
2021/0142

Applicant: L Foxon, Duchy Homes Ltd

Description: Residential development of 42 no. dwellings and associated works including provision of on-site open space

Site Address: Land of Mount Vernon Road (East), Worsborough, Barnsley S70 4DN

Representations were received from 28 addresses following the initial consultation comprising 3 in support of the application and 25 objectors. Following reconsultation 10 representations were received comprising 5 objections and a further 5 letters of support. Councillor Lodge objects.

Site Description

The site is located on the east side of Mount Vernon Road linking to Sheffield Road and Barnsley Town centre to the north. The former Mount Vernon hospital site lies on the opposite side of the road nearby to the south west. This was recently granted planning permission for a development of 70 dwellings by the Planning Regulatory Board in October last year (reference 2019/0577).

The application site is 1.32 ha in size and falls to the north and east downhill from a stone wall fronting Mt Vernon Rd. The site is bounded mainly by residential properties comprising a mix of semi-detached and detached dwellings to the north. To the eastern boundary are long rear gardens from properties on the A61. To the south and the south east are agricultural fields that lie within the Green Belt. The site is currently pasture, with a number of boundary trees and a stone field wall along the southern boundary in a dilapidated state located just outside the site boundary.

Grade II Listed Elmhirst Farm and cottage lies to the south just over 100m away and Darley Cliffe Hall (Grade II*) and various separately listed buildings and structures in the grounds approximately 350m to the southeast.

Proposed Development

Pre-application advice was sought, and the developer undertook community consultation prior to the submission of the application. Initially the proposal comprised 4 x 2 bed dwellings, 27 x 3 bed dwellings and 11 x 4 bed dwellings.

Following a number of concerns relating to internal space standards, a revised scheme was submitted and remains at 42 dwellings but with amended house types and an amended mix as follows: 12 x 2 bed dwellings, 19 x 3 bed dwellings, 11 x 4 bed dwellings.

The dwellings would be a mix of semi-detached and detached properties. Parking is provided either to the front or side of the properties, some of the house types have integral garages and some with detached garages.

The developer has provided 7 different property types, of which 6 are of 2 storeys with one house type of 2 and a half storeys. Elevations are simply designed though front elevation provide architectural interest and variation with canted bay windows to ground floor and some have gable elements to front elevations, porches and timber framing and small upper windows to reflect the character of properties in the local area. Access will be from Mt Vernon Road.

All properties are proposed to have EV charging points. Informal open space for play is proposed at the entrance to the site and in the area to the southeast of the site where an attenuation tank is required for drainage. This to have informal child play equipment.

The site will comprise a central access road with dwellings to either side, the majority of trees are to remain with additional landscaping proposed. The existing dilapidated stone wall lies just outside the southern boundary of the site, the proposed boundary will therefore comprise estate fencing and a hedgerow.

Materials proposed are reddish brick with grey or red plain concrete roof tile, or reconstituted stone and grey concrete roof tile.

A draft S106 has been submitted which proposes to provide the full range of contributions and 10% affordable housing required by Local Plan Policies.

History

No previous planning history.

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.

Site Allocation: The site is allocated for residential development under reference HS24 in the Local Plan, with an indicative number of dwellings of 42

Site HS24 Land between Mount Vernon Road and Upper Sheffield Road Indicative number of dwellings 42

The development will be expected to:

- *Protect the historic setting of the Listed Darley Cliffe Hall, its ancillary listed buildings and Elmhirst Farm and cottage. Development shall be limited to the area shown on the Policies Map. Development shall respect the historic setting of these listed buildings by the use of appropriate site layout, sympathetic design that reflects the setting, appropriate scaling, massing, details and materials; and*
- *Retain and enhance the boundary wall fronting Mount Vernon Road or rebuild at the back of wider footway.*
- *Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:*
- *Information identifying the likely location and extent of the remains, and the nature of the remains;*
- *An assessment of the significance of the remains; and*
- *Consideration of how the remains would be affected by the proposed development.*

SD1 'Presumption in Favour of Sustainable Development'

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

LG2 'The Location of Growth'

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

H2 'Distribution of New Homes' states 43% of new homes to be built in Urban Barnsley

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are expected to include a broad mix of house size, type and tenure

HE2 Heritage Statement and general application procedure

Policy H7 'Affordable Housing' seeks 10% affordable housing in this area

Policy T3 'New Development and Sustainable Travel'

Policy T4 'New Development and Transport Safety'

Policy D1 'High Quality Design and Place Making'

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

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

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Parking
- Open Space Provision on New Housing Developments
- Sustainable Travel
- Planning Obligations
- Financial Contributions For Schools
- Trees and Hedgerows
- Affordable Housing

- Biodiversity and Geodiversity

Other

South Yorkshire Residential Design Guide

NPPF

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

Sections of relevance would be:

57. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available

62. Where a need for affordable housing is identified, planning policies should expect it to be met on-site unless:

- (a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
- (b) the agreed approach contributes to the objective of creating mixed and balanced communities.

64. Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership.

Consultations

Responses have been received from the following consultees:-

Affordable Housing – 10% affordable housing required

Air Quality – No objections subject to condition

Biodiversity Officer – No objections subject to the no net loss biodiversity measures being secured by condition.

Conservation Officer – No objections.

Education – Require a contribution towards primary school places.

Forestry Officer - requests more substantial size trees in southwest area

Highways – No objections sub

Highway Drainage no objection subject to a planning condition

Pollution Control – no objection subject to condition
South Yorkshire Mining Advisory Service – no objections subject of coal authority standing advice being added as an informative
South Yorkshire Archaeology Service – no objection subject to a planning condition
Sustainability – no comments received
Yorkshire Water – no objections
Ward Members – Councillor Lodge objects on the grounds of impacts on heritage, planned design is not in keeping, impact on community infrastructure, cost of properties does not reflect the income of wider community.

Representations

The initial application was advertised in the press, by neighbour notification letters to 51 individual properties and by site notice.

Following the initial consultation period, 27 representations were received. Of these, 3 were in support of the proposal and 24 objected. The main issues raised by objectors were as follows:

- Traffic/congestion
- Loss of greenspace/greenbelt
- Loss of wildlife/trees
- Lack of local infrastructure (schools, GP's dentists etc)
- Drainage issues
- Air and noise pollution, including noise from play area and disruption during construction
- Too much development cumulatively with hospital development site close by
- Impacts on health and wellbeing
- Impact on privacy, overlooking, loss of outlook, loss of enjoyment of property, loss of sunlight and daylight
- Brownfield sites should be used instead of greenfield
- Design not in keeping due to scale, massing, character, materials,
- Impact on heritage including setting of listed Elmhirst Farm and Darley Cliffe Hall and boundary walls to site
- Not a sustainable site
- Hazardous materials and smells
- Insufficient landscaping proposed
- Inconsistency with national policy
- Level of support from residents

The following non material planning considerations were raised

- Community consultation undertaken by the developer was poor and comments not taken into account
- Issues with accuracy and content of submitted documents
- Loss of view – there is no legal right to a view
- Assumptions of the number of homes required should be reconsidered following the pandemic and Brexit
- Applicants want to maximise profit
- Reduction in property value

One objector made reference to 300 objections but this referred to proposed allocation of the site at Local Plan stage and not to this planning application.

Three letters of support were received. All suggested that the developer be requested to install an equine or other sculpture related to a seamstress on the frontage green areas to reflect the historic use or person of local interest at the site. The applicant has indicated agreement to a representation of a cotton reel to commemorate Ida Harrison, a Hospital Seamstress at the entrance to the site.

Following the submission of amended plans, a further reconsultation exercise was undertaken. 10 further representations were received. These comprised 5 who had made previous representations (3 objections and 2 support) and 5 new comments, comprising 2 objections and 3 of support. These representations did not raise any additional issues to those listed above.

Assessment

Principle of development

The site is allocated in the local plan for housing under an allocation HS24 with an indicative number of dwellings of 42. The application is therefore acceptable in principle. The development should therefore be determined in accordance with the Local Plan. An assessment of how the site accords with other policies is below.

Housing density and Mix

Several objectors consider that the scheme is too dense, and the developer is trying to fit in the maximum number of dwellings possible. However, the site-specific policy for this site gives an indicative number of dwellings at 42. The proposal is for 42 no dwellings which meets the site-specific Local Plan Policy.

House types would provide a suitable mix of properties of 2, 3 and 4 bedrooms in accordance with policy H6 (detached, semi-detached houses). As such the proposal is in accordance with Local Plan Policy H6 Housing Mix and Efficient use of Land.

