
2017/0753

I Group PLC

Outline application including for development of 250 dwellings and associated works (all matters reserved apart from means of access)

Bleachcroft Way Stairfoot Barnsley S70 3PA

5 representations have been received in two rounds of consultation. The recommendation is the subject of a proposed S106 Agreement.

Site Location & Description

The site lies to the south east of Barnsley Town Centre adjacent to the Stairfoot Retail Park. Access is along Bleachcroft Way.

The site is irregular in shape, 10.38 ha in total and is currently vacant. To the north lie commercial premises in the ownership of the applicant, and the currently vacant former B and Q store. To the west the site is bounded by the Sheffield-Barnsley Railway line, with open space beyond. To the northwest is an allotment site and Hunningley Primary School beyond the railway line. The south east is bounded by Dob Sike with Green Belt beyond, the east by the disused Barnsley canal with the rear elevations Tesco superstore beyond with other commercial premises of Stairfoot adjacent.

The site is undeveloped, although the applicant also controls the Blackmores and Wilsons Carpets, and the two further commercial units located off Stairfoot Way, purchased from the previous owners in May 2016. Vegetation currently comprises with scrub, grassland, bushes and trees which are predominantly to the east, and west boundaries and southern portion of the site and along the line of Dob Sike and the disused canal, forming substantial vegetated boundaries.

The topography of the site falls from west to east by approximately 20m, with some embanked areas within the site. There are existing pedestrian links to the Field Lane/Hunningley Lane and the commercial area of Stairfoot.

Site History

2009/0779 - Erection of 272 dwellings with ancillary services and facilities (Outline). Employment allocation. Refused as was not in accordance with the former development plan (the UDP) and appeal dismissed.

Proposal

The applicant initially sought outline planning permission for up to 230 dwellings on 10.38ha, including means of access. However, after the adoption of the Local Plan, the applicant submitted a revised masterplan seeking outline permission of up to 250 dwellings. The appearance, landscaping, layout and scale are reserved for later determination although an indicative masterplan has been submitted, together with a suite of supporting documents.

The revised Planning Statement notes that net developable area is 6.13ha (a reduction from 7.4ha in the initial submission) at approximately 40.7 dwellings per ha and would provide 10% affordable homes . The illustrative masterplan shows a mix of unit types. Several areas of Public open space is proposed with linked enhanced pedestrian access routes throughout the site.

The former B&Q remains vacant after an application to convert the building into an Argos Clearance store was withdrawn towards the end of last year.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the adopted Local Plan and Joint Waste Plan. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Documents, which are other material considerations.

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 allocated as Housing Site HS27 and affordable requirement in the adopted Local Plan is 10%.

The site specific policy is as follows:

Site HS27 Bleachcroft Way Industrial Estate indicative number of dwellings 230

The development will be expected to:

- Provide off site highways capacity works at Stairfoot;
- Retain the wet woodland on the site's southern boundary which forms part of a habitat corridor;
- Retain the areas of more species-rich grassland within the railway cutting and in the site's north-eastern corner;
- Provide landscape screening to the site's open southern aspect to the Green Belt which is formed by Dob Syke;
- Retain the grasslands at the south-west and north-east of the site plus the woodland/stream corridor to the east; and
- Safeguard the setting of the Listed Buildings at Swaithe Hall and Ardsley Cemetery.

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

Local Plan Policy

Policy GD1 General Development

CC1 Climate Change

CC2 Sustainable Design and Construction

CC3 Flood Risk

CC4 Sustainable Drainage Systems

H2 Distribution of New homes
H6 Housing Mix and Efficient Use of Land
H7 Affordable Housing – 10% requirement in this location
HE6 Archaeology
T3 New Development and Sustainable Travel
T4 New Development and Transport Safety
D1 High Quality Design and Place Making
GS1 Greenspace
Bio1 Biodiversity and Geodiversity
Poll1 Pollution Control and Protection
I1 Infrastructure and Planning Obligations

Relevant Supplementary Planning Documents and Advice Notes

- Designing New Housing Development
- Open Space provision on New Housing Developments
- Parking
- PAN 33 Financial contributions to School Places

NPPF (2019)

The NPPF 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.:

| | |
|------------|---|
| Para 120 | Policies and decisions need to reflect changes in the demand for land |
| Para 10&11 | Presumption in favour of sustainable development, approve development proposals that accord with an up to date development plan or grant permission where there are no relevant development plan policies or the policies are out of date |
| Para 109 | Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. |
| Section 12 | Achieving well-designed places |
| Para 180 | Planning decisions should ensure that new development is appropriate for its locations taking into account effects of pollution on health, living conditions and the natural environment, including noise |

Consultations

A further round of consultations was undertaken following the submission of the amended masterplan with the increase in housing numbers.

