**Draft Conditions**

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| **Site:** | **Land north of Hemingfield Road, Hemingfield, Barnsley** |
| **Date:** | **5 June 2025** |
| **Project number:** | **P23-1714** |
| **Reference:** | **PINS Ref: APP/R4408/W/25/3359917 LPA Ref: 2024/0122** |

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| Conditions | Comments |
| **Reserved Matters** | |
| 1) The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:  (a) the layout of the proposed development.  (b) scale of building(s)  (c) the design and external appearance of the proposed development**.**  (d) landscaping  The submission of Reserved Matters applications pursuant to this outline planning permission shall be carried out in broad accordance with the approved Parameters Plan Ref: 2344.PP.01 Rev A.  **Reason:** In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations. | Agreed |
| 2) Applications for approval of the matters reserved in Condition No. 1 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development, hereby permitted, shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.  **Reason:** In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990. | Agreed |
| 3) Any application for the approval of reserved matters in respect of layout shall include:  a) Detailed drawings to scale showing a continuation of the road/s providing vehicular and pedestrian access within the site shown indicatively on Parameter Plan reference 2344.PP.01 Rev A dated December 2023 from the approved vehicular and pedestrian access into the site (in accordance with Plan reference 23/160/SKH/007 Rev E) up to the eastern site boundary of the site;  b) The Detailed drawings shall include details of levels, dimensions and materials of the road /s and footway/s and timing for their construction  The development shall be carried out in accordance with the approved details.  **Reason:** In order to provide vehicular and pedestrian connectivity within the site up to the eastern boundary of the site adjoining the remaining safeguarded land SL6 designation. | Agreed |
| 4) The development, hereby permitted, shall be carried out in accordance with the following approved plans:   * Site Location Plan 2344.03 Rev A * Proposed Access Arrangements (RTGI Junction) 23/160/SKH/007 Rev E   **Reason:** To ensure that the development is well designed and in accordance with Policy GD1 General Development | Agreed |
| **Highways / Transport Conditions** | |
| 5) Vehicular and Pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access.  **Reason:** In the interests of the safety of persons using the access and users of the highway in accordance with Local Plan Policy T4 New Development and Transport Safety. | Agreed. |
| 6) Prior to the first occupation of the development hereby permitted, visibility splays shall be provided in full accordance with the details shown on approved plan Proposed Access Arrangements (RTGI Junction) 23/160/SKH/007 Rev E. The splays shall thereafter be maintained at all times free from obstructions exceeding 1m above the level of the adjacent carriageway.  **Reason:** In the interest of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety. | Agreed |
| 7) Pedestrian visibility splays having dimensions of 2m x 2m shall be safeguarded at driveway entrances/exits. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 1m 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. | Agreed |
| 8) Following the construction of the new access in accordance with approved plan Proposed Access Arrangements (RTGI Junction) 23/160/SKH/007 Rev E the existing vehicular accesses to the site will be closed.  **Reason:** In the interests of highway safety, in accordance with Local Plan policy T4 – New Development and Transport Safety. | Agreed |
| 9) 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 statement shall include but not be restricted to:  i. Site working hours and delivery hours which should avoid peak hours  ii. The parking of vehicles of site operatives and visitors  iii. Any temporary access to the site  iv. Loading and unloading of plant and materials  v. Storage of plant and materials used in constructing the development  vi. Arrangements to receive abnormal loads or unusually large vehicles  vii. Methods of communicating the Construction Management Plan to the workforce, visitors and neighbouring residents and businesses  viii. Measures to prevent mud/debris being deposited on the public highway.  The submitted and hereby approved Construction Traffic Management Plan (CTMP) shall be adhered to throughout the construction period.  **Reason:** In the interests of highway safety, in accordance with Local Plan Policy T4 New development and Transport Safety. | Agreed |
| 10) Notwithstanding the noise mitigation measures described in report ‘Noise Impact Assessment’ produced by Environmental Noise Solutions Ltd dated 7 February 2024, ref: NIA-11108-24-11392-v4 Hemingfield Road, an updated noise mitigation report, taking into account the proposed location of the dwellings, shall be submitted at reserved matters stage. Thereafter the development shall proceed in accordance with the approved details.  **Reason:** To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1 | Agreed |
