees along the driveway, would be retained. Although some trees would be removed, the core of the large mature trees would be retained as part of the scheme. Most of the trees that require removal are low or moderate value, retention category 'C'. Concerns have been raised with regard to the loss of T4 due to its use as a main nesting tree, however the Tree Report states that several of the relatively large Sycamore trees (including T4) have significant defects such as cavities with decay, significant deadwood and previously snapped out branches. If these trees were to be retained, they would need significant ongoing maintenance works to ensure their suitability.

The Tree Officer has not raised any objections subject to conditions. Tree protection measures would be required as part of the scheme as will significant mitigation planting to maintain the woodland feel of the site. The works will retain a buffer of trees and vegetation adjacent to the Trans Pennine Trail to reinforce the wildlife corridor in line with the site specific policy and in compliance with BIO1 of the Local Plan and Policy OEN1 of the Neighbourhood Plan.

Heritage/Archaeology

A combined Heritage Impact Assessment and Archaeological Assessment has been submitted in line with Local Plan Policies HS89, HE1, HE2 and HE6. Roughbitchworth Lodge is unlisted but it is historic and was known to pre-date 1850. The application proposes the demolition of Roughbitchworth Lodge and its outbuildings to the rear. As a consequence, a desk based assessment and a building appraisal was requested to better understand the nature of the heritage within the site. The document describes the values that contribute and summarises that:

'The value of the site to yield evidence of past human activity will be limited by the building of a deep railway cutting in the mid-19th century to the side of the lodge. The open field to the rear of the property was used during the early part of the 20th century as allotments, causing further disturbance of potential archaeological deposits. However, the surrounding area has been under occupation from the early medieval period and the precise location of the centre for the Manor of Roughbitchworth is unknown and elements of this may be sealed in deposit below the current buildings.

The historic value of the site lies in how the buildings have been adapted and reused to reflect changes in need of the local community and the wider changes brought about in agricultural practice. The aesthetic value of the buildings lie in the same changes; in that the outbuildings are neither agricultural nor domestic, but somehow an uneasy mix of both. The community that once occupied these outbuildings have now gone and the cottages to the rear of the lodge have been uninhabited since the 1960s, so their value to the local community and the lack of a view of the building from the public realm means that the communal value of the site is limited'

The Historic value preserved within the fabric of the outbuildings expresses how, during the 19th and 20th centuries, the process of change within farming manifested in the adaptive reuse of the

buildings. However, despite a relative aesthetic value due to a symmetry of design, vernacular building styles and the use of local materials, later stylistic changes have eroded this somewhat. Due to the position of the buildings centrally within the site and the potential impact to mature trees, retaining part of the buildings to the rear of the Lodge would not allow access to the rear of the site and would in any event remove proper historic context. As this is a non-designated heritage asset, with relatively low heritage significance, it is felt that its loss cannot be objected to. The Conservation Officer does not raise any objections to the application. South Yorkshire Archaeology Service have also been consulted and have raised no objections. However, a condition will be required in order to ensure archaeological recording will be carried out to a high level to ensure a proper understanding of the phases of construction and why these took place to allow a decent archival record to be made. The proposal is considered to be acceptable in terms of HE1 and HE2 of the Local Plan subject to an archaeology condition.

Drainage

Yorkshire Water and the Council's Drainage Officer have not raised any concerns at this stage subject to the imposition of conditions. The proposal is considered as being acceptable with regards to flood risk and drainage impacts in accordance with Local Plan Policy CC4 and POLL1.

Contamination

The application has been supported with a desk study to assess the potential contamination risks. The Contaminated Land Officer states that the Desk Study indicated that the only way to assess the degree of contamination is through undertaking an intrusive site investigation and considers that this can be adequately dealt with as a condition as sufficient consideration of the contamination risks has been undertaken in compliance with Local Plan Policy CL1.