Air Quality – no objections subject to a planning condition

Affordable Housing – the policy requirement is for 10% affordable housing, it is likely that a mix of up to 20% intermediate housing and 80% social rented will be acceptable.

Biodiversity – no objections subject to planning conditions

Contaminated Land Officer – The submitted report has not identified any elevated contamination on the development site. No requirement for any remediation measures, or submission of further reports. No conditions are proposed.

Design – detailed comments on design to inform reserved matters application

Enterprising Barnsley (BMBC's Investment & Development Team) - support the proposed development

Education – No objection but increased contribution required to address deficit in school places

Environment Agency – No comments or objections

Highways – Require a contribution for off-site highway works

Highways Drainage – No objection subject to conditions

Network Rail – No objection in principle subject requirements during the construction phase relating to protection of rail infrastructure.

Policy Greenspace - No objections subject to offsite contribution secured by condition.

Pollution Control – Dust:-The proposed methodology and mitigation methods for the construction phase assessment for the control of dust and airborne particulates are satisfactory. Noise. No objections subject to condition to secure mitigation details

Public Health - The key elements of the rapid health impact assessment have been taken into consideration. No further comments from Public Health

PROW – Since the application was submitted footpaths on or close to the site have been formally recognised. No objections subject to improvements/diversion of footpaths and links to public rights of Way at Reserved Matters stage.

South Yorkshire Archaeology Service – No objections subject to a condition requiring an archaeological evaluation of the site.

Superfast Broadband – No objection subject to condition securing highspeed broadband

SYMAS – The site is not located in a Coal Mining Referral Area. Coal Authority standing advice is advised.

Trees – No objections, subject to conditions

Yorkshire Water – No objections subject to conditions requiring drainage proposals.

Representations

The application has been publicised by way of a press notice, site notices and letters were sent to 63 addresses in the locality. Three letters were received from the initial submission which entailed:

- Letter from Business Manager of Hunningley Primary who raised issue of potential safeguarding risk for children who could view the site through the fence from school at the other side of the railway.

- One letter was received on behalf of Barnsley Biodiversity Trust supports the recommendations contained in the ecology report submitted and suggests increased provision for hedgehog habitat.
- One other letter raised concerns about the potential increase of pedestrian traffic along Field Lane. A number of changes were suggested including additional footpaths to Hunningley Lane/Ardsley Road; an area of green space in the estate to connect Swaithe to the countryside for dog walking access for existing and additional dog users.

Following the submission of the amended proposals, a further round of public consultation was undertaken.

Two further comments were received, comprising a second from the Barnsley Biodiversity Trust which considered that the insufficient commitment to secure biodiversity mitigation and maintenance has been provided. The other comment received was an objection which raised loss of view, traffic and risk of crime as concerns.

Assessment

Principle of Development

The NPPF (2019) confirms planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Para 11 states that where an application is in accordance with an up to date development plan then it should be determined without delay.

The site lies within Urban Barnsley, where priority is given to development in accordance with Local Plan Policy H2 the Distribution of New Homes. Recently the site has been reallocated for residential development in the adopted Local Plan. The proposal is intended to deliver 250 dwellings, 20 more than the indicative number of dwellings in the site specific policy HS27 of 230 and meets Policy H6 in terms of density. The site is therefore acceptable in principle although other material considerations must be considered.

Residential Amenity

There were a number of concerns with the scheme as originally submitted and the relationship between this proposed residential development and the neighbouring retail scheme (to the east at Stairfoot Retail Park). Discussions with both applicants have resulted in changes to the schemes, removing dwellings closest to Tesco and pulling other dwellings further away from the retail park.

A parameters plan has been provided showing for the residential development showing key areas of green space, buffer zones, trees to be retained and the developable area.