Appearance

The design of the scheme is such that it will fit within the surrounding residential area, the scale of houses is appropriate and the introduction of a mix of house types will add some interest to the street scene although the site is set at right angles to Mt Vernon Road and the majority of the site will not be visible from the highway.

There will be a mix of detached and semi-detached dwellings with 7 house types, of which 6 are 2 storey and one of 2 and a half storeys with pitched roof dormers. This reflects the local character of the area and the house types are of a scale and style appropriate to the area. Elevational detailing including porches, a mix of hipped and pitched roofs, gable element with timber frame detailing and small upper windows to sash like windows, bay windows to elevation with hipped roofs

Overall the scale, type and elevational treatments are considered in character to the surrounding area, with a range of materials and detailing that further reflect local details. An increased number of plots with a stone finish on the southern plots (1-16) are appropriate to the setting of the Listed Buildings.

Evergreen hedging and estate railing around the informal open space to the east of the site will provide security for children playing and provide a visual and physical separation from manoeuvring cars. The green space and those to the frontage will be softened with trees and shrub mixes. The southern boundary of the site is

proposed to comprise estate railing with native hedgerow inside as an appropriate soft edge to the Green Belt.

On-plot parking is proposed to be a mix of front and side of dwellings, with a mix of integral and detached garages. A number of plots with green frontages with no more than 4 parking spaces between soft landscaped frontage. A detailed landscaping scheme is also proposed to include trees and hedgerows and shrubs both ornamental and native including some extra heavy standard trees.

Comments from one objector considered that the design not in keeping due to scale, massing, character, materials. However, taking in to account all the above details, it is considered that the proposal is in scale and character with the local area and will provide a mixed high-quality suitable material and detailing reflecting local character, in accordance with Local Lan Policy D1.

Impact on Historic Environment

Whilst objections were raised regarding the impact on Heritage and the listed buildings including from Councillor Lodge, the allocation of the site for housing in the Local Plan suggests that a proposal for residential development can be accepted on the site without undue impact. A Built Heritage Statement and Archaeological desk based study has been submitted with the application which recommends geophysical survey which may need to be supplemented by evaluation trenching. The South Yorkshire Archaeology Service considers this is appropriate and requests a planning condition to secure these works.

The Conservation Officer is comfortable with the house types proposed including the range and types of materials but initial comments on the first submitted plans suggested that in order to fully protect the setting of the listed buildings a greater number of houses on the south side of the street (1-16) should use Cromwell buff tumbled stone and grey tiles. He also suggested the number of houses with red tiles to the roofs of number 1-16 should be reduced overall as this would also better respect the setting. He had concerns about the 1.8m timber fence inside the boundary wall on the southern part of the site.

The amended plans being considered today omits all red roof dwellings from the southern row, replacing them with grey, and the stone dwellings from 4 in number to 11 with the remainder of brick with grey roof as requested by the Conservation Officer.

The amended plans also clarified that the existing dilapidated stone wall lies outside the site and estate railings and a hedgerow is proposed to the southern boundary. The Conservation officer considers this more in keeping and the amended scheme preserves the setting of the listed buildings and historic environment.

One objector raised concern about impact on the boundary walls of the site. The Conservation Officer has not raised any objection to the proposals on this point and apart from the access from Mt Vernon Road, the existing boundary walls are to be retained/replaced as required by the site specific planning policy.

Overall the proposal is considered to protect the historic environment and setting of the Listed Buildings. The proposal is therefore considered to be in accordance with Local Plan Policy HE1, HE6 and HS24 on this point.

Contributions and Viability

Planning law requires that application for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise (para 2 NPPF).

Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan (para 34 NPPF).

Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available (para 57 NPPF).

A viability assessment has been submitted by the applicants both for the initial submitted layout and the amended layout in support of their assertion that the proposal would not be sufficiently viable to provide all the contributions plus 10% affordable housing requirements generated by the proposal and as set out in Local Plan policies and adopted supplementary planning guidance.

However, both reports have been assessed by an independent value who has concluded that the scheme being considered is sufficiently viable to make all necessary Local Plan contributions and provide the 10% affordable housing on site.

The applicant has accepted the independent findings and has agreed the following contributions:-

Affordable Housing - Local Plan Policy H7 states that housing developments of 15 or more dwellings will be expected to provide affordable housing, with 10% affordable housing provision expected in the Urban Barnsley area. The Affordable Housing SPD sets out a split of 80% affordable rented and 20% affordable home ownership for applications in 10% affordable housing policy areas.

