
Ref 2020/0999

Applicant: Mr G Pardoe (Newlands Developments Ltd)

Description: Earthworks to create plateaus for the creation of football pitches and an archery range and associated changing facilities, vehicular access, car parking, drainage works and boundary treatments

Site Address: Land to the east of Sheffield Road, Hoyland, Barnsley

11 objections have been received from 9 addresses.

Site Location and Description

The site is located approximately 900 metres south east from the existing Rockingham Sports facilities on Sheffield Road and 1.4km south west of Hoyland town centre. To the north and east are dwellings, to the south are agricultural fields allocated for housing under HS68 and to the west of Sheffield Road is employment site ES13 recently granted planning permission for 3 very large commercial buildings including the MyHermes unit that is now under construction.

The application lies on the east of Sheffield Rd Hoyland. It comprises, an existing greenspace known as Parkside Road Recreation Ground, a rectangular greenspace adjoining the rear boundary of dwellings of Parkside Road which lies to the north west. Dwellings on Stead Lane lie beyond the eastern boundary. A wedge shaped part of an agricultural field forms the southern part of the site. The site has pedestrian access from a green area adjacent to 64 Parkside Road bounded by dry stone walls and opposite number 80 Stead Lane. The site is part of a former colliery.

Shrubs and bushes provide boundaries between the greenspace and the agricultural field, and between the site and dwellings to the eastern boundary. A tall wire mesh fence with concrete posts forms the boundary to Sheffield Road and a mix of domestic fences and walls from the northern boundary of the site. The land falls from north to south with views towards Wentworth Church in the middle distance. Public Footpath 30 (Hoyland Nether) runs along the north eastern boundary.

Background

A planning application (Ref: 2020/0647) for employment uses nearby the site on land to the west of Sheffield Road Hoyland for (use classes B1, B2 and B8) and associated works including access roads, drainage and landscaping was granted planning permission by Members on 20th October 2020, subject to a legal agreement. The proposal involved utilising some land currently part of the Rockingham recreation and Sports facility¹ to enable a link road to be constructed. The S106 legal agreement with 2020/0647 required the following in relation to this application:

1. Carry out temporary sports facility works south of Parkside Road
2. Provide a contribution for seeding the new and replacement pitches at Parkside
3. Provide a contribution towards maintenance for a period of 5 years

The provision of the infrastructure and facilities described within this proposal has been agreed as an appropriate solution for the relocation of the Rockingham football pitches and archery facilities with BMBC. As part of the pre-application process significant consultation has been undertaken with the Forge Community Partnership to ensure that the proposals are supported by them and that the football and archery facilities (both temporary and permanent) are of an appropriate standard. The site area of 2.93 for the existing greenspace and a further 1.46 of the existing agricultural field.

Proposed Development

Planning permission is sought in full for the following: -

Formation of an access into the site from Sheffield Road, earthworks to provide a development plateau for future football pitches, the laying out of an archery range, the provision of a portacabin for temporary changing/storage facilities, provision of temporary car parking, drainage and associated boundary treatments. The PROW is proposed to be retained with a 3m width and fencing. The works would comprise two phases:-

Phase 1 is proposed to include:-

- Undertake site clearance to form new entrance off Sheffield Road;
- Provide a temporary surfaced access way and car park area;
- Undertake earthworks and re-modelling to create plateaus for new archery zone area and sports pitches.
- Subject to the timing of the land exchange the archery area is proposed to be part turfed (to the archery runs) and part grass seeded to the remainder.
- The provision of new archery zone will be located on the lower plateau.
- Provision of the container storage.
- Perimeter fencing

Phase 2 would come forward at a later date and be funded by BMBC and/or other parties and would include:-

- Finalise clearance and earthworks re-modelling to create required level plateau for sports pitches
- The playing areas are to be partially created. They would be given a topsoil surface ready to receive seeding/turf as part of BMBC phase of works;
- Formation of a new permanent entrance off Sheffield Road together with underground electricity and surface and foul water supplies to serve the future community building;

The three football pitches would comprise one over 17's/adults, one youth (under 9/10) and one mini soccer (under 7). The archery zone will be at a lower level, separated from the football pitches by a hedgerow and with a 50m long overshoot area. The football pitches would be at a lower level than the existing land level, the closest to Parkside dwellings being 2.0m - 2.9m below existing levels. The footpath will remain but would be fenced from the pitches for security and safety.