A key issue in relation to residential amenity for new residents is the relationship with the proposed retail development both in terms of noise disturbance and the potential for an overbearing impact from the retail building. With regards to noise, provisions have been proposed including acoustic fencing and enhanced acoustic insulation for those dwellings closest to the retail site and the siting of dwellings to provide a noise barrier for rear gardens. These are conditioned as part of that application and it is therefore accepted that there would not be an unacceptable impact from the retail store and its environs. Due to the distances shown on the indicative plan it is not considered that commercial buildings would have an overbearing impact.

The indicative layout and noise report has demonstrated that the site can be used as residential development, subject to confirmation of final mitigation measures at the reserved matters stage.

There is minimal impact in residential amenity terms on existing residents in the surrounding area with the majority located on the other side the railway line and allotments at Hunningley Lane and Lockeafish Crescent. A small number of houses are located to the northeast on Wombwell Lane beyond the Tesco car parks. Subject to required separation distances being achieved at the reserved matters stage it is accepted that the proposed residential development can be achieved in compliance with and Local Plan Policy GD1 and D1 in relation to the impact on future residential amenity.

Highways

As the application is in outline, the internal road layout will be assessed at reserved matters stage.

In terms of impacts on the highways, Members may recall that the adjacent former B and Q building previously gained permission as a supermarket in 2014 (2014/0075), subject to providing highway mitigation to address traffic impacts. The supermarket use (and therefore the mitigation), has not been fully implemented.

There are no concerns with regard to the access from Bleachcroft Way. However, Members will be aware of the congestion issues surrounding the Stairfoot roundabout and a scheme has been submitted which would involve the removal of the bus lane exiting Bleachcroft Way to allow three traffic lanes, thereby allowing extra waiting capacity. After thorough consideration and detailed traffic modelling assessments this has found to be acceptable in Highway safety terms. As the work would be undertaken within the extent of the public highway, it is recommended that the developer provides funding to enable the Highways Authority to implement the scheme. The applicants transport consultants have provided an initial estimate of £164,000 for the works and liaison with the Highway Authority is ongoing to determine the final scheme cost. A S106 agreement is therefore proposed to secure the requisite funding for to the scheme to be constructed.

Assessment of the proposed mitigation has been carried out , and it has been demonstrated satisfactorily that with the proposed mitigation the residual cumulative impact of the proposed residential development on the road network cannot be considered to be 'severe'. According to the NPPF therefore, there are no traffic or highways related reasons why planning permission should be refused and the application is therefore in accordance with Local Plan Policy T4.

Visual Amenity

The site is currently a greenfield site, and covered is scrub vegetation, grassland and trees to the boundary. A tree survey has been provided and although some trees will need to be removed, the parameters plan indicates that the majority will be retained and this reflects the requirements of the Local Plan policy specific to this site. In addition, replacement planting can be secured on the greenspaces and buffers zones though the landscape details at reserved matters stage.

Although the masterplan is only indicative at this stage, the overall quantum of open space complies with the SPD in terms of on- site provision, and on the whole appear adequately overlooked and are an improvement on what was originally submitted. These include one large central space which could be used for children's play area with a broad swathe to the east of species rich grassland providing a buffer to the retail park(including the old canal

area); a swathe to the southeast and an area in the north of the site. It is expected that the reserved matters would propose on site provision of children's play area and potentially a youth facility as well as open land for formal play.

Based the number of dwellings set out in the indicative plan, it would be possible to design a scheme that would deliver an attractive residential environment which would enhance the existing area and comply with the external spacing standards in the SPD and BFL12 criteria. To ensure this, it would be necessary to maximise assets within and on the boundary of the site such as mature trees and hedgerows. The Forestry Officers recommends that a tree survey and arboricultural implications assessment are provided at reserved matters stage to ensure that any trees worthy of protection are incorporated into the final design. A condition is proposed to ensure that this is carried out to inform the layout design. Subject to this, it is considered that the proposal adheres to the objectives of Local Plan Policy H6, and D1 which stress the importance of achieving high quality design with a suitable mix of house types

Noise

The main concern is the level of amenity that will be afforded to occupants of the houses proposed along the western boundary, adjacent to the railway line, and to the north-eastern boundary close to the service areas of Tesco and the Stairfoot Retail Park. The close proximity to service yards means there is some potential for conflict and this has been cited by Regulatory Services.

Through discussions with the applicant, proposed mitigation measures including re-orientating potentially affected dwellings, enhanced acoustic insulation and introducing acoustic barriers would be employed to protect residential amenity at reserved matters stage. The Pollution Control Officer is satisfied with these measures subject to a planning condition controlling materials and specifications to be used in the acoustic mitigation at reserved matters. As such the proposal is in accordance with Local Plan Policy Poll1 on this point.

