

Application reference number	2024/0696
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Application Type	Full
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Proposal Description:	Erection of 5no. residential dwellings with associated infrastructure and landscaping
Location:	Land at former Wombwell High School, Lundhill Road, Wombwell, Barnsley

Applicant	Premier Construction
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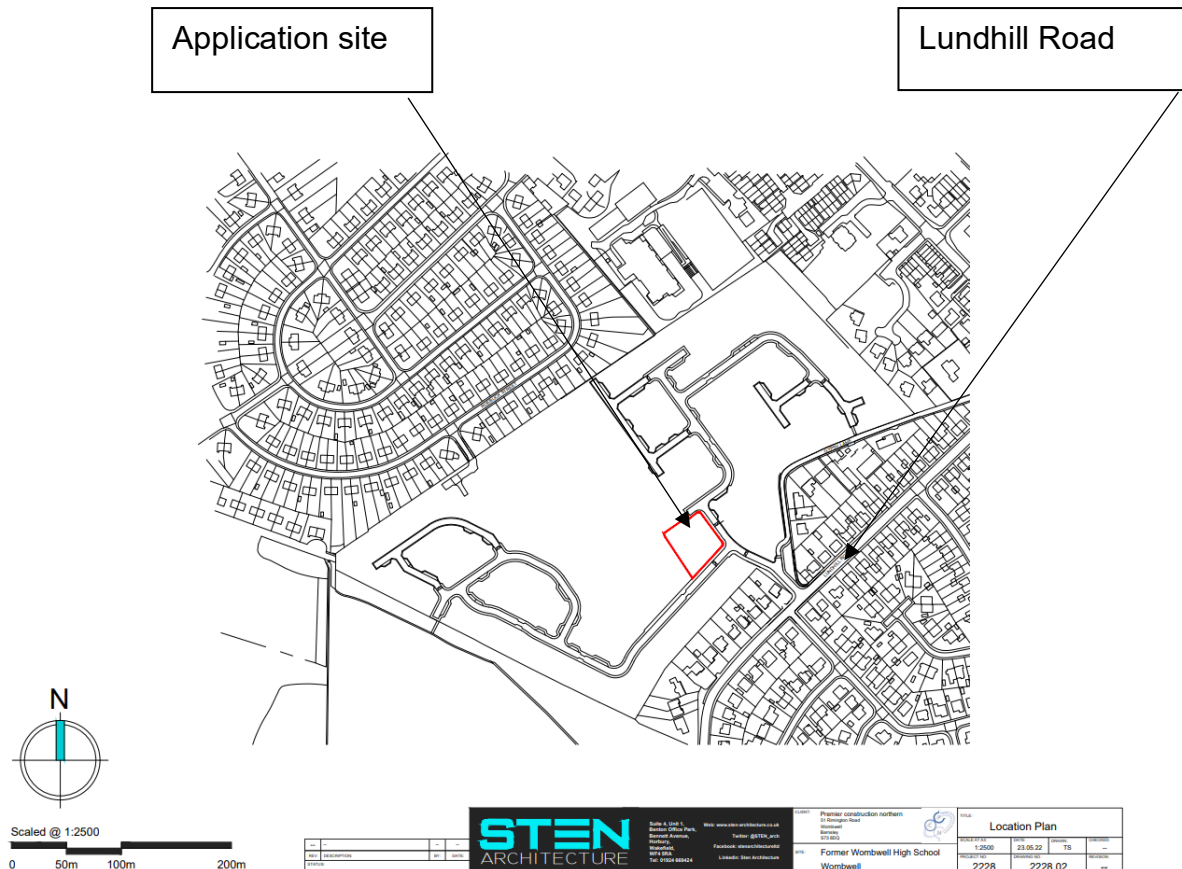
Number of Third Party Reps	0	Parish:	Wombwell
		Ward:	

SUMMARY

The proposal seeks full planning permission for the erection of 5no. residential dwellings with associated infrastructure and landscaping.