Relevant Planning History

None

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 Local Plan is the statutory development plan for the borough. The Council has also adopted a series of Supplementary Planning Documents which are also material considerations.

In addition the site is located immediately adjacent the land that is included within the Hoyland West and South Masterplan Frameworks.

Local Plan

Local Plan Allocation – Green Space (Parkside Road Recreation Ground) and HS68.

Policy ES13 – This policy related to the associated development under 2020/0647 recently granted – and requires

“Relocation of the area of Rockingham Sports Ground that falls within the site boundary to an appropriate location within Hoyland Principal Town. The replacement pitch and associated facilities must be constructed and available before development on the existing sports ground commences”

HS68 - Land between Stead Lane and Sheffield Road, Hoyland Common Indicative number of dwellings 237. The development will be subject to the production of a masterplan framework covering a number of sites including housing references HS61, HS62, HS65, HS58 and HS68.

GS1 Green Space - Proposals that result in the loss of green space, or land that was last used as green space, will not normally be allowed unless:

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

GD1 – General Development – There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

GD2 allows temporary buildings where it can be demonstrated that a permanent building is not suitable or that urgent accommodation is needed pending completion of a permanent building. Sites visible from the highway or public areas will normally not be given a temporary permission that exceeds 5 years.

GS2 Green Ways and Public Rights of Way - Where development affects an existing Green Way or Public Right of Way it must:

- Protect the existing route within the development; or
- Include an equally convenient and attractive alternative route.

I2 Educational and community Facilities – Supports the provision of schools, educational facilities and other community facilities.

Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geological features of the borough.

D1 – Design – High quality development will be expected to respect, take advantage of and reinforce the distinctive character and features of Barnsley, particularly heritage, townscape

and landscape character including the scale, layout, building styles, and materials of the built form in and around Barnsley Town Centre and within and adjacent to Conservation Areas.

Poll1 – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water, and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

T3 New development and Sustainable Travel

T4 New development and transport safety

CC1 states that the Council will seek to reduce the causes of and adapt to the future impact of climate change

Policy CC3 requires that proposals of more than 0,4ha within Flood Zone 1 should demonstrate how the proposal will make a positive contribution to reducing or managing flood risk

H3 Uses on allocated housing sites – other uses on sites will only be allowed where they are small and ancillary to housing elements and provide a service or other facility for all residents.

Hoyland North Masterplan adopted xxxx

The site is located just outside of the Hoyland North Masterplan Framework. But the Rockingham Sports Ground falls within it and the Parkside site is identified as having the capacity to occupy at least two adult football pitches and the archery facilities.

Hoyland South Masterplan adopted 26th November 2020

The adopted masterplan identifies the archery zone as relocated recreational facility adjoining the Parkside recreational field, which lies just outside the Hoyland South Masterplan area.

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.

Paragraph 92 of the Framework states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should (inter-alia) plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

Paragraph 97 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Adopted Supplementary Planning Documents

- Parking
- Biodiversity and Geodiversity
- Trees and Hedgerows
- Planning Obligations
- Sustainable Travel

Consultation responses

Biodiversity – Mitigation measures are required.

Culture Sport and Tourism – No objections.

Culture and Visitor Economy – No objections.

Highways Drainage – No objection subject to planning conditions and informatives.

Highways DC – No objections subject to conditions and informatives.

Forestry – No objection subject to conditions.

Pollution Control – No objection subject to conditions.

Public Rights of Way – No objections subject to an informative.

SYMAS – No objection subject to a condition.

Air Quality – No objections.

Coal Authority – A coal mining risk report has been submitted there are no objections subject to an informative.

Sport England – No objection subject to conditions.

SYAS – The site has been almost completely disturbed by previous coal mining, no archaeology work required and no conditions or objections.

Yorkshire Water – No objections subject to conditions.

Ward Councillors - Cllr Chris Lamb supports the application as it will offer enhanced amenity value to the local community. Councillor Nicola Sumner - would like the existing dog walking route around the field to be retained as walkers will have nowhere else to go when the field is developed.

Representations

The application has been advertised by way of a press notice, site notices and neighbour consultation letters. 11 objections have been received from 9 addresses. Three of these are immediately adjacent to the site.