Ecology

The Biodiversity Officer initially raised concerns with regards to loss of ecology on the site. However, additional proposals including a range of ecological mitigation measures and enhancements are proposed including the creation/ enhancement of 1.4 ha of species-rich grassland, and retention of boundary vegetation giving a total of 1.75ha for biodiversity enhancement/mitigation. Whilst one representation was received suggesting additional measures for hedgehogs and further comments from the Barnsley Biodiversity Trust had concerns about the level of commitment for biodiversity enhancement and mitigation, this is only an outline application and the Biodiversity Officer is satisfied with the principle of the mitigation and enhancement proposals, subject to detailed landscape design plan and maintenance schedule at reserved matters stage. The application is therefore in accordance with Local Plan Policy Bio1 on this point.

Drainage and Flood Risk

The development site is in Flood Zone 1 (low risk of flooding). However, as the development area exceeds 1ha a Flood Risk Assessment has been provided with the planning application by way of evidence and to include indicative measures in relation to the management of surface water run-off. Detailed drainage has not been provided at this stage, albeit the site is well served by sewers so there is no objection in principle. A detailed drainage strategy is conditioned to be submitted with the reserved matters application, including consideration of

the use of SUDS. The application is therefore in accordance with Local Plan Policies CC3 and CC4.

Sustainability and Sustainable Travel

The site is located in Urban Barnsley where the majority of new growth is planned. It is a sustainable location with good access to a range of services and facilities as being on a main bus route linking to Barnsley, Rotherham and Doncaster. There is also easy access to the Trans-Pennine close linking to Barnsley town centre and can be accessed from the other side of Wombwell Lane. A sustainable travel contribution would be required to support the development and improvement of sustainable travel in the borough at reserved matters stage. The proposal is therefore in accordance with Local Plan Policy SD1 and T3 Sustainable Travel.

Further consideration of sustainable construction and design can also be provided at the reserved matters stage.

Green space

Part of the proposal site is designated Green Space in the Local Plan (GS1516 Barnsley Canal) at Stairfoot. The indicative masterplan shows that this area is to remain undeveloped and would not result in a loss of existing green space and therefore compensation would not be required. There would however, be a requirement for a contribution for improvements to off-site greenspace at reserved matters stage.

S106 Contributions

There is a shortage of school places in the vicinity and a development of this size would contribute a number of extra pupils. A contribution would be required in order to provide additional capacity as a result. Exact level of contribution would be determined at reserved matters stage dependent on anticipated shortages of school places and number of dwellings proposed.

The NPPF requires that all major applications require a minimum 10% affordable housing, and Local Plan Policy H7 Affordable Housing also requires a 10% provision in this area. The nature and type of affordable housing will depend on local circumstances, but to give an indication, it is likely that a mix of up to 20% intermediate housing and 80% social rented will be acceptable

As the application is in outline with all matters reserved (except access) a S106 agreement will be entered into to secure contributions at reserved matters stage to mitigate the following:

- Additional School Places
- Improvements to off-site Greenspace
- 10% Affordable Housing
- Sustainable Travel
- Off-site highway contribution

The final figure will relate directly to the agreed quantum of development and mix of properties and as such will be calculated and agreed when the Reserved Matters application is submitted.

Archaeology

Whilst the Local Plan policy suggests that archaeological remains may be present on this site and that proposals must be accompanied by an appropriate archaeological assessment, South Yorkshire Archaeology Services advise that recent information has come to light to indicate that the majority of the site has previously been stripped which has implications for archaeological potential. A condition has therefore been proposed. The proposal is considered to be in accordance with Local Plan Policy HE6.

Other matters

One letter was received from the Business Manager of Hunningley Primary who raised the issue of potential safeguarding risk for children who could view the site through the fence from school at the other side of the railway. However, it is considered that safeguarding of children is a matter for the school and not for the developer, particularly as there is an intervening railway line between the school and the application site.

One objector raised concerns about loss of view and potential for crime. However, there is no legal right to a view and the potential for increase in crime as a result of new housing development is not a material planning consideration.

Conclusion

The application is in outline with all matters reserved apart from means of access. The parameters plan provided, now demonstrates that an acceptable residential scheme can be achieved which complies with relevant Local Plan Policies and no material considerations or other factors indicate otherwise. As such it is recommended that the application be approved.

