
2019/0991

Applicant: Mr Anthony Lidster

Description: Demolition of former care home, existing farmhouse and farm buildings and erection of residential development of up to 82no. dwellings (outline with all matters reserved apart from means of access)

Site Address: Former Belmont Care Home and adjacent farmland between Garden Close and Back Lane, Monk Bretton, Barnsley, S71 2DY.

14no. objections received from local residents. The recommendation is the subject of a proposed S106 Agreement.

Site Description

The site measures approximately 1.81 hectares and is divided into two distinct parts, the former Belmont Care Home to the West and Garden House Farm to the East. The two are separated by an unadopted road between Back Lane and Garden House Close. This road serves Walker Terrace, a row of 6no. terrace properties located centrally in the site. The site is a Housing Allocation in the Local Plan (site ref HS14).

Belmont Care home consists of a main 2 storey pitched roof building with single storey, flat roofed extensions. It has been vacant for a number of years and has been subject to vandalism and fire damage.

Garden House farm consists of a stone farm building and a number of outbuildings. There are large areas of land mainly laid to grass to the East of the farm and hedges around the boundary of the site.

The site has boundaries with the highway on Garden House Close to the North West and Back Lane to the South West. Back Lane becomes a footpath and continues to the East where it returns to a highway, connecting to Well Lane.

Existing housing borders the site on all four sides. There is an area of Green Space (allotment land) to the North East of the site to the rear of dwellings on Well Lane. The local housing stock predominantly consists of bungalows and 2 storey semi detached and terraced dwellings of differing sizes, styles and ages.

Proposed Development

The applicant seeks Outline permission, with all matters except access reserved, for a residential development of upto 82no dwellings. An indicative plan has been provided alongside the application demonstrating a possible layout, however, it is the intention to consider the appearance, layout, scale and landscaping of the development at reserved matters stage.

The indicative plan is for illustration purposes only and would not form part of any approval.

A separate plan has been supplied showing the proposed 2no. access points which are under consideration as part of this application.

History

The former Belmont Care Home has been vacant for a number of years and has been subject to vandalism and numerous fires. Given the state of the building and safety concerns and Enforcement notice has been served on the owners to demolish the building. Part of this application relates to the demolition in order to comply with the enforcement notice.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents.

The site is allocated as a Housing Allocation (HS14) within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy H1 The Number of New Homes to be Built

Policy H6 Housing Mix and Efficient Use of Land

Policy HS14 Garden House Farm, Garden House

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy GS1 Green Space

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC2 Sustainable Design and Construction

Policy CC4 Sustainable Drainage System (SuDS)

Policy RE1 Low Carbon and Renewable Energy

Policy I1 Infrastructure and Planning Obligations

SPD's/PAN's

The SPD's/PAN's are currently being updated due to the adoption of the Local Plan with some already out to consultation. Those of relevance to this application are as follows:

- Design of Housing Development
- Parking
- Financial Contributions for Schools
- Tree & Hedgerows
- Open space provision on new Housing Developments
- Affordable Housing
- Biodiversity and Geodiversity
- Planning Obligations
- Sustainable travel SPD

Other

South Yorkshire Residential Design Guide

NPPF

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. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 91 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

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.

Para 124 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Consultations

Yorkshire Water – No objections

Regulatory Services – No objection subject to conditions.

Highways – No objections subject to conditions including one that requires the minimum visibility standards to be achieved.

Education – Require contributions for primary and secondary school places.

SYMAS – No objections

Contaminated Land Officer – No objections subject to condition

Affordable Housing Officer – Request provision of 10% affordable housing.

Forestry Officer – No objections subject to conditions requiring the provision of additional arboricultural information at the reserved matters stage.

Biodiversity Officer – No objections subject to a condition requiring details of the proposed mitigation and enhancement measures being provided at the more detailed reserved matters stage.

Conservation Officer – No objections at the outline stage. Requested a Heritage Statement which was subsequently submitted. Would need consulting at the reserved matters stage.

Drainage – No objection subject to condition

Waste Management – No objections at this stage will comment further on reserved matters.