Issues raised are as follows:

- The sports development will be too noisy.
- A 3m wide footpath is too narrow due to the pandemic.
- Many hundreds of people use the Parkside field every day, mainly for dog walking and no alternative is proposed, leading to rise in dog fouling incidents.
- Disturbance to a valuable wildlife habitat, especially hedgehog's habitat.
- Issues relating to the publicity surrounding the masterplan framework.
- Proposed weldmesh fencing is not characteristic of fencing in the area and would prefer post and rail fencing.
- Kestrels are known to make sorties over the field but has not been addressed in submitted documentation.
- Permanent loss of open and free green space for informal sports or recreational activities including dog walking.
- Archery is exclusive and should be placed more centrally in the borough, and other existing football pitches and sports facilities should be used.
- Noise impacts generated during construction and by players and spectators.
- There is already an adequate facility at Rockingham, which should remain, this area of grassland should be left.
- Light pollution.
- Loss of amenity leading to anti-social behaviour.
- Existing problems of access and parking will increase.
- Existing road safety problems of highway safety concerns relating to the A6135 Sheffield Road, particularly for children during rush-hour traffic.
- Historic remains of the battle of Tankersley Moor 1644 and a WWII Prisoner of War camp.

Assessment

Principle of Development

The majority of the site is allocated as greenspace (Parkside Recreation Ground). The Local Plan Policy GS1 Green Space identifies greenspaces as open areas which are valuable for amenity recreation, wildlife or biodiversity and include types such as village greens, local open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, recreation grounds, sports pitches and parks.

The proposal is to re-use a currently underused informal recreation ground with two large football pitches and a mini soccer pitch. An archery range which will replace those being lost at Rockingham sports ground nearby due to the building of a link road.

The archery zone lies within HS68 and is within the Hoyland South Masterplan area which was adopted on the 26th November 2020. The masterplan identifies this area of land as being used for the Parkside Sports Facility together with the Parkside Recreation Ground which lies just outside, but adjoining the Hoyland South Masterplan area.

As the proposal is in accordance with Local Plan Policy GS1 and the adopted Hoyland south masterplan framework and the adopted Green Space SPD it is considered to be acceptable in principle.

Provision of Replacement Sports Facilities

Local Plan site allocation policy ES13 requires the 'Relocation of the area of Rockingham Sports Ground to an appropriate location within Hoyland Principal Town' and that 'The replacement pitch and associated facilities must be constructed and available before development on the existing sports ground commences'. Planning application 2020/0647 therefore included a S106 Agreement requiring replacement of the facilities being lost and that they would be provided at this particular site to the south of Parkside Road, subject to an acceptable planning application being made to the Council in relation to the specific details (as well as commuted sums for seeding and initial maintenance).

This proposal does not replace Rockingham Sports Ground in full, not least because it makes no provision for cricket and does not provide a permanent building. However, there is no requirement at this stage to provide those facilities as they will continue to be available for use on a consolidated and reconfigured Rockingham Sports Ground. Accordingly, the requirements of policy ES13 will only have to be met in full prior to the remaining area of Rockingham Sports Ground being redeveloped (if planning permission is forthcoming). Such a scenario is accounted for in the the Hoyland North Masterplan Framework, which shows a replacement cricket ground within site allocation HS68. Permanent buildings are also required to be constructed and available for use on both that site and this site (subject to planning permission being forthcoming) prior to development of the remainder of Rockingham Sports Ground.

The proposal would result in an increase in the amount of football pitches compared to those available at the Rockingham recreation ground, which will be consolidated as a result of the routing of the link road. It will also relocate and improve facilities for archery, providing a proper range and overshoot area. Sport England and the Football Federation (FF) have been consulted and are content with the proposals. The planning application is also acceptable to Archery GB as a replacement site to the facilities lost at Rockingham Sports Centre.

The FF raised comments in relation to the to the quality of the playing field proposed. However, Sport England are satisfied this matter can be dealt with by way of a planning condition. The FF have also raised the issue of ball strike given the proximity of housing. Ball strikes have the potential to constitute a nuisance under the Environmental Health legislation and as such could prejudice the sporting use of the proposed football ground. Whilst the ball stop netting/fencing could be dealt with by way of a planning condition, Sport England considered that the matter of the design and height of any required ball stop netting/fencing should be resolved prior to permission being granted in order for it to be acceptable to the planning authority and appropriate fencing is proposed on the plans.