Recommendation:-

Grant outline planning permission with conditions and a S106 in relation to

- Additional School Places
- Improvements to off-site Greenspace
- 10% Affordable Housing
- Sustainable Travel
- Off-site highway contribution

Conditions:

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

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

- 2 The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-
- (a) the layout of the proposed development.
 - (b) scale of building(s)
 - (c) the design and external appearance of the proposed development.
 - (d) landscaping
- Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.**
- 3 The reserved matters application shall be in general accordance with the parameters as shown on the approved plan Drawing ref: 18 5221 SK04 received 17th June 2019 unless required by any other conditions in this permission and shall provide a minimum number of 230 dwellings.
- Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1 and GD1.**
- 4 The reserved matters submission shall substantially accord with the feasibility sketch layout drawing ref: 18 5221 SK04 received 17th June 2019 and shall include a central area of open space of sufficient size to accommodate children's play (minimum LEAP standard), a youth facility and open land for informal play in accordance with S11 of the adopted SPD Open space provision on new housing development.
- Reason: To provide for the needs of children and create an attractive and successful neighbourhood in accordance with Local Plan Policy GS1 and D1.**
- 5 The reserved matters submission shall be accompanied by details of actions for mitigation of air quality impact, taking into account the Barnsley MBC Air Quality and Emissions Good Practice Planning Guidance, and submitted damage cost calculation.
- Reason: In the interests of minimising the impact of the proposal on local air quality in accordance with Local Plan Policy POLL1.**
- 6 Detailed plans shall accompany the reserved matters submission indicating finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.
- Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with Local Plan Policy D1 and GD1.**
- 7 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 survey
 - Tree constraints plan
 - Arboricultural impact assessment
 - 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.**

- 8 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.
- 9 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.
- 10 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.
- 11 A detailed scheme of drainage shall be submitted with the reserved matters application for approval. The scheme shall comprise full foul and surface water drainage details.
Reason: To ensure proper drainage of the area in accordance with Local Plan Policy POLL1 Pollution Control and Protection.
- 12 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences.
Reason: To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.
- 13 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 6 metres of the watercourse shown on the approved plan.
Reason: To prevent damage to the existing [sewer, watercourse or culverted watercourse] in accordance with Local Plan Policy POLL1 Pollution Control and Protection.

- 14 No development shall take place until a scheme for disposing of surface water by means of a sustainable drainage system is approved by the Local Planning Authority. The scheme shall include the following details:
- Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - A timetable for its implementation; and
 - A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime.
- The development shall be implemented in accordance with the approved sustainable drainage scheme and maintained thereafter in accordance with the approved management and maintenance plan.
- Reason: To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.**
- 15 A detailed scheme of ecological mitigation and enhancement and maintenance shall be submitted with the reserved matters application. The scheme shall broadly follow the measures set out in the Preliminary Ecological Appraisal and Addendum to Preliminary Ecological Appraisal dated 1st November 2017. The scheme shall identify a timetable for implementation and maintenance for 5 years. The scheme shall be accompanied by a plan which clearly identifies what ecological features are proposed to be retained, mitigated and enhanced. Thereafter the development shall be carried out in accordance with the approved measures.
- Reason: In the interests of biodiversity and in accordance with Local Plan Policy POL1.**
- 16 Upon commencement of development details of measures to facilitate the provision of high speed broadband for the 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 Policy I1 in the adopted Local Plan and in accordance with paragraphs 42 and 43 of the National Planning Policy Framework.**
- 17 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.**
- 18 The reserved matters application shall be accompanied by a noise and dust management plan detailing how noise and dust shall be controlled during construction. Once approved the applicant shall adhere to the noise and dust management plan at all times.
- Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policy POLL1.**

- 19 Prior to the submission of any reserved matters application, an archaeological evaluation of the application area will be undertaken in accordance with a written scheme of investigation that has been submitted to and approved in writing by the Local Planning Authority. Drawing upon the results of this field evaluation stage, a mitigation strategy for any further archaeological works and/or preservation in situ will be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented.

Reason: To ensure that the site is archaeologically evaluated in accordance with an approved scheme and that sufficient information on any archaeological remains exists to help determine any reserved matters and to comply with Local Plan policy HE6.