The report demonstrates that the proposal would not cause an unacceptable level of harm to neighbouring properties, the highway network, or the wider character of the area subject to suitably worded conditions.

Recommendation: **GRANT Planning Permission subject to conditions and Section 106 Agreement**



Site Description

The site extends to approximately 0.25 hectares and is located in the western part of Wombwell. The site comprises a central parcel of land within the former Wombwell High School site which is currently under construction by Miller Homes for the development of 235 dwellings. A parcel of remaining land to the west of the site is retained for a new primary school. The wider site is connected to Lundhill Road to the south and consists of a variety of house types including, two and single storey dwellings. The site is accessed by a new point of access along its southern boundary from Lundhill Road, which was approved as part of the residential development application for the wider site 2019/0089. Beyond the immediate boundaries, the wider area comprises residential development to the north, east and south, with open fields located to the south west.

The site slopes downwards and undulates from north to south and east to west. The site is not located within or close to any heritage assets and is within Flood Zone 1 (low risk of flooding) as shown on the Environment Agency's Flood Map for Planning.

The applicant has provided the following background information as part of the submission:-.

'Following the closure of the school, and subsequent demolition, a large proportion of land was sold by the Council's Estates team to the Applicant for residential development. As part of this sale that the Council retained 1.83ha of land under their own ownership for the delivery of a primary school.

In September 2012, a Prior Approval application (ref: 2012/1007) was submitted to the LPA

for the demolition of the former Wombwell High School, following its amalgamation with the also former Darfield Foulstone School to form Netherwood Academy. As a result of this, the buildings were redundant and were proposed to be demolished to make way for future development. Subsequently, Prior Approval was granted in January 2013 and the school was demolished shortly after by the Council.

The applicant then submitted a full planning application in 2019 (ref: 2019/0089) for the demolition of an existing bungalow and the development of 235 no. dwellings with formation of new access, car parking, landscaping and public open space. In accordance with the Local Plan designation for the site, an area of land within the wider site was earmarked for a new primary school and was originally located in the north west corner of the site on a plateau occupied by the former school buildings. This layout included the development of the current Application Site for housing development at that time. During the course of the application, the proposed layout was amended at the Council's request to position the school land. Full planning permission was granted on 30th April 2020. As part of this permission, a new access point was established from Lundhill Road following the demolition of an existing bungalow. Following the granting of planning permission, the Applicant sold the site on to Miller Homes, who are now in the process of building out the permitted scheme of circa 235no. homes.

The Application Site comprises a small parcel of land, 0.17ha in size, which has been retained by the Applicant following the sale of the wider site to Miller Homes. The development of the adjacent approved development is now underway for 235 dwellings which has left 2ha for the delivery of a primary school, in accordance with Policy MU6. The site forms a small part of the safeguarded land (8.5%), it is important to note that the Council sold the land to the Applicant in February 2022 for the delivery of residential development. In the event that the Council were unable to ascertain whether the adjacent development would threaten the viability of a primary school scheme, a larger area of land should have been retained. However, the Council sold most of the land to the Applicant and retained 1.83ha. In this respect, it can be reasonably assumed that the Council were thereby satisfied that the retained section of land (1.83ha) would be sufficient for any future proposals to deliver a primary school on the safeguarded land.'

Proposed Development

The application proposes the erection of 5no. residential dwellings with associated infrastructure and landscaping at land at former Wombwell High School, Lundhill Road, Wombwell, Barnsley.

The proposed scheme comprises 5 no. market dwellings split between the following mix:

- 2no. 1-bedroom semi detached bungalows;
- 3no. 4-bedroom two storey dwellings, each with a single or double garage

The layout has been arranged to respond to the approved streets forming part of the adjacent development. The proposed dwellings have been arranged to have their main elevations fronting the adjacent development. The dwellings have been designed to match the adjacent dwellings in terms of design, materials and fenestration. Vehicular access to the site will be through the newly established access point off Lundhill Road, which was approved as part of the adjacent development. Each dwelling will have private amenity green space to their rear and small front garden areas with driveways to the side.