Archery GB requested more details in respect the height and design of rear fence. They also raised the issue that due to the two-tiered levelling of the site, football and footballers could come down the slope onto the archery range. Therefore, some form of ball stop mitigation will be required to prevent this. Sport England are satisfied that a hedgerow is appropriate, with fencing, details to be secured by condition.

The facilities will still be managed by Forge and for a period of time, both the existing recreation facilities and the temporary replacements will be operational. Although one objector considers that archery is exclusive and should be played more centrally in the borough, the facility will replace (and improve upon) an existing archery facility just a few hundred metres away at Rockingham Recreation Ground.

Sport England also require a condition to ensure there is a mechanism in place so that clubs and local residents can access the sports facilities in a managed way.

Sport England, the Football Federation and Archery GB all support the proposals and are the replacement facilities will be of a better quality than existing. This is welcomed and will allow a greater range of participation by more people. The proposal is therefore in compliance with the masterplan, ES13, I2 and para 97 of the NPPF.

Residential Amenity

Residential dwellings bound the site on two sides. The rear boundaries of dwellings on Parkside Road abut the public right of way which runs along the north-western boundary of the site. Boundaries are a mix of domestic fencing and concrete panels. Properties on Stead Lane overlook the site to the front, separated from it by Stead Lane itself with post and rail fencing and hedgerows which are more substantial along the north eastern boundary mixed with sporadic mature trees.

To give examples of expected distances from existing properties, as measured from the submitted plan the pitches will be set below existing ground level closest to the Parkside Properties and the nearest pitch will be approx. 29m from the rear elevation of 52 Parkside Rd and 35m from the rear elevation of 58 Parkside Rd. The nearest pitch would be 52m from the front elevation of 6 Stead Lane. The archery zone competitor area will be approx. 150m from the front elevation of properties on Stead Lane, separated by Stead Lane and fence/hedgerow.

It is considered that due to the difference in levels with respect to the football pitches, together with the distances involved from the boundaries and the archery zone, there will be no detrimental impact on residential amenity as a result of loss of privacy or overlooking from players or spectators or loss of outlook. There are no proposals to use floodlighting.

Visual Amenity

The current green field will be replaced by grassed playing fields at a lower level than the existing ground levels. The open aspect will remain although there will be fencing for security purposes and ball stop. This is likely to be of weldmesh fencing. The benefits of it are that whilst robust, it is not visually intrusive. Whilst objections have been received regarding the type of fencing proposed, there is already chain link fencing to the Sheffield Road Boundary and post and rail to Stead Lane. Planting would enhance existing hedgerows and soften the boundary fencing when viewed from the south. Towards Sheffield Road will be a car park and temporary container storage/portacabin type facility. Overall, whilst there will be little impact visually, it can nevertheless be softened by requiring soft landscaping to the boundaries by planning condition.

Noise Impacts

There will be a potential for noise and dust impacts associated with the engineering operations to create level plateaus and topsoil the football pitches. Although these will be of a temporary nature a detailed Construction Environment Management Plan and Noise Impact Assessment has been submitted. The Pollution Control Officer is satisfied that

potential noise impacts during construction operations will be controlled and mitigated against satisfactorily, subject to planning conditions.

During operational activities, the use of the site for playing football will be more significant in terms of activity and noise than the current underused greenspace generates. However, despite concerns from objectors, amateur games with limited space for supporters are unlikely to cause significant noise impacts and the site will be used intermittently rather than all day every day.

Overall the proposal is in accordance with Local Plan Policy D1 and GD1 in terms of residential amenity subject to proposed conditions.

Air Quality Officer

An assessment of vehicle emissions associated with HGVs movements compared to the Institute Air Quality Management guidance (IAQM/EPUK 2017). These emissions are subsequently considered to be negligible and not significant. The Air Quality Officer has assessed the proposal and has no objections. The proposal is in accordance with Local Plan Policy Poll1 on this point.