Broadband – No objections subject to conditions

Demolition – No objections subject to a condition requiring a method statement.

Representations

The application was advertised by individual notification letters and by press and site notices. As a result of the consultation process 14no. objections have been received. The main grounds of concern can be summarised as follows:-

- Increased pressure on highway network
- Reduced Highway Safety
- Increased on street parking
- Limited facilities within the immediate area for future residents
- Increased noise and disturbance
- Loss of privacy
- Impact on drainage system
- Impact on Monk Bretton as a whole

Assessment

Principle of Development

The site is allocated in the Local Plan for housing (HS14) with an indicative number of dwellings of 70. Sites are allocated for housing in accordance with policy H1 'The Number of New Homes to be Built' of the Local Plan. As such, residential development on the site is acceptable in principle subject to compliance with policies and guidelines.

All new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

The development should be determined in accordance with the Local Plan. An assessment of how the site accords with those policies is below.

Visual Amenity

Appearance, layout and scale are all reserved matters and not under consideration as part of this application. An indicative layout has been provided but that is purely for illustration purposes as the applicant does not intend to develop the site themselves, instead, they plan to demolish the buildings on the site and then sell it on to a developer, who would devise their own layout and design for consideration at the reserved matters stage. The indicative layout plan does at least demonstrate in a notional way that the anticipated yield of 70 dwellings could be feasibly delivered on the site as per the Local Plan site allocation policy.

Residential Amenity

As explained above, the application is at outline stage with only access under consideration, as such, the layout and scale of the scheme would be considered in detail under the reserved matters application.

However, the indicative plan does demonstrate that a scheme could be accommodated on the site while maintaining the separation distances requires as set out in SPD 'Design of Housing Development'.

Highway Safety

In accordance with Local Plan policy T4 new development is expected to be designed and built to provide safe, secure and convenient access for all road users, including undertaking any necessary off site mitigation or improvement works.

It is acknowledged that the majority of the objections relate to the increased number of vehicles and the current concerns with the highway network around the site. Access is to be considered under this outline application and as such the applicant has submitted a Transport Assessment and Travel plan alongside the application. It should also be noted that access was also taken into consideration at the Local Plan Stage when the site was proposed as a Housing Allocation. Furthermore, the site previously accommodated a residential care home and a farm as well as the 6no. terraced houses on Walkers Terrace.

The Transport Assessment has considered the predicted trips from the proposed development and assessed the junction capacities within the immediate area, the assessment concludes that the cumulative impact of the development is not severe and therefore should be supported, in accordance with NPPF guidance. Highways have been consulted on the application and have raised no objections subject to achieving minimum visibility requirements. The applicants have supplied plans demonstrating that the required visibility can be achieved. Highways also support the extension of the existing footway on Garden House Close along the whole frontage of the site and to the West of Lamb Lane up the point that it joins the footway on Cross Street, both of which would improve pedestrian safety in the area.

In addition the application is accompanied by a draft travel plan which explains how plan co-ordinator would be appointed in order to supply future residents with information on walking, cycling, bus, rail and promoting car sharing with a target set on reducing the number of single occupant journeys. That would need to be conditioned. Furthermore, the development would yield a sustainable travel contribution which is explained in the section of the report covering the proposed contents of the S106 Agreement.

Ecology

Site HS14 requires the development to '*retain and manage the scrub/grassland in the South-Eastern section of the site apart from the buildings part*'. However, the Biodiversity Officer has stated that the scrub/grassland in that part of the site is of low ecological value and also if a strip was retained in that section of the site it would be 'sandwiched' between the existing dwellings and proposed dwellings. Therefore, it would have limited value and would be difficult to maintain and could become a trap for rubbish and a dumping ground. As such, the applicant has agreed to the retention of a buffer strip of retained habitat on one of the edges of the site adjacent to the footpaths where it can be more accessible and easily maintained. This would need a suitable condition imposing to ensure that the proposals are shown as part of the future reserved matters.