The applicant has provided the following documents in support of the application:-

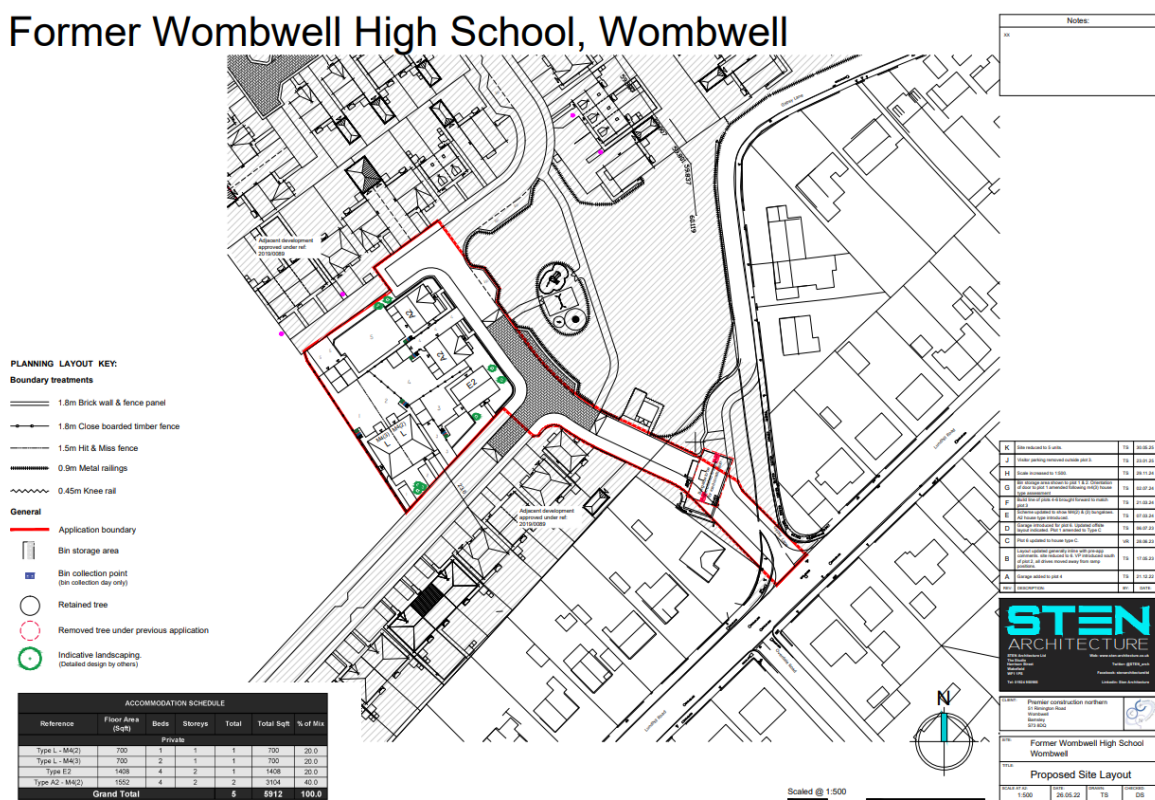
- Planning Statement
- Biodiversity Net Gain Assessment

- Biodiversity Metric
- Ecological Impact Assessment
- Air Quality Report
- Drainage Strategy
- Arboricultural Impact Assessment
- Highways Supporting Statement
- Design and Access Statement
- Ground Investigation Report

During the course of the application the following amendments have been made:-

- Reduction in the number of units from 6 to 5 and amendments to proposed visitor parking
- Response to Education Services

Former Wombwell High School, Wombwell



Proposed site layout



Scaled @ 1:100



House Type E2



CLIENT	Premier Construction Northern 51 Emington Road, Wombwell S73 8DG	PROJECT NO.	2228
DATE	1.10.20	DATE	28.06.23
SCALE	1:100	SCALE	1:100
TYPE	Former Wombwell High School Wombwell	TYPE	2228.E2.01
DESIGNED BY		CHECKED BY	
DRAWN BY		REVISIONS	