Mining Legacy Risks

The application has been accompanied by a Coal Mining Risk assessment and Geoenvironmental and Geotechnical risk assessment. The South Yorkshire Mining Advisory Service notes that the report identifies a variety of potential mining and geotechnical risks to the proposals, namely extensive opencast backfill, quarry highwalls, potential shallow coal and/or ironstone workings etc; and further recommends phase 2 works to establish any required remediation. SYMAS concurs with the findings of this report and a planning condition is recommended. The Coal Authority are also satisfied with the report subject to an informative from their perspective in that they are content that the risks of mining issues affecting the development are considered to be low to very low.

As such the proposal is considered to comply with NPPF 178 a,b,c. 179 and 170 e & f, based around Land Stability and Local Plan Policy CL1.

Ecology

A preliminary ecological appraisal has been undertaken which demonstrates there are no statutory or non-statutory nature conservation designations. The site is dominated by poor semi-improved grassland and arable habitat of negligible to low ecological value and is bordered by native hedgerows, scrub, trees and garden boundaries. As a result no significant implications are envisaged for protected species including bats, birds and badgers.

Several of the objectors raised concerns about impacts on hedgehogs which are now a protected species. Conditions are proposed to ensure measures are implemented to allow movement of animals through the site.

The post development habitat creation plan shows a combination of amenity grassland, semi-natural habitats. Hedgerows and trees will be retained along with boundary trees at the north and north eastern boundaries. Additional biodiversity interest will also be provided by the approximately 130m of native species hedgerow, which will be planted to separate the football pitches from the archery range, and by enhancing boundary hedgerows on the southern boundary. Those provisions will be secured by condition.

The assessment of the overall proposals carried out by Wildscapes welcomes that the proposals would achieve no net loss/net gain of biodiversity all within the site boundary. It is also notable that the application follows on from planning application 2020/0647 for the 3 large commercial units that was approved subject to a requirement to achieve 10% biodiversity net gain via a mixture of on site and off site provisions at Bell Ground (wood) and to the south east of Darfield adjacent to the River Dearne.

Overall the proposal is considered to be in accordance with Local Policy BIO1.

Highway Safety

The application site is situated to the east of the existing Sheffield Road (A6135) and will be accessed via a new access taken at the north western corner of the site.

The access will provide the appropriate visibility splays onto Sheffield Road (currently 30mph at this point) and a 20 metre stretch of tarmacked access road constructed to adoptable standards will be provided into the site from the public highway. Approximately 20 car parking spaces will be provided on a temporary surface adjacent to the pitches on the western side of the site.

Construction (and operation) of the site access will not commence until such time as the road closure on Sheffield Road to facilitate the approved new link road connecting to the A6195 Cross Keys roundabout has been enacted. This will be secured by planning condition together with other conditions and informatives to ensure measures are taken to ensure that the development is undertaken with appropriate highway safety measures. Those measures are sufficient to ensure that the proposal is in accordance Local Plan Policies T3 and T4.

Other matters

- Historic importance of site – one objector described the site as having historic importance. The South Yorkshire Archaeology Service notes that Coal Authority surface mining data show that the vast majority of the site has been subject to open cast mining. This extensive ground disturbance reduces the archaeological potential of the site to negligible. SYAS, therefore, recommend that no archaeological investigation is required.
- Some residents and Councillor Sumner would like to keep the exiting dog walking route around the field. However, this would lead to issues of security and dog fouling. There is a public right of way along the north of the site and along Stead Lane, and others in the area which could be used as an alternative for dog walkers. In addition, the Hoyland South Masterplan makes provision for significant enhancements to Stead Lane as well as new walking routes throughout the area.
- A 3m wide footpath is too narrow due to the pandemic – the footpath is currently undelineated but 3m is an appropriate width for modern footpaths and the Public Rights of Way Officer has not raised objections and is in compliance with GS2 and NPPF para 97.
- Issues relating to the publicity surrounding the masterplan framework – this is not a material planning consideration for this application.
- Loss of amenity leading to anti-social behaviour – The provision of new and improved sports facilities are likely to reduce the incidence of anti social behaviour as a result of organised activities on the site.

Conclusion

The proposal is related to Local Plan allocation Policy ES13, the subsequent Hoyland West Masterplan Framework and the planning permission for the 3 large commercial units, including MyHermes on the land to the west and north west of the site (Planning application reference number 2020/0647).