Trees

The outline application is accompanied by an Arboricultural Impact Assessment dealing with the whole site, rather than just the access points applied for. This document is more relevant at reserved matters stage where it will influence the layout and scale of development.

The proposed access point from Garden House Close is in a similar position as the existing access point, as such, there are no trees in that location. The second proposed access point into the site from Back Lane is over an existing grass verge

where there are no significant trees. As such, the outline proposal in terms of the access points would not have a detrimental impact on the trees on the site and the overall layout and potential impact on existing trees will be considered at reserved matters stage.

Heritage

The site policy for HS14 states that future development proposals shall need to *'respect the historic setting of the Listed Buildings associated with Manor Farm immediately to the South West'* it goes on to state that *'archaeological remains are known/expected to be present on this site'*. Manor Farm includes 4no. grade II Listed Buildings and is separated from the application site by Cross Street.

A heritage statement has been prepared and submitted alongside the application. With regards to the designated assets it concludes *'The proposed development would sustain the significance of all identified designated heritage assets in the vicinity of the site, including Manor Farmhouse and its associated buildings. The demolition of Garden House Farm, parts of which are considered to be of local significance, is outweighed by the public benefits of the scheme including the provision of new housing and the redevelopment of Belmont care home'*.

With regards to archaeology the statement concludes *'The overall archaeological potential of the site is considered to be low, particularly for the prehistoric, Roman and medieval periods. There is likely to be some evidence of post-medieval and modern activity within the site, though it is expected to be of low significance. A programme of non-intrusive survey (followed by trial trenching if necessary) should be organised as a planning condition in the event of approval'*.

It should be noted that the site already accommodates development in the form of the care home, a row of terraced properties and Garden House Farm. The care home is located the closest to the heritage assets and is arguably detrimental to the visual amenity of the area, especially in its current state. Even if the care home was still operational and in a good state of repair, its design is of its time.

A well-designed scheme could be of benefit to the visual amenity of the area and maintain or improve the settings of the heritage assets. This will be assessed in detail at the reserved matters stage.

It should also be considered that the site has been allocated for housing under the Local Plan process. As such, the principle of the demolition of the existing buildings and development of a residential scheme is acceptable, subject to conditions regarding archaeology as recommended in the Heritage Statement.

The Council's Conservation Officer has stated *'The setting is of medium sensitivity mainly due to extremely close proximity (to Manor Farm). This site is very close to Manor Farm and its various other listed assets. However as existing, development on the proposal site does not contribute positively to the setting of the listed buildings. As a result, there is an opportunity for enhancement of the setting'*.

Other considerations

S106 policy provision requirements/viability

The applicant submitted a Viability Assessment by Bielby Associates which concluded that the development would be unviable if financial contributions were required. However, the Council had an independent Viability Assessor (CPV) interrogate the figures. In short, their conclusion was that the scheme could not provide the affordable housing provision, but could sustain all other required contributions. These will be explored below: -

Education

In accordance with SPD 'Financial Contributions to Schools' this development would generate a pupil yield of 17 primary and 12 secondary pupils. Both primary and secondary provision are now extremely stretched in this area; we have a number of 'bulge' year groups already working through primary schools and so accommodation is already at full capacity and there is a high level of development planned within this area already.

Secondary provision has already been assessed for future years with possible bulge groups being needed to alleviate pressures across this and the surrounding areas. Both this application and the high level of proposed development in the area, (taking into account ongoing development/applications 2019/0902 and 2019/0906) will have a significant impact on the educational provision within the area.

This development would, as it stands, therefore, generate the requirement for a contribution as follows:

Primary – 17 primary pupils totalling £272,000 (17x £16000)

Secondary – 12 pupils totalling £192,000 (12 x £16000)

A total contribution of £464,000 would be required.

However, as the application is at outline stage and is for up to 82 units, the contribution amount may change given the final numbers at reserved matters stage, as such, at this point the development will be subject to a S106 agreement requiring the development to comply with SPD 'Financial Contributions to Schools' on a formula basis.