Highways

Existing access to the site is via the drive that enters directly off Roughbitchworth Lane, immediately to the south west of the road bridge adjacent to the Trans Pennine Trail. The existing access is to be closed and the site accessed via an amended access point from Roughbitchworth Lane set adjacent to Vale View which would be constructed to adoptable standards including the junction design with Roughbitchworth Lane. The amended access is considered to be an improvement and the Highways Officer has no objections to the proposed access.

Whilst concerns have been raised by residents with regard to the additional traffic and access issues, the proposal is relatively small and proposes 22 dwellings. The yield is in line with the number put forward as part of the housing allocation for this site. The road includes a turning head and individual parking areas serving the dwellings. The proposed scheme includes sufficient off street parking, meeting the parking standards as set out in the SPD.

Whilst there would be an increase in vehicular movements from the site, this has level of activity 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 in compliance with policy T4 of the Local Plan.

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 22 dwellings, there is a requirement for the developer to provide contribution or on site provision towards, additional school places, affordable housing, sustainable travel and public open space. A S106 Agreement is proposed in order to secure the required provisions:-

- Additional School Places – The SPD ‘Financial contributions towards schools’ states that a financial contribution will be needed for planning applications for housing developments where;

The scheme provides 10 or more homes; and

There is insufficient capacity in schools; or

There is a need for contributions to ensure schools are in an appropriate condition

The development would result in 3 secondary places required at £16,000 totalling £48,000. No primary places are required.

- Public Open Space - The SPD ‘Open Space provision on new housing developments’ states that an open space contribution is required on all new housing developments of 20 or more dwellings including flats. Appendix 2 ‘contributions per dwelling for off-site provision of green space’ outlines the contribution formula per unit based on the number of bedrooms. This formula can be incorporated into the S106 to enable the final contribution to be calculated based upon the mixture of dwellings agreed at the reserved matters stage.
- Affordable Housing – Policy H7 Affordable Housing 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 Rural West.’ The layout plan shows 7 (30%) affordable properties comprising 2 and 3 beds. Policy OH1 of the Oxspring Neighbourhood states that the affordable housing must be fully integrated with the market housing. The proposed layout plan identifies the affordable properties as plots 1-7. The affordable properties are clustered in one location, however given the size of the site and the fact that there are market properties directly opposite (to the south-west of the access road), it is considered that this layout is considered acceptable. The proposed mix and layout is acceptable to the Affordable Housing Officer.
- Sustainable Travel – The SPD ‘Sustainable Travel’ states that ‘contributions will be sought on developments of 10 dwellings or more.’ Based on the formula set within the SPD a total of £22,000 would be required.

Access to the Trans Pennine Trail (TPT)

The Parish Council have requested that an access to the TPT is provided. The current access at the opposite side of the TPT is not suitable for wheelchair users, cyclists and people with prams and pushchairs due to the steep nature of the steps. The Oxspring Neighbourhood Plan Policy OM1 states that ‘improving the accessibility to the Trans Pennine Trail and other route states that ‘Proposals which provide safe, level, ramped access onto the Trans Pennine Trail (TPT) will be supported. In particular, proposals for access improvements will be encouraged at the Roughbirchworth Lane access point (T2 on Map 2 above) and if possible, from the sports field.’

The applicant has been consulted with regard to the possible connection of the site to the TPT along the northern boundary of the site. The agent considers that a connection would not be possible and has stated that ‘due to the topography of the site the TPT is some 7m lower, in order to construct an access ramp to disabled standards at a maximum of 1:12 gradient, allowing for landings etc., the ramp would be at least 100 m in length. It would need a number of switchbacks,

potential retaining walls and of course it could involve the loss of a number of trees.' Officers who are part of the TPT team have acknowledged that they have looked at whether they could ramp the existing footpath access but they have encountered similar difficulties due to the steep gradients, lack of space, and impact on the trees which does back up the applicant's statement especially given that there is a greater land level difference between the applicant's land and the TPT than there is on the opposite side of the TPT where the current access is. Therefore, due to the difference in levels between the site and the TPT below, and as significant engineering works would be required, it is therefore felt the development of a disabled access to the TPT in this location would be difficult, and potentially could be detrimental to wildlife and mature trees.