Local Plan site allocation policy ES13 required the 'Relocation of the area of Rockingham Sports Ground to an appropriate location within Hoyland Principal Town' and that 'The replacement pitch and associated facilities must be constructed and available before development on the existing sports ground commences'. Planning application 2020/0647 went a stage further as it required the same applicant to enter into a S106 Agreement with the Council to provide the replacement facilities at this particular site to the south of Parkside Road, subject to an acceptable planning application being made to the Council in relation to the specific details (as well as commuted sums for seeding and initial maintenance). This represents the application that is now before Members. This proposal delivers on those requirements in that it includes the following provisions:-

- 1 x adult football pitch
- 1 x youth pitch
- 1 x mini soccer pitch under 7/8
- Separate archery zone with 5 x 5m lanes with 90m range plus overshoot area

This proposal does not replace Rockingham Sports Ground in full, not least because it makes no provision for cricket and does not provide a permanent building. As such, the requirements of policy ES13 will only be fulfilled at such time as these facilities are provided as per the proposals within the Hoyland North Masterplan Framework, which shows a replacement cricket ground within site allocation HS68, and permanent buildings are constructed and available for use on both that site and this site (subject to planning permission being forthcoming).

The proposals have been reviewed by a combination of Council Officers, Sport England, the Football Foundation and Archery GB in respect of the relevant technical standards and as they would represent an improvement upon the existing facilities being lost at Rockingham. The proposed site layout is acceptable therefore in the sense that it would deliver the requirements of planning permission 2020/0647 and represents a first phase of a package of measures to satisfy Local Plan policy ES13. It is also deemed acceptable having regard to Local Plan policies including GS1 'Green Space' and 'I2 Educational and Community Facilities'. However specific conditions are needed including a community use requirement and ground conditions work to ensure adequate drainage and turf planting.

In addition, consultees have confirmed that the proposals are acceptable with regards to other material considerations including highway safety, biodiversity, tree protection, drainage, archaeology, coal mining risk subject to the conditions listed. The post development habitat creation plan shows a combination of amenity grassland, semi-natural habitats. Hedgerows and trees will be retained along with boundary trees at the north and north eastern boundaries. Additional biodiversity interest will also be provided by the approximately 130m of native species hedgerow, which will be planted to separate the football pitches from the archery range, and by enhancing boundary hedgerows on the southern boundary. This will ensure no net loss/net gain of biodiversity as secured by condition.

The site is located to the south of existing street of dwellings on Parkside Road and Stead Lane to avoid undue levels of noise and disturbance and the site is already a public recreation facility. In addition conditions are proposed to limit the impacts of the development

during the construction phase including a temporary acoustic fence. The proposal is therefore judged acceptable in residential amenity terms.

In summary therefore the proposals are acceptable in planning policy terms and in relation to the detail of the application itself as a means of satisfying the requirements of planning permission 2020/0647, Local Plan Policy ES13 and the Hoyland West Masterplan on the matter of providing replacement and enhanced football pitches and archery ground for those to be lost at Rockingham Sports Ground. The Officer recommendation is therefore one of approval subject to the conditions listed below.

Recommendation - Grant planning permission subject to conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Nos) and specifications as approved unless required by any other conditions in this permission:
4400-SP02 P5 Proposed sports facility with hedgerow
1652 P03 Cross sections
DR-CR-0895 P01 Access Proposals
DR-C-1650 P01 Earthwork Volumes
4400 SP001 P1 Existing site extent with red line boundary
DR-CR-0893 P01 link Road swept Path analysis (sheet 4)
4400 L007 P3 Location Plan
DR-D-1351 P01 Proposed Drainage
DR-C-1651 P01 Proposed Levels
CEMP REV 01 rec 11 01 21
Transport Statement V1.0 Fore Consulting
Noise Impact Assessment VC0102110-EN-RP-002 REV01- Vanguardia
Flood Risk Assessment by RPS Group
Coal Mining Risk Assessment
Ecological Appraisal - FPCR August 2020
Air Quality Assessment - Vanguardia
Arboricultural Assessment - FPCR
Infrastructure Phasing Maps received 27/01/21
Biodiversity Net gain Assessment Jan 21
Biodiversity Net Gain Plan January 21
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.