Scaled @ 1:100



House Type L



CLIENT	Premier Construction Northern 51 Emington Road, Wombwell S73 8DG	PROJECT NO.	2228
DATE	1.10.20	DATE	09.07.24
SCALE	1:100	SCALE	1:100
TYPE	Former Wombwell High School Wombwell	TYPE	2228.L.01
DESIGNED BY		CHECKED BY	
DRAWN BY		REVISIONS	



Scaled @ 1:100



Scale: 1:250
 51 Berrington Road, Wombwell
 Wombwell, South Yorkshire
 WF13 8DG
 Tel: 0114 2524242

Premier Construction Northern
 51 Berrington Road, Wombwell
 Wombwell
 WF13 8DG

NO.	DESCRIPTION	DATE	BY	CHECKED
1	Issue for Planning	07.03.24	TS	
2	Issue for Building Control	22.08.24	TS	

House Type A2 Former Wombwell High School, Wombwell



MATERIAL LAYOUT KEY

Facing materials



Roof Tile



Additional details

- Windows & Frames: White
- Rainwater goods: Black
- Doors: Black
- Service boxes: To match door colour
- Door canopy: White
- Garage doors: To match Front door.

Images above are for illustrative purposes only. specification of materials to be clarified through planning process

NO.	DESCRIPTION	DATE	BY	CHECKED
G	Issue for Planning Layout A	15	TS	04.04.24
F	Issue for Planning Layout B	15	TS	23.01.24
E	Issue for Planning Layout C	15	TS	18.07.24
D	Issue for Planning Layout D	15	TS	04.07.24
C	Issue for Planning Layout E	15	TS	24.06.24
B	Issue for Planning Layout F	15	TS	24.06.24
A	Issue for Planning Layout G	15	TS	21.02.24
1	Issue for Planning Layout H	15	TS	27.04.24



Scale: 1:250
 51 Berrington Road, Wombwell
 Wombwell, South Yorkshire
 WF13 8DG

Premier Construction Northern
 51 Berrington Road, Wombwell
 Wombwell
 WF13 8DG

NO.	DESCRIPTION	DATE	BY	CHECKED
1	Issue for Planning	26.05.22	TS	05.06.22



Facing Materials Plan

Former Wombwell High School, Wombwell

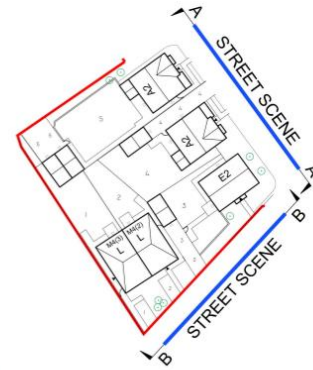


STREET SCENE A-A @ 1:100



STREET SCENE B-B @ 1:100

Levels shown on street Scenes are indicative.
Please refer to engineering details for further clarification.



F	Ground to Planning Level 5	75	20.26.20
E	Ground to Planning Level 4.5	76	20.27.20
D	Ground to Planning Level 4	75	05.27.24
C	Ground to Planning Level 3	76	06.27.24
B	Ground to Planning Level 2	76	20.28.23
A	Site level to ground	75	20.23.22
MS	Site level to MS	81	01.15

STEN ARCHITECTURE
 Planning, Architecture & Engineering
 Former Wombwell High School
 Wombwell

Client: Premier Construction Northern
 11 Millington Road
 Barnsley
 S70 1DD

Site: Former Wombwell High School
 Wombwell

Street Scenes

Scale	1:100	Date	20.06.23	VR	10/2023
Drawn	2228	2228 04 B	F		



Proposed Street Scenes

Former Wombwell High School, Wombwell



Storey heights plan key

- Single storey non dwelling
- 1 Storey dwelling
- 2 Storey dwelling
- 2.5 storey dwelling

Notes:

F	Ground to Planning Level 5	75	20.26.20
E	Ground to Planning Level 4.5	76	20.27.20
D	Ground to Planning Level 4	75	05.27.24
C	Ground to Planning Level 3	76	06.27.24
B	Ground to Planning Level 2	76	20.28.23
A	Site level to ground	75	20.23.22
MS	Site level to MS	81	01.15

STEN ARCHITECTURE
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 Former Wombwell High School
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 11 Millington Road
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Site: Former Wombwell High School
 Wombwell

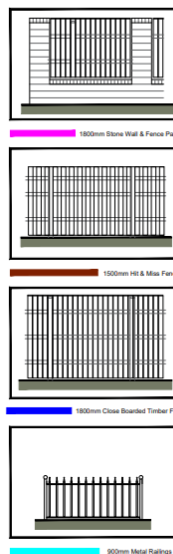
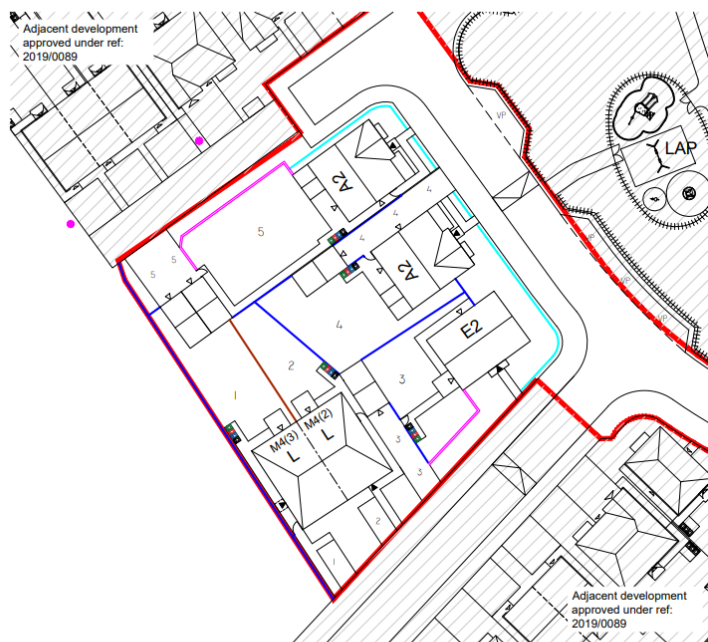
Storey Heights plan

Scale	1:250	Date	23.05.22	15	08
Drawn	2228	2228 17	F		



Storey Height Plan

Former Wombwell High School, Wombwell



Notes

F	Boundary Planning Panel 1	TS	22.06.22
E	Order gateway construction panel 1	TS	22.06.22
D	Boundary Planning Panel 2	TS	22.09.22
C	Boundary Planning Panel 3	TS	16.02.23
B	Boundary Planning Panel 4	TS	26.06.23
A	Change approval panel 1	TS	21.12.23
001	001	001	0000

STEN ARCHITECTURE
 100% Sustainable
 100% Digital
 100% Client Satisfaction

Practice construction number:
 23.05.22
 22298

Former Wombwell High School
 Wombwell

Scale of plan:
 1:250

Boundary treatment plan

22298 22298.06 TS 08



Scaled @ 1:250

Proposed Boundary Treatment Plan

Relevant Site History

Application Reference	Application description	Status
2012/1007	Demolition of Wombwell High School (Prior Notification)	PN Granted
2019/0089	Demolition of existing bungalow and the development of 235 no. dwellings with formation of new access, car parking, landscaping and public open space.	Approved (Subject to Legal Agreement)
2022/0608	Variation of conditions 2, 6, 20 and 22 of application 2019/0089	Approved
2023/0523	Variation of condition 20 (landscaping) of application 2022/0608	Approved



2019/0089 – Approved site layout



Approved site layout 2022/0608

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan

Site Allocation: MU6 - Mixed-use development

Policy MU6 states that the site is allocated for mixed-use development comprising an indicative number of dwellings proposed for the site of 250 and 2ha. of land for the delivery of a primary school.