Education contributions - This development would have a pupil yield of 9 primary pupils at £16,000 per pupil = £144,000.

Contribution towards off site open space

Based on the unit split shown on the submitted planning layout plan, and in accordance with the figures in Appendix 2 of the SPD the **total off-site contribution** for this application would be **£66,676.52**.

Informal – sufficient informal play space is provided on site, so no contribution is required for informal play.

Equipped children's play

2 bed dwellings x 12 x £503.51 =	£ 6,042.12
3 bed dwellings x 19 x £604.48 =	£11,485.12
4 bed dwellings x 11 x £705.47 =	<u>£ 7,760.17</u>
Subtotal	£25,287.41

Formal recreation

2 bed dwellings x 12 x £824.41 =	£ 9,892.92
3 bed dwellings x 19 x £989.01 =	£18,791.19
4 bed dwellings x 11 x £1155.00 =	<u>£12,705.00</u>
Subtotal	£41,389.11

Sustainable Travel Contribution:

42 units @£1000 =£42,000 x 25% reduction as site is located in the Accessibility Improvement Area = **£ 31,500**

Total contributions: 10% affordable housing plus £242,176.52

Residential Amenity

The proposed layout provides more than the minimum external spacing requirements as set out in the Designing New Housing Development SPD in terms of external amenity space for future residents and the distance to the rear boundary meets or exceeds 10m. In all instances, the distances to existing dwellings exceeds the 21m minimum. All the dwellings on Mt Vernon Crescent backing onto the site have long rear gardens exceeding 25m length apart from no 27 which has a garden 23m long but has substantial vegetation screening it from the site, as do many of the other dwellings. As such, although objectors raised concerns over the potential impact on privacy, overlooking, loss of enjoyment of property, loss of sunlight and daylight, the distances between the rear elevations of existing and proposed dwellings will not give rise to any unacceptable overshadowing or overlooking impacts or loss of light. Privacy will be retained to a substantial degree so there will be no significant loss of enjoyment of the gardens or property.

The internal space provided by the proposed house types has been checked against the standards as set out in the SYRDG and meet the minimum requirements. Some of the house types are generous in size.

Concern has been raised by existing residents about impacts on outlook and loss of view. Without doubt, there will be a change in the view from the existing dwellings as the existing view is of pasture beyond a stone wall. However, there is no legal right to a view substantial existing vegetation and the existing stone wall and mature vegetation will provide substantial screening of the proposed dwellings.

Overall the proposed is acceptable in residential amenity terms and complies with Local Plan Policy D1 and the Designing Residential Housing SPD.

Trees

The Forestry Officer has no objections subject to conditions but requested larger trees in the south west part of the site. Amended plans have been submitted proposing medium growing native trees due to tree planting in that part of the site being constrained by the location of the attenuation tank and the need to access it. Conditions are proposed.

Taking the above comments in to account there are no objections to the proposed scheme from an arboricultural perspective.

Highways

Although concerns were raised by objectors about highways safety due to the number of vehicles which will be using Sheffield Road, a Transport Assessment has been undertaken that demonstrates that the access has the capacity to support the development and no objections have been raised from the Highways Development Control on highways safety grounds, subject to the imposition of planning conditions .

Separate cycle parking is to be provided to each unit in a covered and secure shed to rear which is acceptable. In addition, electric vehicle charging points are proposed and will meet changes vehicle technologies. These can be secured through planning conditions.

Taking the above into account the proposal accords with Local Plan Policy T3 (new development and sustainable travel) and T4 (new development and transport safety).

Pollution Control and Air Quality Impacts

Concerns have been raised by objectors about the noise and dust impacts during demolition and construction operations. A construction Management Plan has been submitted with the application. The Pollution Control Officer assessment is that it is of a good standard in relation to measures to control dust and noise. There are therefore no objections providing the CMP is adhered to. This will be controlled by planning condition.

An air quality assessment has been submitted with the application. The AQ officer is satisfied that there will be no impacts on air quality subject to the proposed EV charging points meeting a minimum specification. A condition is proposed. The application therefore complies with Local Plan Policy POLL1

Biodiversity

A Preliminary ecological appraisal has been provided, together with a bat survey and proposal for bird and bat boxes to ensure no net loss this low value biodiversity habitat. Detailed landscaping proposals have been submitted proposing planting of native trees and shrubs, which will add to the Biodiversity interest, as well as native hedgerows. Whilst comments from local residents were received regarding the loss of wildlife/trees, only one tree is proposed for removal with a significant number of trees to be planted in replacement. The site is currently pasture and the substantial landscaping proposed will provide considerably more ecological interest for wildlife than the existing. Overall it is considered that there will be an increase in biodiversity and will satisfy Local Plan Policy BIO1.