- 3 No works shall take place, 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 period of engineering operations and construction. The Statement shall provide for:
 - i The parking of vehicles of site operatives and visitors;
 - ii means of access for construction traffic
 - iii. Loading and unloading of plant and materials;
 - iv. Storage of plant and materials used in constructing the development;
 - v. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - vi. Wheel washing facilities;
 - vii. Details of the provision of an on-site water supply or water storage facility;
 - ix Measures to control the emission of dust and dirt during earthworks or cut/fill;

viii Measures to control noise emissions during earthworks or cut/fill;
x. A scheme for recycling/disposing of waste resulting from earthworks or cut/fill
Reason : To protect residential amenity in accordance with Local Plan Policy POLL1

- 4 No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details
Tree protection plan
Arboricultural method statement

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

- 5 No development shall take place unless and until full foul and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure the proper drainage of the area

- 6 No Development hereby approved shall take place until Sheffield Road has been stopped up and thereafter the development shall not be brought into use until the new link road approved by Planning Permission 2020/0647 is constructed and operational.
Reason : In the interests of Highway Safety and Local Plan Policy T4

- 7 No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation into the watercourse has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with an approved programme and details.
Reason: To prevent the increased risk of flooding and in accordance with Local Plan Policy CC3

- 8 Prior to any works commencing on site full detailed highway engineering, drainage, street lighting and signing / lining details shall be submitted to and approved in writing by the LPA. The works shall subsequently be constructed in accordance with the approved details.
Reason: In interests of highway safety, in accordance with Local Plan Policy T4.

- 9 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. Appropriately timed interim surveys will be agreed with the Local Planning Authority prior to commencement of initial survey. On completion of the development a final 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. Agreement shall include provision for:

(i) a condition survey (including structural integrity) of the adopted highways to be used by construction traffic to be carried out in association with the Local Highway Authority. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken which shall comprise

a. A plan to a scale of 1:1250 showing the location of all defects identified

b. 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.

(ii) The methodology of subsequent surveys of the state of the highways, on completion of each plot or phase of development (or other milestone in the development) identifying defects attributable to the traffic ensuing from the said phase of the development.

(iii) The timing of any necessary remedial works to be completed which shall be at the developer's expense.

The details once approved shall be carried out in accordance with the said approval.

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

- 10 Prior to works commencing on site, that part of the site to be used by vehicles shall be laid out, marked and drained in a manner to be approved by the Local Planning Authority. The site shall be surfaced in a solid bound material and adequate measures shall be designed into the proposed access to avoid the discharge of surface water from the site on to the public highway.

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

- 11 No works commence until a Construction Traffic Management Plan (CTMP) is submitted to and subsequently approved in writing by the LPA. The approved plan shall be adhered to throughout the construction phase. The CTMP shall contain information relating to (but not be limited to):

i Volumes and types of construction vehicles

ii Identification of delivery routes

iii Identification of agreed access point

iv Contractors method for controlling construction traffic and adherence to routes

v Construction period

vi Temporary signage

vii Measures to control mud and dust being transferred to the public highway

" Temporary traffic management arrangements required to the existing highway network

Reason: In the interests of highway safety , in accordance with Local Plan policy T4

- 12 Prior to the commencement of the development an Ecological Mitigation and Enhancement Management Scheme shall be submitted for approval in writing. The scheme shall include but not be limited to:

I. Suitable measures for protecting hedgehogs during engineering and other operations

II. Removal protocols for reptiles prior to and during engineering and other operations

III. Plan and specification for the provision of suitable access holes in any fencing for wildlife and in particular for hedgehogs

IV. Enhancement of retained hedgerows to improve connectivity and species mix using native species

Thereafter the approved scheme shall be implemented in full.

Reason : For the protection, mitigation and enhancement of ecology and biodiversity interests in accordance with Local Plan Policy BIO1