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 6% of new homes to be built in Cudworth.

H4 'Residential Development on Small Non-allocated Sites' will be allowed where the proposal complies with other relevant policies in the Plan.

H6 'Housing Mix and Efficient Use of Land'

T3 'New Development and Sustainable Travel'.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

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

GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development.

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
- Trees and Hedgerows
- Biodiversity and Geodiversity
- Affordable Housing
- Financial Contributions for Education Provision
- Sustainable Travel

Other

South Yorkshire Residential Design Guide

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

2. Achieving sustainable development
4. Decision-making

5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Relevant Consultations:

Affordable Housing – The whole site would be subject to a 5% affordable Housing ask as per the previous approval, which would require 12 affordable units which is provided on the larger site

Education – No objections and no education contribution would be required based on pupil forecasts and places

Biodiversity - No objections subject to conditions

Highways DC – No objections to amended plans subject to conditions

Drainage – No objections subject to conditions

Yorkshire Water – No objections subject to conditions

Pollution control – No objections subject to conditions

Forestry Officer – No objections subject to conditions

South Yorkshire Mining Advisory Service – No objections

Ward Councillors – Ward Members have commented on the application with concerns regarding the loss of the site for the proposed school

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was placed nearby. No comments have been received as a result.

Assessment

The main issues for consideration are as follows:

- The acceptability of residential development
- The impact on the character of the area
- The impact on the amenity of residential properties
- The impact on the highway network and highways standards
- The impact on the existing trees
- The impact on the ecology and geology of the site
- Flooding, Drainage and Pollution Control issues
- Financial contributions

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

The acceptability of residential development

The Local Plan sets out that the Principle Town of Wombwell is intended to be a focus for housing growth. In this regard, the wider site is allocated within the Local Plan for mixed-use development under Policy MU6, which sets out that an indicative 250 no. dwellings should be delivered on the site whilst 2ha of land is retained for the delivery of a primary school. The site comprises a small parcel of land, 0.17ha in size, which has been retained by the applicant following the sale of the wider site to Miller Homes. The development of the adjacent approved development is now underway for 235 dwellings which has left 2ha for the delivery of a primary school, in accordance with Policy MU6.

The application site forms a small part of the 2ha area of land set aside for the proposed school (8.5%). The Council sold the land to the applicant in February 2022 and retained 1.83ha of the land. Education Services have been consulted and have no objections to the proposal and therefore they consider that there is sufficient land for any future proposals to deliver a primary school. The proposal would not sterilise or prevent access to the land set aside for the proposed school and sufficient land is maintained. Given the site is situated within a residential development which is currently under construction, the proposed use is compatible with the sites allocation and given the above, there is no in principle objection to the proposed development subject to an assessment of it against the wider policies in the Local Plan, undertaken below.

The impact on the character of the area

The application proposes the erection of 5no. residential dwellings. The proposed scheme comprises, 2no. 1-bedroom semi detached bungalows and 3no. 4-bedroom two storey dwellings, each with a single or double garage

The layout has been arranged to respond to the approved streets forming part of the adjacent development. In this regard, the dwellings have been arranged to have their main elevations fronting the adjacent development. The dwellings have been designed to match the adjacent dwellings in terms of design, materials and fenestration. Vehicular access to the site will be through the newly established access point off Lundhill Road, which was approved as part of the adjacent development. Each dwelling will have private amenity green space to their rear and small front garden areas with driveways to the side.

In terms of scale, there is a mix of ridge heights including two and single storey. The materials proposed are reconstituted stone, whilst the roofing would be dark grey concrete roof tiles to match the adjacent dwellings. In terms of the detailing, white fenestration to the windows and doors with stone sills and lintels is proposed with corresponding white door canopies. These features will be contrasted by black doors on both the dwellings and garages, with service boxes and rainwater goods also proposed to be black. Once constructed, the proposal would appear as part of the wider housing scheme.

Subject to conditions regarding the landscaping to be finally agreed, there are no objections in terms of the impact upon the character of the area and visual amenity in accordance with Local Plan Policy D1.