| 11) No development shall be commenced until full engineering, drainage, street lighting and constructional 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 unless otherwise agreed in writing with the LPA.  **Reason:** To ensure that the internal streets are planned and approved in good time to a satisfactory standard for use by the public in the interests of highway safety. | Agreed |
| 12) Detailed plans shall accompany the reserved matters application(s) which indicate existing ground levels, finished floor levels of all dwellings and associated structures, road levels and any proposed alterations to ground levels. Thereafter the development shall proceed in accordance with the approved details.  **Reason:** To enable the impact arising from need for any changes in level to be assessed in accordance with LP Policies GD1 - General Development and D1 – High Quality Design and Placemaking. | Agreed |
| 13) Prior to first occupation of the site a detailed site specific Travel Plan shall be submitted to and approved by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the details that have been approved.  **Reason:** To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment in accordance with LP Policy T3 New Development and Sustainable Travel | Agreed |
| **Environment / Biodiversity** | |
| 14) 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, in respect of those trees to be retained, have been submitted to and approved in writing by the Local Planning Authority:  • Arboricultural impact assessment  • Tree protective barrier details  • Tree protection plan  • Arboricultural method statement  **Reason:** To ensure the continued wellbeing of the trees in the interests of the appearance and biodiversity of the area in accordance with LP Policies D1 High Quality Design and Placemaking and BIO1 Biodiversity and Geodiversity. | Agreed |
| 15) The landscaping reserved matters pursuant to Condition No 1 above shall include details of footpaths and cycleways, amenity greenspace and an equipped children’s play area (to the Locally Equipped Area of Play (LEAP) specification outlined in the Supplementary Planning Document: Open Space Provision on New Housing Developments adopted May 2019) along with an implementation and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas for a minimum of 5 years. The scheme shall be implemented and managed in accordance with the approved details. | Agreed |
| 16) A Habitat Management and Monitoring Plan (HMMP) completed by a qualified ecologist and detailing management to be carried out for a minimum period of 30 years from the date of implementation of the approved biodiversity enhancement scheme will be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The HMMP should follow the template HMMP provided by Natural England and include information on the following;  (a) Project information, funding and evidence of legal agreements securing the management and monitoring of the approved biodiversity enhancements  (b) Summary of Habitat Proposal and Plans, site boundary map, site context map  (c) Phasing Strategy – if relevant  (d) Roles & Responsibilities   1. Land use summary, site context photographs, site baseline and environmental information checklist 2. Management plan aims and objectives, design principles informed by baseline information   (e) Habitat and condition targets, habitat retention and protection measures map  (f) Creation, enhancement and management targets and prescriptions  (g) Risk register and remedial measures  (h) Monitoring plan for reporting to the Council project progress in years 1,3,5,10,15, 20, and 30 from the date of implementation and adaptive management.  The HMMP shall be implemented in accordance with the approved scheme.  **Reason:** In the interests of Biodiversity and in accordance with Local Plan Policy BIO 1 and SPD Biodiversity and Geodiversity. | Agreed |
| 17) Notwithstanding the submitted details, prior to first occupation of the site, details of external/internal lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall be reviewed and produced by a suitably qualified ecologist and clearly demonstrate that lighting will not adversely impact wildlife using key corridors, foraging and commuting features and roosting sites. The details shall include, but are not limited to, the following:   * Identification of areas/features on site that are particularly sensitive e.g. breeding, resting, foraging and commuting sites; * A drawing showing dark corridors and buffer areas.   A report and drawings showing how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent species using their territory or having access to breeding sites/resting places, this should include;  ▪ Technical descriptions, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;  ▪ A description of the luminosity of lights and their light colour;  ▪ A drawing(s) showing the location and where appropriate the elevation and height of the light fixings;  ▪ Methods to control lighting control (e.g. timer operation, Passive Infrared Sensors (PIR)); and  ▪ Lighting contour plans, both horizontal and vertical where appropriate, taking into account hard and soft landscaping.  All external/internal lighting shall be installed in accordance with the specifications and locations set out in the approved details. They shall be maintained thereafter in accordance with these details.  **Reason:** in the interests of Biodiversity and in accordance with Local Plan Policy BIO 1 and SPD Biodiversity and Geodiversity. | Agreed |