- 13 No development shall commence on the football pitches and associated playing field until the following documents have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England:
- a) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the new playing field and football pitches as shown on plan drawing number SP002, revision P3, which identifies constraints which could affect playing field quality; and
 - b) Based on the results of the assessment to be carried out pursuant to a above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.
- The approved scheme shall be carried out in full before the new playing field is brought into use. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.
- Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy D1.
- 14 On commencement of development a scheme shall be submitted for the provision of a hedgerow and fence in the location identified on approved plan ref 4400-SP02 P5. The scheme shall comprise shall comprise a hedgerow planted as a double staggered row at 20cm centres. Species shall comprise 60-70% hawthorn/blackthorn and 30% of a mix of hornbeam, fruit and holly or other suitable native species. Standard trees of native species shall be placed every 30m. The hedgerow shall be fenced on both sides with chickenwire or other suitable rabbit proof barrier and affixed to wooden posts with 3 stand high tensile wires. Once approved, the scheme shall be implemented prior to the occupation of the site.
- Reason: For the safety of spectators and as a ball stop barrier, in accordance with Local Plan Policy D1 Design
- 15 On commencement of development, the temporary acoustic barrier/fence shall be erected and the other noise mitigation measures set out in approved document Construction Environmental Management Plan REV01 dated 11 January 2021 shall be implemented in full and shall be retained for the duration of the Phase 1 temporary works/engineering operations.
- Reason: In the interests of residential amenity and in accordance with Local Plan Policy POLL1

- 16 On commencement of engineering/construction, details of temporary lighting shall be submitted to and approved by the Local Planning Authority. Details shall include the location, orientation, angle and luminance of the lighting and shall be designed to ensure light pollution does not affect residential amenity or harm wildlife. Thereafter the approved details shall be implemented in full.
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.
- 17 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 at no time on Saturdays, 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.
- 18 Upon commencement of development, full details of soft landscaping works, including details of the species, positions and planted heights of proposed trees and hedges; 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. Thereafter the approved scheme shall be implemented in full in prior to commencement of use.
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
- 19 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 and in accordance with Local Plan Policy CC3.
- 20 The site has been identified to be at risk from potential coal mining legacy issues due the presence of opencast backfill, shallow coal and/or ironstone, and quarry high walls.. Site investigations must therefore be undertaken by a suitably qualified person as detailed by the Applied Geology Ltd coal mining risk assessment ref: HOY-AG-VGT-XX-RP-CEAG3080D-20-AK84; dated August 2020. The site investigations and subsequent development must address the issues raised in the recommendations of this report and should be in compliance with Construction Industry Research and Information association publication C758D "Abandoned mine workings manual" where applicable. A report detailing the findings of the investigation and any recommended mitigation shall be submitted for approval in writing by the Local Planning Authority, the development thereafter shall be carried out in accordance with the approved details. In the case of further works being required, then the condition will not be discharged until details of such works have also been submitted. Responsibility for securing a safe development rests with the developer and/or landowner.

Reason - NPPF 178 a,b,c. 179 and 170 e & f, based around Land Stability and in accordance with Local Plan Policy CL1 Contaminated and Unstable Land.

- 21 Before the archery range is brought into use, a management and maintenance scheme for the archery range shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The scheme will include:
- a) A management and maintenance schedule,
 - b) Measures to ensure the fencing and hedgerow between the football pitches and archery range is installed,
 - c) A mechanism for review and a timetable for the implementation,
- The measures and details set out in the approved details and scheme shall be complied with in full, with effect from commencement of use of the archery range.
Reason: To ensure that the archery facility is managed and maintained and can operate safely and in accordance with Local Plan 1
- 22 A barrier minimum 0.8m high of marine plywood or similar (1 inch thick) shall be installed within the external perimeter fence line opposite 30 and 32 Stead Lane prior to commencement of use. The barrier shall be retained thereafter for the duration of the development .
Reason: To ensure all arrows are retained within the site boundary in accordance with Local Plan Policy D1.
- 23 The gradient of the access shall not exceed 1 in 12 for the first 5m into the site 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.
- 24 Prior to the first occupation of the development hereby permitted visibility splays 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 in accordance with Local Plan policy T4
- 25 Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.
Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Local Plan Policy D1
- 26 No hedges or trees on the site (except those shown to be removed on the approved Tree Retention Plan (drawing ref 9295-T-11) which forms part of the Arboricultural Assessment), or their branches or roots, shall be lopped, topped, felled, or severed unless deemed necessary on health and safety grounds by the Councils tree managers. If any retained tree is removed, uprooted or destroyed or dies as a result of the development activity, another tree shall be planted at the same place and that tree shall be of such a size and species,

and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To safeguard existing trees/hedges, in the interests of the visual amenities of the locality.

- 27 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the development being brought into first use; 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'.

PA Reference:-

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BARNSELY MBC - Regeneration & Property

Scale: 1:3568