The impact on residential amenity

Given the proximity of the site to the existing residential dwellings, the proposal has been designed to adhere to the separation distances and spacing standards set out in the SPD. Therefore there should be no significant overlooking or overshadowing of the adjacent or proposed dwellings.

In terms of the amenity standards for proposed residents, the proposed dwellings have been designed with sufficient internal space standards as set out in the South Yorkshire Residential Design Guide and as such a good standard of internal amenity will be achieved. All habitable rooms of the development are served by a window which would ensure adequate light would enter the property and future occupants would have a good outlook.

In terms of external amenity, the proposed site plan demonstrates there will be sufficient amenity space to serve the proposed dwellings. The proposal is acceptable in residential amenity terms and complies with Local Plan Policy D1.

The impact on the highway network and highways standards

The plans have been amended at the request of the Highways Officer and includes a visitor parking space. The additional units should not cause any significant impact to the Highway network. The dwellings all have adequate parking provision in accordance with the Parking SPD. Highways have no objection to the proposal subject to conditions and the proposal is therefore acceptable when measured against policy T4 of the Local Plan.

The impact on the existing trees

An Arboricultural Report has been submitted with the application. The Tree Officer has been consulted as part of the application and states that the trees highlighted for removal are not of sufficient quality to insist on their retention. Full details of landscaping for each plot should be conditioned to ensure that the landscaping is continued throughout the development as a whole.

The impact on Geodiversity and Biodiversity

A Biodiversity Net Gain Assessment, Biodiversity Metric and an Ecological Impact Assessment has been submitted with the application. The Council's ecologist has been consulted and has no concerns with the contents of the Ecological Impact Assessment submitted and recommended a planning condition to secure precautionary working measures and recommendations to benefit biodiversity.

Biodiversity Net Gain (BNG) documents were also submitted setting out the baseline value of the proposals site and that the development would cause a loss in habitat units. The BNG Assessment report detailed that the BNG requirements of the site would be met through off-site compensation, and it was agreed that this should be set out when submitted the Biodiversity Gain Plan at the discharge of condition stage.

The proposed site layout plan indicates that there will be no significant habitats created on site and therefore it is considered unnecessary that a Habitat Management and Monitoring Plan is conditioned as part of the proposals.

Subject to the above, the proposal is considered acceptable when measured against policy BIO1 of the Local Plan.

Flooding, Drainage and Pollution Control issues

The site is not in an area at high risk of flooding and the drainage officer has confirmed that drainage can be dealt with via conditions. Yorkshire Water have no objections subject to condition.

The Pollution Control team have not raised any significant concerns with regard to noise issues, subject to conditions. Given the above, the proposal is therefore acceptable when measured against policies POLL1 of the Local Plan.

Planning Obligations

Paragraph 55 of the NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 57 states that planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

These are the statutory tests as set out in the Community Infrastructure Levy Regulations 2010.

As the site forms part of an allocated mixed use site MU6, and whilst the submitted scheme falls under the usual thresholds, in order for the scheme to provide a comprehensive development in compliance with the Supplementary Planning Documents, it is necessary to assess the S106 contributions required, as a percentage of the overall larger mixed use housing site of 325 units. This application is therefore to be assessed as piecemeal development linked to a previous approval for the adjacent site – 2019/0089.

Affordable Housing

This assessment is based on the addition of 5 further units to the wider housing site of 235 units. The Affordable Housing policy states that 10% affordable housing should be provided for qualifying developments in Wombwell. A 5% Affordable Housing contribution was agreed for the adjacent site, equivalent to 12 units of affordable housing. The addition of 5 units would not increase the affordable housing ask on the site, therefore no contribution is required.

Sustainable Travel

Local Plan Policy T3 requires financial contributions towards Improvements to sustainable travel, where levels of accessibility through public transport, cycling and walking are unacceptable. In accordance with the adopted Sustainable Travel SPD, there is a requirement for the applicant to provide a contribution towards sustainable transport and active travel measures. The formula within the SPD should be used to calculate the contribution and given the site is set within the AIZ (Accessibility Improvement Zone) a 25% reduction is allowed. EV charging points will be required through Building Control and cycle storage shall be provided.