Open Space

A minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses, in accordance with Local Plan Policy GS1 and SPD 'Open Space Provision on New Housing Developments. Where it is impossible to make such provision on land either within or immediately adjacent to the site in a satisfactory and acceptable manner, or where the Council deem it appropriate, suitable off-site open space facilities, remote from the development land, may be acceptable either as new facilities or improvements to those existing.

In this case there are already a large number of existing greenspaces located near to the site. Therefore, an off-site contribution to enhance one of those spaces is preferred in this case. The figure will need to be calculated at the reserved matters stage based upon the final number and mix of dwellings approved and using the formula in the relevant SPD. The S106 shall need to be worded accordingly.

Sustainable Travel

In accordance with the calculation set out in the Sustainable Travel SPD:-

(Number of residential units x person trip rate x £figure to be determined x reduction factor)

The development as it stands would be liable for a £61,500 contribution (82 x 10 x £100 -25% = £61,500). Again, as the application is at outline stage and the figure could be subject to change at reserved matters stage. Within the S106 agreement the development would be required to proceed in accordance with the calculations set out in SPD 'Sustainable Travel'.

Also, in accordance with the SPD, 1no. electric vehicle charging point will be required per dwelling, this again will be required through the S106 agreement and condition.

Affordable Housing

Policy H7 of the Local Plan seeks the provision of 10% affordable housing on developments of 15 or more dwellings in Monk Bretton. The policy goes on to state *'these percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable'*.

As explained at the start of this section, the applicants Viability Assessment has been independently assessed with the conclusion that the scheme cannot support affordable housing provision as it would render the scheme unviable. This position is reluctantly accepted taking into account that this is a previously developed site with increased costs due to demolition and remediation needs. Furthermore, the applicant was arguing the case for the National policy on vacant building credit to be applied which potentially allows for a financial credit to be applied that is equivalent to the existing gross floorspace of existing vacant buildings. This was shaping up to be something where both sides would have needed to have put forward their respective case to a Planning Inspector. However, the viability issue assumes greater weight due to policy H7 being worded to allow for a relaxation of the provision aims where the Council can establish that an applicant has a legitimate case. Our other S106 policy requirements are non-negotiable within the wording of the text and so there is no scope to look at a relaxation of any of the others. Housing delivery is another important material consideration, as is the re-development of the brownfield parts of the site. In the circumstances therefore Officers still feel able to support the application as the end result still falls within the parameters of the policy.

Conclusion

In summary the assessment has considered each of the various material planning considerations. The most important consideration is the Local Plan, which allocates the site for this form of development. Furthermore Paragraph 11 of the NPPF requires that applications which accord with an up to date development plan should be approved without delay.

The officer report has explained how the various individual considerations have been assessed including residential and visual amenity and highway safety. Due to this being an outline application with all matters reserved apart from means of access the future plans for the detailed design (layout and elevations) will be an assessment issue for the reserved matters stage. However indicative layout plan does at least demonstrate in a notional way that the anticipated yield of 70 dwellings, or possibly an even larger number could be feasibly delivered on the site as per the Local Plan site allocation policy and to meet the required separation standards.

Means of access has been assessed and is judged acceptable subject to conditions being in place to safeguard the required visibility splays and the footpath improvement works on Garden House Lane and Lamb Lane.

The assessment has also determined that the full policy contributions are required and can be supported in relation to primary and secondary school places, greenspace and sustainable travel. However, the independent assessment of the viability appraisal has regrettably determined that no affordable housing provision is viable. Housing delivery is another important material consideration, as is the re-development of the brownfield parts of the site. In the circumstances therefore Officers still feel able to support the application as the end result still falls within the parameters of the policy. As such the outline proposal is considered to accord with policies and guidelines and is recommended for approval accordingly.

Recommendation

Grant outline planning permission, subject to conditions and a S106 Agreement (Provision of commuted sums towards Primary and Secondary Places, off site Greenspace and Sustainable Travel in accordance with the relevant SPD's.