Conclusion

The site is allocated as a housing site reference HS89, Land off Roughburchworth Lane within the Adopted Local Plan. The application is in outline with all matters reserved except access and layout. The access and layout is considered to be acceptable and subject to a reserved matters application providing details of landscaping, appearance and scale, the proposal complies with Local Plan Policies. As such it is recommended that the application be approved subject to conditions and a S106 Agreement to secure the required education, greenspace and affordable housing provision explained in this report.

Recommendation: Grant subject to conditions and S106 Agreement (education, greenspace, affordable housing provision and sustainable travel)

- 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) scale
 - (c) the design and external appearance of the proposed development.
 - (e) 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 The layout and access hereby approved shall be carried out strictly in accordance with the amended plans (Nos. 2017/28/03 Rev B, Preliminary Ecological Appraisal dated July 2019 by Whitcher Wildlife Ltd, Drainage Report dated May 2018 by Shaun Tonge Engineering, Arboricultural Report and Impact Assessment dated November 2018 by AWA Consultants, Archaeological Assessment and Building Recording Report dated March 2019 by CFA Archaeology Ltd) 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.

- 4 No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:
- The programme and method of site investigation and recording.
 - The requirement to seek preservation in situ of identified features of importance.
 - The programme for post-investigation assessment.
 - The provision to be made for analysis and reporting.
 - The provision to be made for publication and dissemination of the results.
 - The provision to be made for deposition of the archive created.
 - Nomination of a competent person/persons or organisation to undertake the works.
 - The timetable for completion of all site investigation and post-investigation works.

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

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated in accordance with Local Plan Policy HE6.

- 5 The development shall be carried out in accordance with the recommendations detailed within the Preliminary Ecological Appraisal dated July 2019 by Whitcher Wildlife Ltd. A biodiversity mitigation and enhancement strategy should be submitted with the Reserved Matters application and all post-construction mitigation should be maintained for a minimum of 5 years from completion.
- Reason: In the interests of Biodiversity, in accordance with Local Plan Policy BIO1.**

- 6 Detailed plans shall accompany the reserved matters submission indicating existing ground levels, finished floor levels of all dwellings and associated structures, road levels and any proposed alterations to ground levels. Thereafter the development shall proceed in accordance with the approved details.
- Reason: To enable the impact arising from need for any changes in level to be assessed in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

- 7 Upon commencement of development details of the proposed external materials 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 the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