5 units x daily person trip rate (10) x £ per trip (100) x 25% reduction = Contribution of £3750

Green Space

Contribution towards off site open space based on the in accordance with the figures in Appendix 2 of the SPD the total off-site contribution for this application would be £4851.02 which is calculated as follows:

1 bed dwellings x 2 x £693.01 = £1386.02
4 bed dwellings x 3 x £1155.00 = £3465.00

Education

The Education Officer has stated that no education contribution would be required based on pupil forecasts and places.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2023) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location on a site suitable for residential development in the Local Plan and this weighs considerably in favour of the application. The proposed development will deliver 5 units in a Principle Town where there is good access to a range of amenities and public transport, it is therefore sustainable development. In addition to the above, the proposal would not sterilise or prevent access to the land set aside for the proposed school and sufficient land is maintained.

The proposal is therefore, on balance, recommended for approval subject to a Section 106 Agreement and the proposed heads of terms are outlined below.

RECCOMENDATION

Approve subject to conditions

MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW AND FOLLOWING THE COMPLETION OF AN AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 IN RELATION TO THE FOLLOWING MATTERS AND THE HEAD OF PLANNING BE AUTHORISED TO ISSUE THE PLANNING PERMISSION UPON COMPLETION OF THE LEGAL AGREEMENT:

- A) Sustainable Travel Contribution of £3750
- B) Green Space Contribution towards off site open space of £4851.02

CONDITIONS/REASONS

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 amended plans (Nos Planning Statement, Biodiversity Net Gain Assessment,

Biodiversity Metric, Ecological Impact Assessment, Air Quality Report, Drainage Strategy, Arboricultural Impact Assessment, Highways Supporting Statement, Design and Access Statement, Ground Investigation Report, 2228.06 Rev F, 2228.01 Rev K, 2228.02, 2228.03 Rev G, 2228.12 Rev F, 2228.04.B Rev F, 2228.TA.02, 2228.L.01, 2228.SD.01, 2228.SD.02, 2228.E2.01, 2228.G.01, 2228.G.03, 2228.13 Rev F, 2228.B.01 Rev A) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. Upon commencement of development, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

4. All in curtilage planting, seeding or turfing 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'.

5. The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application.

Reason: In the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990.

6. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance with the approved Biodiversity Gain Plan has been submitted to and approved by the Local Planning Authority. The HMMP shall include:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, and approved in writing by, the local planning authority.
- f) A timetable for implementation and completion of creation and enhancement works.
- g) Notice in writing shall be given to the Council within 10 working days of the implementation of the HMMP

h) Notice in writing shall be given within 10 working days of the completion of the habitat creation and enhancement works as set out in the HMMP and a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

i) Thereafter the created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP] for a period of 30 years following the completion of the development.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Local Plan Policy BIO1 and Schedule 7A of the Town and Country Planning Act 1990

7. Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Biodiversity Mitigation Scheme has been submitted to and approved in writing by the local planning authority. This will set out any precautionary measures to be adopted on site during construction, such as protection of retained features and reasonable avoidance measures for protected and priority species. Incorporation of features on-site such as integral bat and bird boxes on proposed buildings, hedgehog access points within proposed fencing, etc. should also be detailed.

Reason: In the interests of Biodiversity in accordance with Local Plan Policy BIO1.

8. No development shall take place unless and until full foul and 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 the proper drainage of the area in accordance with Local Plan Policy POLL1.

9. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

Reason: To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network in accordance with Local Plan Policy POLL1.

10. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced in a bound, solid material and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety in accordance with Local Plan Policy T4.

11. Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

12. 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, residential amenity and visual amenity and in accordance with Local Plan Policy T4 New Development and Transport Safety and Local Plan Policy D1.

INFORMATIVES

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.