Other matters

- Loss of greenspace/greenbelt – the site is allocated for housing within the adopted Local Plan. Whilst there was considerable objection at the Local Plan stage to the designation, the Inspector at the Local Plan Examination in Public agreed to the allocation.
- Lack of local infrastructure (schools, GP's dentists etc) – contributions will be made as set out above towards infrastructure for school and affordable housing.

- Drainage issues – whilst one objector raised drainage as an issue, the Council drainage officer has no objections subject to a condition relating to surface and foul water drainage.
- Too much development cumulatively with hospital development site close by – the site is allocated for housing in the adopted Local Plan and the principle is therefore established.
- Impacts on health and wellbeing – the proposal is unlikely to result in any such impacts as there will be no significant loss of residential amenity.
- Brownfield sites should be used instead of greenfield – The Hospital site across Mt Vernon Road is a brownfield site, with a recent permission 2019/0577, however, there is insufficient brownfield sites in sustainable locations in the borough for housing.
- Not a sustainable site – the site is a sustainable location close to local amenities and on a good bus route.
- Hazardous materials and smells - it is unlikely that such impacts will occur.
- Inconsistency with national policy – the application is in compliance with national policy in that it is proposed on a site for residential development and complies with policies in the adopted Local Plan.
- Level of support from residents – the site was allocated for housing in the Local Plan following an Examination in Public by an Independent Inspector acting on behalf of the Secretary of State. The application is therefore acceptable in principle subject to it being assessed against relevant policies and guidance, taking into account any material planning concerns raised by residents.

Planning Balance and Conclusion

The proposal is an allocated housing site in the Local Plan and is in a sustainable location. The design and layout of the dwellings meet internal and external space standards in relation to the adopted Local Plan policies and SPD's and does not impact significantly on the amenity of existing dwellings that are located adjacent, meeting separation distances as set out in adopted guidance.

Highways are satisfied that a suitable access and street layout is proposed subject to conditions and informatives.

All contributions have been agreed which meet all Local Plan requirements, including 10% affordable housing, contributions towards primary school places, off public open space enhancements and sustainable travel. The proposals would not result in any significant harm to biodiversity taking into account the low value assigned to the habitats on site, the absence of any harm to protected species, the vegetation retention proposals together with a detailed landscape scheme incorporating planting of ornamental and native trees, shrubs and hedgerows and the provision of bird and bat nesting boxes within the development.

The setting of the Listed Buildings is protected by dwellings of suitable design and materials which respect local character and scale and will deliver a soft edge to the Green Belt.

The development would result in temporary impacts on local residents during the construction period. These impacts could, however, be limited by planning conditions requiring noise and dust suppression measures.

Overall the proposal meets all relevant Local Plan policies, requirements and contributions. The application is therefore considered acceptable and is recommended for approval accordingly.

Recommendation

Grant planning permissions subject to conditions and a S106 Agreement (Education, Greenspace, Sustainable Travel and Affordable Housing):

- 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 and specifications as approved unless required by any other conditions in this permission:

The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved:

2040.01 REV V 2021 - Planning Layout received 24/05/21

2040.02 Location Plan

2040.03 REV Q - Boundary and Finishes Plan received 24/05/21

2040.09 - POS Area Plan

Mount Vernon Housetype Portfolio - Issue 05 - rec'd 09/04/21

R-2416-1 REV H - Landscape Masterplan rec'd 25/05/21

R-2416-2D Landscape Details 1 of 2 rec 25/05/21

R-2416-3C Landscape Details inc LAP 2 of 2 rec 25/05/21

45521_118D - External Works - Sheet 1 received 24/05/21

45521_119D - External Works - Sheet 2 received 24/05/21

45521_100 REV C Engineering Layout received 24/04/21

45521_103C S38 layout received 24/05/21

45521_107C surfaces and kerbing layout rec 24/05/21

45521_002 REV B Drainage Appraisal

SL20-51 Street Lighting Plan

SI-5129-01 - Climbed Endoscope Tree Inspection

P-5129-01 - Ecological Report

Arboricultural Impact Assessment and Tree Survey AR-5129-02.01 by

Brooks Ecological received 24/05/21

Bird and Bat Box Plan by Brooks Ecological

GeoEnvironmental Appraisal by Lithos

Transport Statement by SCP

Existing Housing Stock Dormer Analysis

Construction Management Plan dated 21/10/20

Heritage Statement by MB Heritage

DH-SD-701 rev B Entrance Feature received 24/05/21

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 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:

1. The programme and method of site investigation and recording.
2. The requirement to seek preservation in situ of identified features of importance.
3. The programme for post-investigation assessment.
4. The provision to be made for analysis and reporting.
5. The provision to be made for publication and dissemination of the results.
6. The provision to be made for deposition of the archive created.
7. Nomination of a competent person/persons or organisation to undertake the works.
8. The timetable for completion of all site investigation and post-investigation works.

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

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

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

- i. A plan to a scale of 1:1250 showing the location of all defects identified
- ii. A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.

On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted for the written approval of the Local Planning Authority. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process is identified and subsequently remedied at the expense of the developer in interests of highway safety and in accordance with Local Plan Policy T4.

- 5 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.

- 6 No development shall commence until full construction, engineering, drainage and street lighting details of the streets proposed for highway adoption have been submitted to and approved in writing by the LPA. The development shall, thereafter be constructed in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with Local Plan policy T4 - New Development and Transport Safety.

- 7 No development shall take place unless and until full surface water drainage details, including Yorkshire Water Permission to discharge, 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 proper drainage of the area in accordance with Local Plan Policy POLL1 Pollution Control and Protection.

- 8 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- 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. Measures to prevent mud/debris being deposited on the public highway.

Reason: In the interests of highway safety.

- 9 No works shall commence on site until a scheme for the parking of bicycles has been submitted to and approved in writing by the LPA. The scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: In interests of encouraging use of sustainable modes of transport.

- 10 Upon commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.
Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with Local Plan Policy D1, High Quality Design and Place Making.
- 11 Upon commencement of development details of measures to facilitate the provision of gigabit-capable 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 thereafter be carried out in accordance with the approved details.
Reason: In order to ensure compliance with Local Plan Policy I1 and in accordance with paragraphs 42 and 43 of the National Planning Policy Framework.
- 12 Prior to the first occupation of the development, one EVCP's shall be installed at each dwelling to a minimum specification of "mode 3", minimum 7 kW (32 AMP) and retained thereafter available for that specific use.
Reason: In interests of promoting sustainable travel opportunities in accordance with Policy I1 of the Local Plan. and in accordance with Local Plan Policy T3 New Development and Sustainable Travel.
- 13 Prior to the occupation of any dwelling hereby approved the roads and footways shall be constructed to binder course level from the dwelling to the adjoining public highway (Mount Vernon Road) in accordance with details submitted to and subsequently approved in writing by the LPA.
Reason: To ensure satisfactory development of the site and in the interests of highway safety, in accordance with Local Plan policy T4 - New Development and Transport Safety.
- 14 Prior to the first occupation of the development hereby permitted a visibility splay having dimensions of 2.4m x 43m shall be provided at the junction with Mount Vernon Road. The splay shall thereafter be maintained at all times free from any obstruction exceeding 900mm above the level of the adjacent highway carriageway.
Reason: To ensure satisfactory development of the site and in the interests of highway safety, in accordance with Local Plan policy T4 - New Development and Transport Safety.
- 15 Prior to the completion of the development the approved scheme of ecological mitigation, enhancement and maintenance as set out in the Bird and Bat Box Plan shall be implemented in full. Thereafter the development shall be carried out in accordance with the approved measures.
Reason: In the interests of biodiversity and in accordance with Local Plan Policy POLL1.
- 16 Construction and deliveries shall only take place between Monday to Friday 0800-1800 and Saturday 0900-1300. There shall be no work or deliveries on Sundays or Bank Holidays.
Reason: For the protection of the residential amenity of existing residents in accordance with Local Plan Policy Poll 1.