- 8 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.**

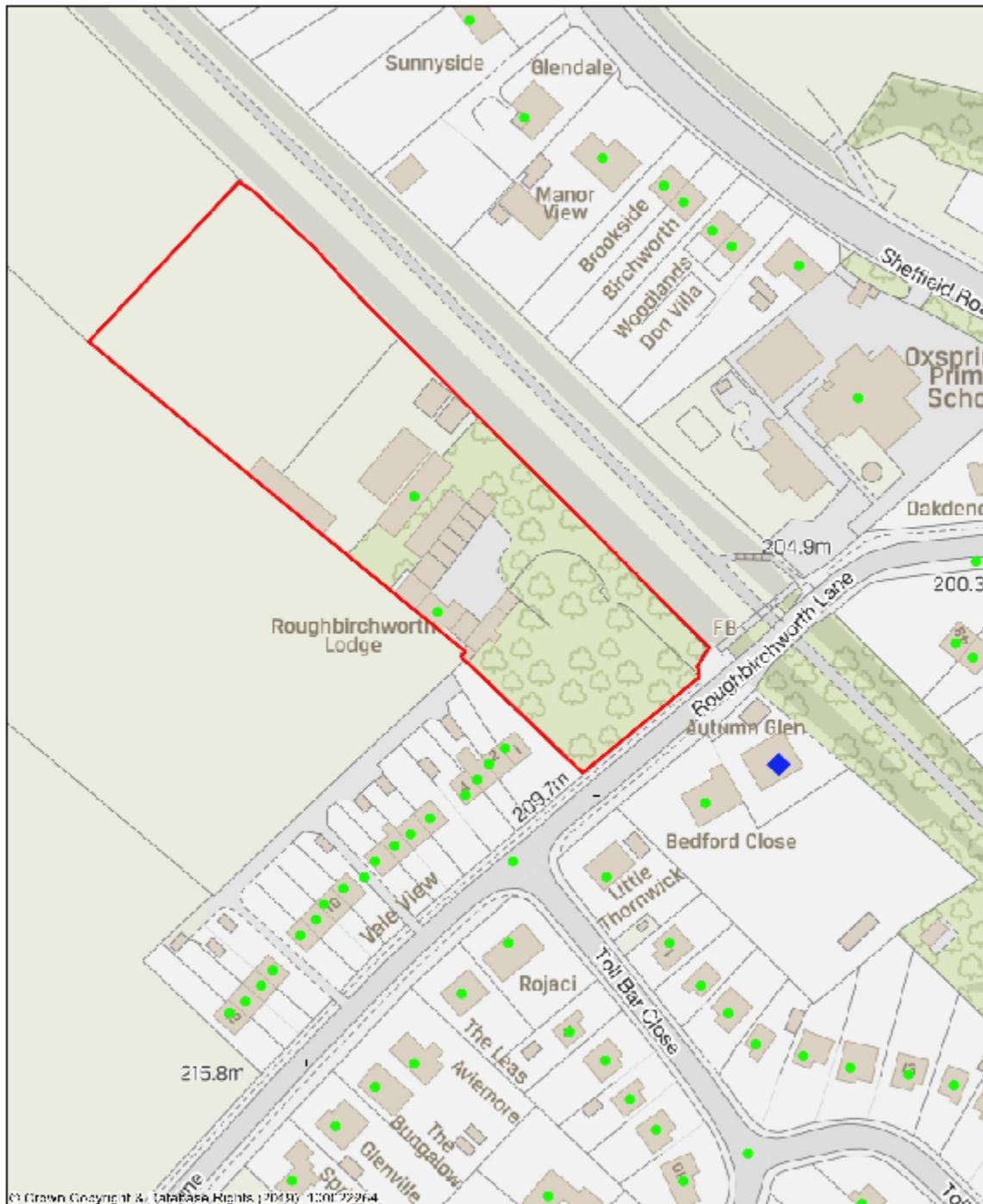
- 9 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.
- 10 Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment 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.
- 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 scheme shall then proceed in accordance with the approved details.
Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.
- 12 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.
- 13 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.
- 14 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.

- 15 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 Local Plan Policy T4 New Development and Transport Safety and Local Plan Policy D1 High Quality Design and Place Making.**
- 16 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.**
- 17 All redundant vehicular accesses shall be reinstated as kerb and footway prior to the development being brought into use.
- Reason: In the interests of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.**
- 18 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.**
- 19 No development shall take place until:
- (a) 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.
- (b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways
and
- (c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways are all approved in writing by the Local Planning Authority.
- (d) A hydrogeological report should be carried out to confirm that any water from soakaways would not percolate into the disused railway cutting.
- Reason: To ensure proper drainage of the area in accordance with Local Plan Policy POLL1 Pollution Control and Protection.**

- 20 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority
Reason: To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading in accordance with Local Plan Policy POLL1 Pollution Control and Protection.
- 21 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 building or structure shall be placed or erected within 3 metres, measured horizontally, of any sewer or culverted watercourse.
Reason: To prevent damage to the existing [sewer, watercourse or culverted watercourse] in accordance with Local Plan Policy POLL1 Pollution Control and Protection.
- 22 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. For further information, see BMBC's Supplementary Planning Guidance 28, "Developing Contaminated Land"
- Reason: In accordance with Policy CL1 Contaminated and Unstable Land.**

PA Reference:-

2018/1433



BARNSELY MBC - Regeneration & Property



Scale: 1:1250