| 18) Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B shall include, but not necessarily be limited to, the following:   * Risk assessment of potentially damaging construction activities; * Identification of ‘biodiversity protection zones’; * Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements); * The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset); * Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; * The times during construction when specialists ecologists need to be present on site to oversee works; * Responsible persons and lines of communication; * The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s);   **Reason:** in the interests of Biodiversity and in accordance with Local Plan Policy BIO 1 and SPD Biodiversity and Geodiversity. | Agreed |
| 19) The development shall be carried out in accordance with the following additional biodiversity mitigation and enhancement measures, for which a scheme shall be submitted to and approved in writing by the Local Planning Authority, prior to the first occupation of the development herby permitted. The scheme will include the measures listed below and shall be implemented in full, prior to the first occupation of each dwelling, the features shall thereafter be permanently retained.   * Integrated bat, swallow and swift boxes/bricks or other suitable mitigation shall be installed in suitable locations within 50% of the dwellings on site; and * Hedgehog highways to be installed in all boundary fencing, including fences between dwellings. The hedgehog highways will be signposted to prevent residents blocking the gaps.   **Reason:** in the interests of Biodiversity and in accordance with Local Plan Policy BIO 1 and SPD Biodiversity and Geodiversity. | Agreed |
| **Drainage** | |
| 20) No development shall take place unless and until  (a) 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.  (b) porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways and  (c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways are all approved in writing by the Local Planning Authority.  **Reason:** To ensure the proper drainage of the area in accordance with Local Plan Policies GD1 - General Development and UT2 - Utilities Safeguarding. | Agreed |
| 21) No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.  **Reason:** To ensure that no foul water discharges take place until proper provision has been made for their disposal in accordance with Local Plan Policies GD1 - General Development and UT2 - Utilities Safeguarding. | Agreed. |
| 22) No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre line of the public sewer i.e. a protected strip width of 6 metres, that crosses the site. Furthermore, no construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.  **Reason:** In the interest of public health and maintaining the public sewer network in accordance with Local Plan Policies GD1 - General Development and UT2 - Utilities Safeguarding. | Agreed |
| 23) No new tree planting, shall be permitted over or within 5.0 (five) metres either side of the centre line of the sewer(s), which cross the site.  **Reason:** In order to protect the structural integrity of the pipe from tree root infestation in accordance with Local Plan Policies GD1 - General Development and UT2 - Utilities Safeguarding. | Agreed |
| **Archaeology** | |
| 24) Prior to the submission of any reserved matters application, an archaeological evaluation of the application area will be undertaken in accordance with a written scheme of investigation that has been submitted to and approved in writing by the local planning authority. Drawing upon the results of this investigation stage, a mitigation strategy for any further archaeological works will be approved in writing with the local planning authority and then implemented as approved.  **Reason:** To ensure that the site is archaeologically evaluated in accordance with an approved scheme and that sufficient information on any archaeological remains exists to help determine any reserved matters and to comply with Barnsley Local Plan Policy HE6 – Archaeology. | Agreed |
| **Ground Investigation** | |
| 25) No development shall commence until:  a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;  b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.  **Reason:** In the interests of Land stability in accordance with Local Plan Policy POLL1. | Agreed |
| 26) Prior to the occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.  **Reason:** In the interests of Land stability in accordance with Local Plan Policy POLL1. | Agreed |
| **Construction / Management** | |
| 27) 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 LP Policy Poll1 - Pollution Control and Protection. | Agreed |
| 28) No building hereby permitted shall be occupied until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths and landscaped areas not put forward for adoption as maintainable at public expense within the site have been submitted to and approved in writing by the LPA. On occupation of the first dwelling within the site, the streets shall be maintained in accordance with the approved management and maintenance details.  Reason: To ensure that all private streets and landscaped areas are appropriately managed and maintained to ensure the safety of all users in accordance with Local Plan Policy T4 | Agreed |