- 17 All in curtilage planting, seeding, turfing or landscape mitigation measures comprised in the approved details of landscaping 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'.
- 18 All out of curtilage planting, seeding, turfing or ecological mitigation measures comprised in the approved details of landscaping 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'.
- 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 The gradient of the vehicular access shall not exceed 1 in 12 as measured from edge of the adjacent carriageway.
Reason: In interests of the safety of persons using the access and users of the highway.
- 21 Pedestrian visibility splays having dimensions of 2m x 2m shall be safeguarded at the drive entrance/exit. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.6m to the rear of the footway/ verge which would obstruct the visibility splay. The visibility splay shall be maintained free of obstruction at all times thereafter for the lifetime of the development.
Reason: In the interests of highway safety, in accordance with Local Plan policy T4 - New Development and Transport Safety.

22 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.

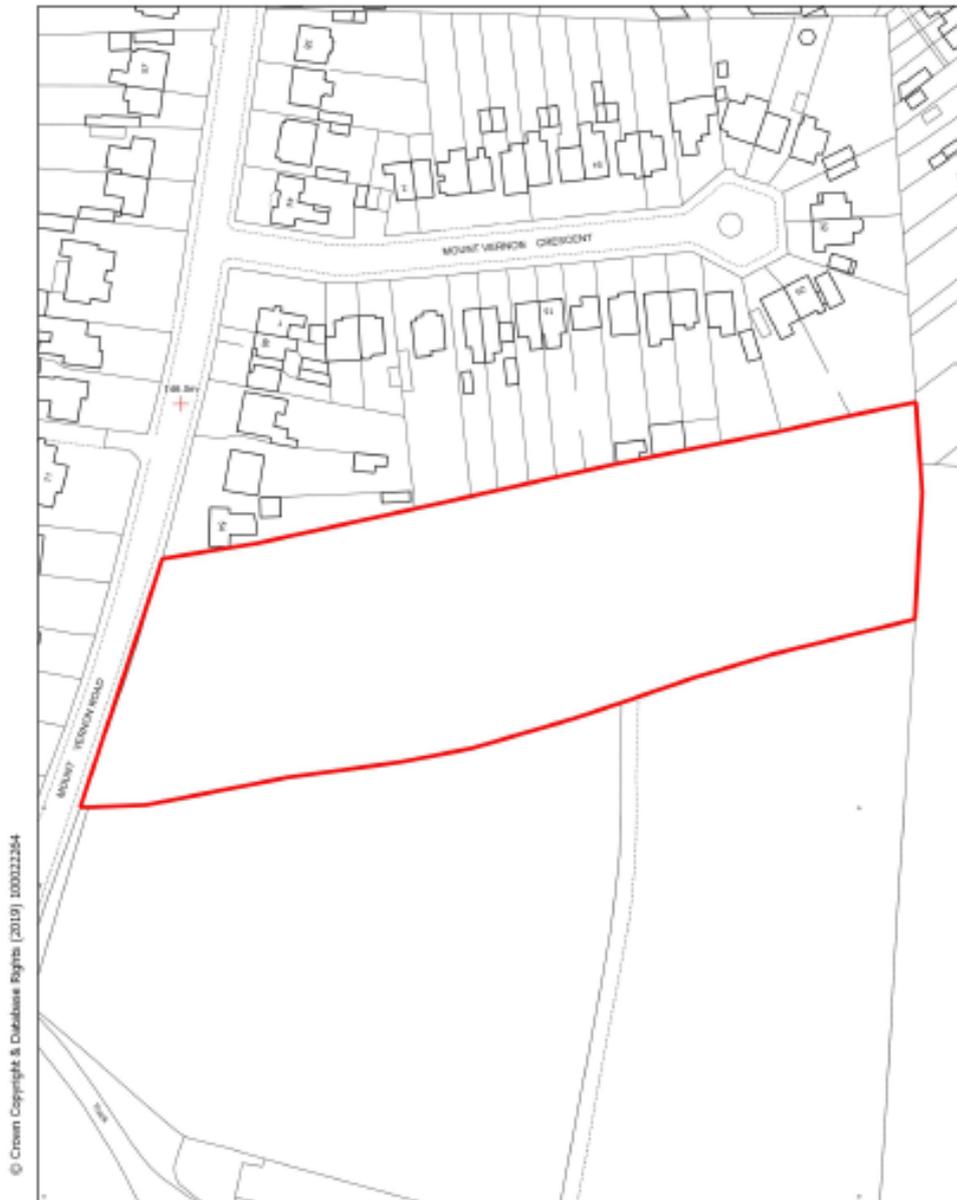
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.

23 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.

PA Reference:-

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