

Proposed Residential Development at Land North of Keresforth Road, Dodworth



JG-D has been instructed by Earlsedge Developments Ltd to make a Discharge of Conditions application for a proposed residential development of 5 dwellings at land north of Keresforth Road, Dodworth.

The application site is a 0.45h sloping private field located approximately 3km to the South-West of Barnsley alongside the M1 motorway with woodland to two sides, residential properties to the West and the junction of Keresforth Road, Keresforth Hill Road and Gilroyd Lane to the South. It is currently open grassland which has historically been used for grazing and forms part of a belt of agricultural land which bounds the Motorway, separating Dodworth from Barnsley. The adjoining woodland continues across and along Keresforth Hill Road as Needle Eye Wood, with pockets of residential development including the gated community at Needlewood and the adjacent housing cluster grouped around Keresforth Road Farm and the former Church and School of St Thomas's Mission.

The original Outline permission (2018/0665) was approved in November 2018, the subsequent Reserved Matters application (2021/0958) in November 2021. Both Approvals were granted with conditions as detailed within the accompanying matrix.

The applicant is ready to commence works on site and is therefore seeking to discharge the pre-commencement conditions:

2018/0665_7: Foul and surface water drainage details

Haigh Huddleston have prepared a drainage scheme including final connection to the existing sewer/ borehole soakaways. The proposals have been discussed at length with Barnsley MBC, Highways Agency and Yorkshire Water to agree a mutually satisfactory solution which it is understood has been agreed in principle.

2018/0665_8: Arboricultural proposals

An arboricultural method statement to BS 5837:2012 prepared by AWA tree consultants is included to suite with the existing tree information provided at Outline and Reserved Matters stages. The majority of the trees are outside the application site and it is opined that the development can be undertaken with minimal impact on the existing trees.

2018/0665_12: Ground Investigation

Intrusive site testing was undertaken in June 2021 under the supervision of Haigh Huddleston to assess the potential for contamination and underground mining. Subsequent gas monitoring found no flow although basic radon protection measures were recommended.