- 20 A noise impact assessment shall accompany the reserved matters submission which shall have been used to inform the layout and design of the scheme such that mitigation to achieve the following sound levels are achieved within all dwellings;
- o Bedrooms: LAeq (8 hours) - 30dB (2300 to 0700 hours);
 - o Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (0700 to 2300 hours);
 - o Bedrooms: LAFmax - 45dB (2300 to 0700 hours).

Where the above noise criteria cannot be achieved with windows partially open, include a system of alternative acoustically treated ventilation to all habitable rooms.

The assessment shall be accompanied by a plan which clearly identifies the different types of mitigation measures proposed, where each type of mitigation is proposed and a programme of implementation. Thereafter the development shall be carried out in accordance with the approved measures.

Reason: In the interests of biodiversity and in accordance with Local Plan Policy POLL1.

- 21 No development shall take place until a survey of the condition of the adopted highway condition to be used by construction traffic has been submitted to and approved in writing by the LPA. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken. The survey must consist of:

- i. A plan to a scale of 1:1250 showing the location of all defects identified
 - ii. A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.
- On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted for the written approval of the Local Planning Authority. 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: To ensure that any damage to the adopted highway sustained throughout the development process is identified and subsequently remedied at the expense of the developer in interests of highway safety and in accordance with Local Plan Policy T4.

- 22 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

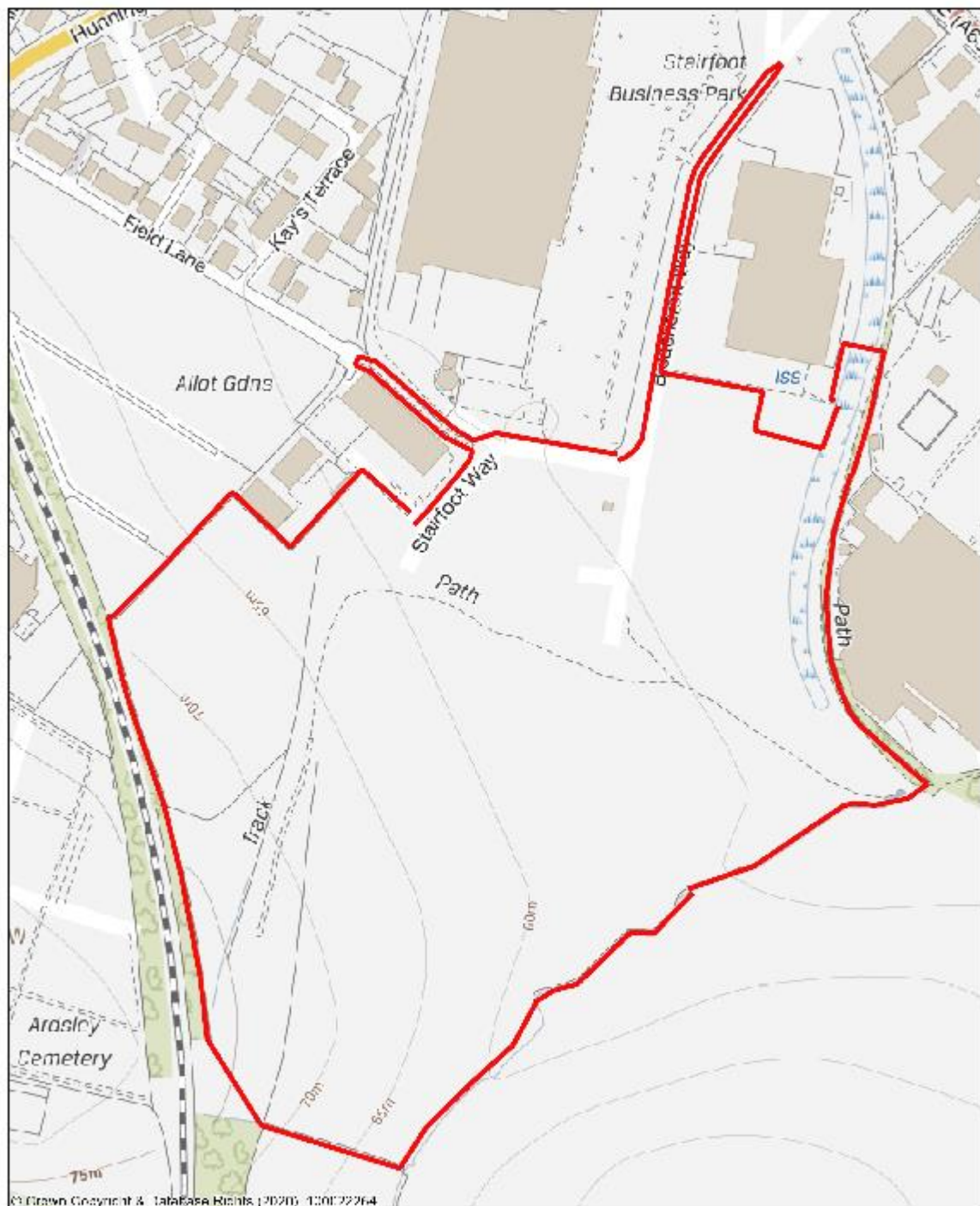
- Storage of plant and materials used in constructing the development
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - Wheel washing facilities
- Reason: In the interests of highway safety, residential amenity and 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.**
- 23 Vehicular and pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access
Reason: In the interests of highway safety and the free flow of traffic in accordance with Local Plan policy GD1 and D1.
- 24 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.
- 25 Prior to the commencement of construction works, details of Electric Vehicle Charging Points shall be submitted to and approved in writing by the Local Planning Authority. The works shall be installed in accordance with the approved details prior to first occupation of the development and thereafter retained in accordance with the approved details.
Reason: In interests of promoting sustainable travel opportunities and in accordance with Local Plan Policy T3 New development and sustainable travel and adopted SPD Sustainable Travel.
- 26 Prior to commencement of construction works a scheme for the parking of bicycles shall be submitted to and approved in writing by the LPA. The approved scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.
Reason: In interests of encouraging use of sustainable modes of transport in accordance with Local Plan Policy T3 New Development and Sustainable Travel.
- 27 Prior to the first occupation of the development hereby a vehicular access (and / or pedestrian / cyclist access) shall constructed for the site and for each plot in accordance with the BMBC highway specification thereafter retained for the duration of the development.
Reason: In the interests of sustainable transport and highway safety in accordance with Local Plan Policy T3 and T4
- 28 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.
- 29 Prior to the commencement of development engineering and surface water drainage details shall be submitted for inspection and approval in writing by the (Local Planning Authority) Highways Authority.
Reason: In the interests of highway safety in accordance with Local Plan Policy T4.