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 (with the exception of demolition, provision of construction facilities i.e.access onto the site, welfare facilities, car parking areas, vehicle turning, materials storage areas, compound set up, securing the site) 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 means of access arrangements for the development hereby approved shall be carried out strictly in accordance with the plans (Nos 17-D15-09-A & 17-D15-11) and specifications as approved unless required by any other conditions in this permission.

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.

4. 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.

5. 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.

6. 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.

7. 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.
8. 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.
9. No development shall take place (with the exception of demolition, provision of construction facilities i.e.access onto the site, welfare facilities, car parking areas, vehicle turning, materials storage areas, compound set up, securing the site) 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.**
10. 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.
11. 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.

12. 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.

13. No development shall take place (with the exception of demolition, provision of construction facilities i.e.access onto the site, welfare facilities, car parking areas, vehicle turning, materials storage areas, compound set up, securing the site) until:

(a) Full foul and surface water drainage details, including a scheme to reduce surface water run off by at least 30% and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority:

(b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways;

(c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways;

Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development.

Reason: To ensure proper drainage of the area in accordance with Local Plan Policy POLL1 Pollution Control and Protection.

14. 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.

15. Prior to the construction of any of the dwellings approved by this permission above ground level, details for the provision of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. These 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 in accordance with the approved details.

Reason: In interests of promoting sustainable travel opportunities in accordance with Policy T3 New Development and Sustainable Travel and Policy I1 Infrastructure and Planning Obligations of the Local Plan.

16. Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4.

17. Prior to commencement of development (with the exception of demolition, provision of construction facilities i.e.access onto the site, welfare facilities, car parking areas, vehicle turning, materials storage areas, compound set up, securing the site) full highway engineering construction details, (including highway retaining structure, and phasing of the highway works) shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4.

18. No development shall take place (with the exception of demolition, provision of construction facilities i.e.access onto the site, welfare facilities, car parking areas, vehicle turning, materials storage areas, compound set up, securing the site) until details of the maintenance and management plan of the sustainable urban drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- 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 body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To ensure proper, sustainable drainage of the area.

19. 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.

20. Prior to commencement of development details of tree protection fencing shall be submitted to and approved in writing by the Local Planning Authority. The approved fencing shall be installed before 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.

21. Plans accompanying the reserved matters shall retain a 5m wide buffer strip of retained habitats on the northern and eastern boundary in accordance with plans to be submitted to and approved in writing by the Local Planning Authority. Thereafter the provision shall be provided in full prior to completion of the development in accordance with the approved details and shall be retained thereafter.

Reason: In the interests of biodiversity and ecology, in accordance with Local Plan Policy BIO1.

22. 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.

23. All in curtilage planting, seeding or turfing comprised in the approved details of landscaping (plan refs) shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse/s; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

24. All out of curtilage planting, seeding or turfing comprised in the approved details of landscaping (plan refs) shall be carried out in full in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority upon commencement of development. Thereafter the landscaping shall be carried out in accordance with the approved details and timescales.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

25. Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway improvement works:

- Provision of 2m wide footway to entire site frontage on Garden House Lane.

- Provision of 2m wide footway to entire site frontage on Lamb Lane

- Provision of/any necessary alterations to street lighting;

- Provision of/any necessary alterations to highway drainage;

- Construction/reconstruction/resurfacing of highway as necessary.
- Any necessary signing/lining.

The development shall be carried out in accordance with the approved details in accordance with a timetable agreed in writing by the Local Planning Authority prior to the commencement of development.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4.

26. Prior to the occupation of the development a draft Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall indicate measures that will be put in place to encourage travel by modes other than the private car and allow for regular reporting and monitoring to be undertaken. Subsequently, within six months of the site becoming operational, a detailed travel plan shall be submitted to the Local Planning Authority and once approved, it shall be fully implemented and retained as such thereafter.

Reason: In the interest of promoting use of public transport.

