



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/0775
<b>Proposal</b>	Development of 4 residential dwellings, landscaping and associated infrastructure
<b>Address</b>	Land east of Bank View, Bower Hill Road, Oxspring, Sheffield, S36 8YA
<b>Date of Consultation Reply</b>	18/12/2025
<b>Consultee</b>	Highways Development Control

### Consultation Assessment and Justification

Following on from my previous response, and the subsequent response from AMA, whilst I note the concerns in relation to the existing tree and the impacts that footway construction may have, that is not my primary concern and I would rather that the provision of a pedestrian connection to the south of this site is prioritised over the retention of the existing tree, however I am mindful that this may not be the case for the tree officer, should they have been consulted and appreciate that a balanced view will need to be taken from a planning point of view. That being said, there is no expectation for the footway to extend along the entirety of Bower Hill to the junction with Sheffield Road, and I would be happy with a short section of footway which could potentially avoid affecting the existing Tree, providing a satisfactory crossing point can be constructed, which would provide a much needed connection to the south.

With regards to the concerns raised in relation to potential on street parking for existing residents, I can see that a number of the properties that are referred to actually have rear parking which alleviates this concern somewhat. Furthermore, it is not unusual to have a pedestrian crossing on roads with no parking restrictions.

Should it become apparent during the detailed engineering stages that this southern connection cannot be implemented, then I would suggest that improvements are continued to the northern side of the development with dropped kerbs and tactile paving added to the existing provision as shown below.



As such, I have reworded the condition in relation to offsite highway works to remove the specific requirement of the southern provision but to ensure that some provision is provided.

I trust this is satisfactory, however, please do not hesitate to contact me if needed.

Kind regards,

Many Thanks

Sarah Sharp  
Senior Engineer

**NO OBJECTION\***

**Defer for amends/further  
information\***

**OBJECT\***

**Consultation Suggested Conditions:**

Notwithstanding the details indicated on the submitted drawings, no works shall commence on site until a detailed scheme for off-site highway works has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include provision for safe pedestrian crossing facilities, which may comprise a footway and crossing point along the site frontage, or, where this is not feasible, the provision of dropped kerbs and tactile paving at an alternative location agreed with the Local Planning Authority, to ensure safe pedestrian access to and from the development.

Reason: To ensure that appropriate highway works are designed and implemented in the interest of pedestrian and highway safety.

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.



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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.

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.

Prior to the commencement of any development involving offsite highway works, a Stage 1 Road Safety Audit shall be submitted to and approved in writing by the Local Planning Authority. The audit shall be carried out in accordance with the requirements of DMRB, GG119 – Road Safety Audit.

Subsequent Road Safety Audits (Stages 2, 3, and 4) shall be undertaken at the appropriate stages of design and construction, in accordance with GG119. The brief of each audit shall be submitted to the Local Planning Authority for approval prior to the audit being undertaken. All recommendations arising from each stage of the Road Safety Audit shall be addressed through a Response Report and Audit Team Statement to be agreed by the local Highway Authority as Overseeing Organisation, and any agreed mitigation measures shall be implemented in full.

Reason in the interests of Highway safety in accordance with Local Plan Policy T4.

## **Consultation Informative(s)**

The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking this work you must enter into a highway agreement with the Council under S278 of the Highways Act, 1980, specifying the extent of works, the works, and the terms and conditions under which these are carried out. Fees are payable for the drafting of the agreement, approval of the highway details and inspection of the works. For more information or to apply, please contact Highways Development Control at email [HighwaysDC@barnsley.gov.uk](mailto:HighwaysDC@barnsley.gov.uk) or call to 01226 773555.

Fees associated with the required condition survey together with any necessary remedial works and any relevant s278 agreement are to be borne by the developer. The applicant should make contact with Highways Development Control, Tel. 01226 772033/772170. Email. [HighwaysDC@barnsley.gov.uk](mailto:HighwaysDC@barnsley.gov.uk) for further information prior to commencement.

The development hereby approved is subject to Independent Road Safety Audits to be carried out in accordance with the requirements of the Local Highway Authority and Design Manual for Roads & Bridges GG119 Road Safety Audits. All relevant technical information is to be



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made available to the Road Safety Audit team. Audit briefs are to be approved by the Local Highway Authority prior to the relevant audit being undertaken.

**Planning Obligations required**