- 30 Roads other than agreed shared private drives shall be constructed to an adoptable standard and offered for adoption on completion under (the provisions) Section 38 of The Highways Act (1980).
Reason: in the interests of highway safety in accordance with Local Plan Policy T4.
- 31 Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall, thereafter, be maintained at all times, free from any obstruction exceeding 900mm above the level of the adjacent highway carriageway.
Reason: In interests of highway safety and Local Plan Policy T4.
- 32 No building or use hereby permitted shall be occupied until pedestrian visibility splays of 2 x 2m to the back edge of the footway / verge shall be provided at the proposed access (or drive). Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.6m to the rear of the footway/ verge which would obstruct the visibility splay. The visibility splay shall be maintained free of obstruction at all times thereafter for the lifetime of the development.
Reason: To ensure drivers have clear and unrestricted views of approaching pedestrians when pulling out onto the public highway, in the interest of highway safety and Local Plan Policy T4.
- 33 Prior to the first occupation of the development hereby permitted, parking provision will be in accordance with the standards set out within Barnsley's Parking SPD. Driveways and vehicle parking areas accessed from the approved streets shall be properly consolidated and hard surfaced and drained into the site and subsequently maintained in good working order at all times thereafter for the lifetime of the development.
Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard and in the interests of highway safety in accordance with Local Plan Policy T4.
- 34 The gradient of individual vehicular accesses/driveways shall not exceed 1 in 12 as measured from the edge of adjacent carriageway.
Reason: In the interests of the safety of persons using the access and users of the highway in accordance with Local Plan Policy T4.
- 35 The driveway length in front of any garage(s) shall be at least 6m (5.5m with the use of a roller shutter door) measured from the garage doors to the highway boundary.
Reason: To ensure parked vehicles do not overhang the adjoin public highway thereby adversely affecting highway users in accordance with Local Plan Policy T4
- 36 No development shall be commenced until full engineering, drainage and street lighting and constructional details of the streets proposed for highway adoption have been submitted to and approved in writing by the LPA. The development shall, thereafter, be constructed in accordance with the approved details.
Reason: To ensure that the internal streets are planned and approved in good time to a satisfactory standard for use by the public in the interests of highway safety and Local Plan Policy T4.