27. The minimum driveway lengths to the front of garages shall be 6m or 5.5m for a garage with roller shutter door.

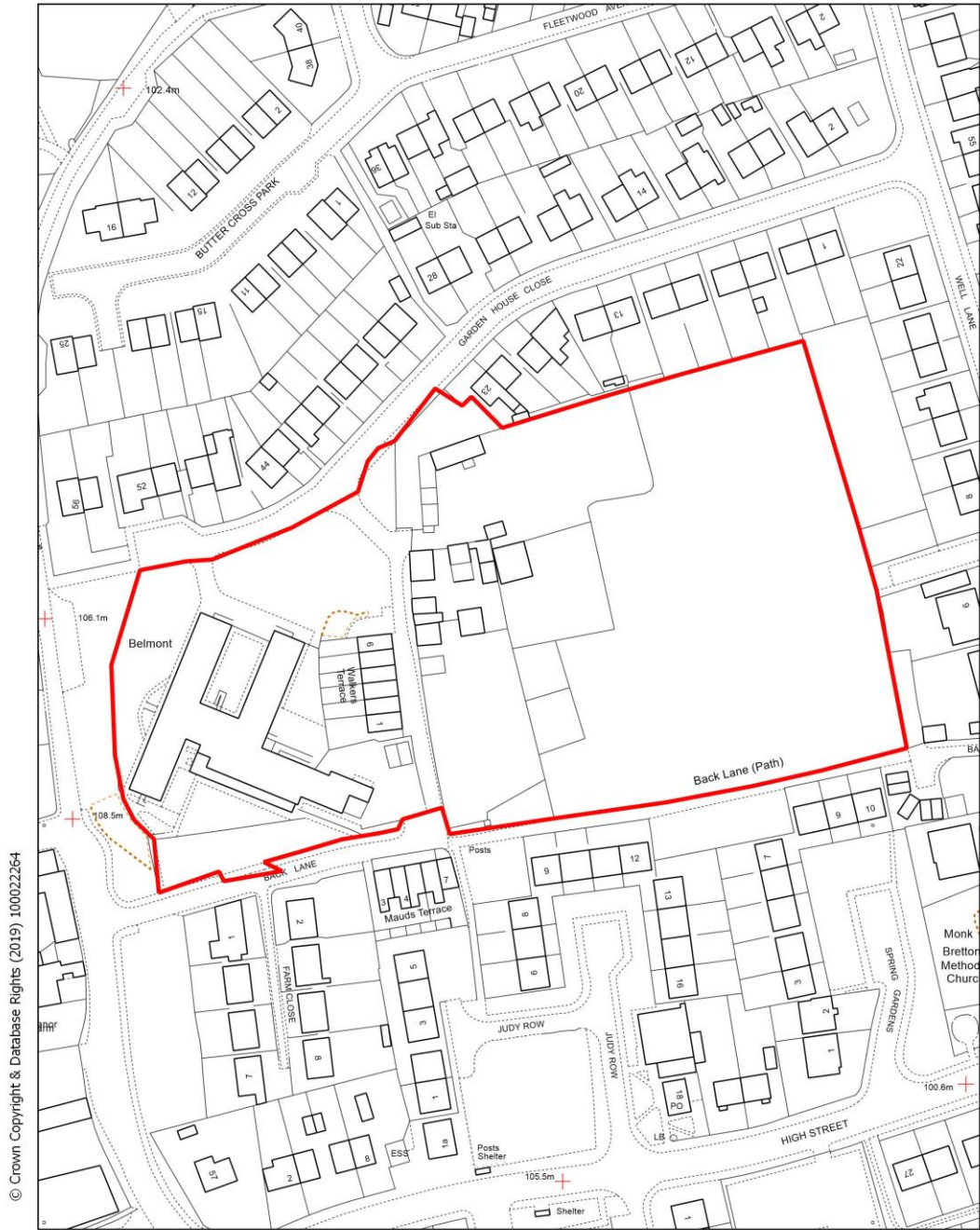
Reason: In order to provide adequate in curtilage parking and in accordance with Local Plan Policy T4, SPD 'Parking' and the South Yorkshire Residential Design Guide.

28. Vehicular and pedestrian gradients within the site shall not exceed 1:12.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4.

PA Reference:-

2019/0991



BARNSELY MBC - Regeneration & Property



Scale: 1:1250