- 37 The development hereby permitted shall not be commenced until a Travel Plan has been submitted, for the approval in writing by the Local Planning Authority.
Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment in accordance with promoting sustainable travel in accordance with Local Plan Policy T3.

PA Reference:-

2017/0753

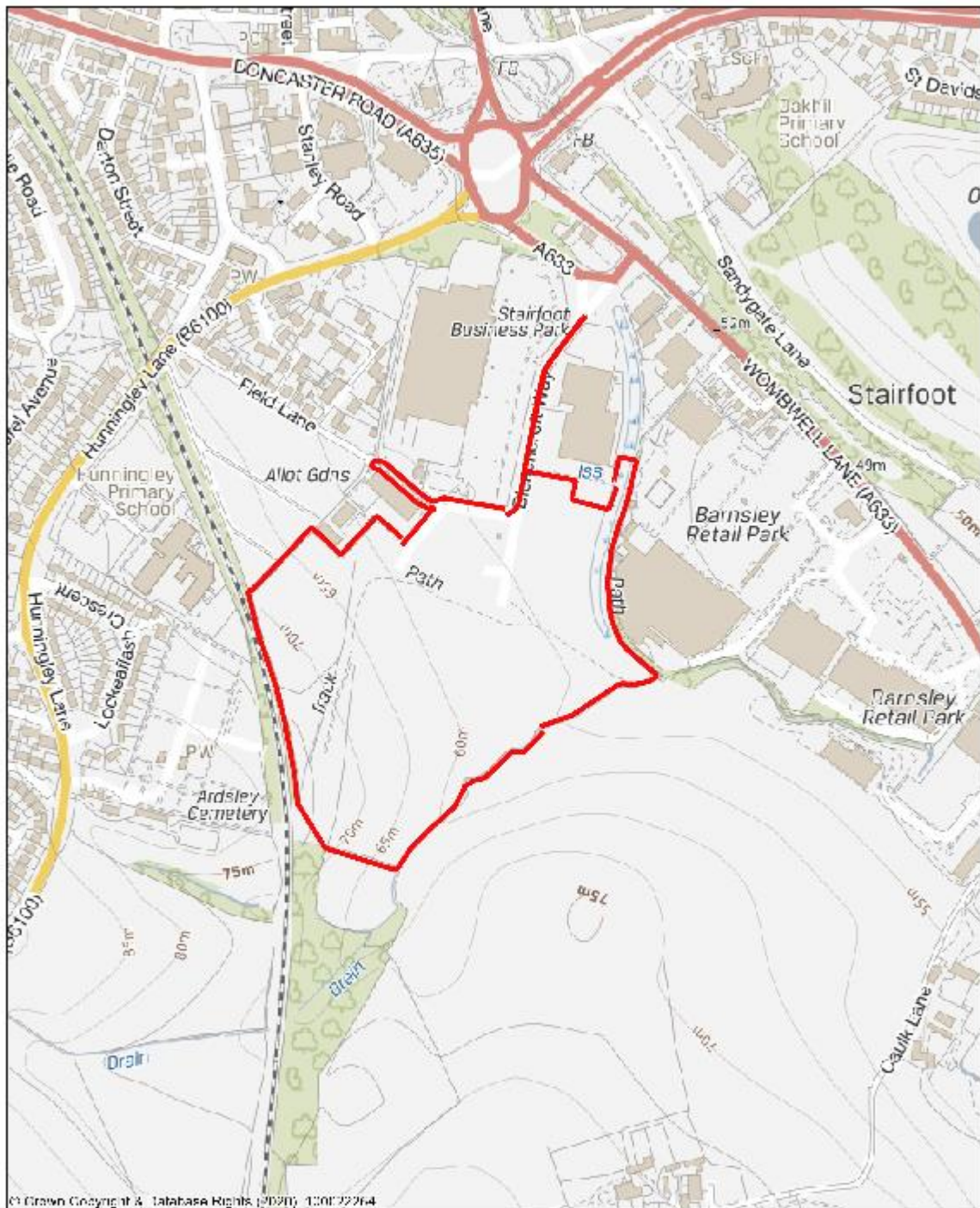


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