

PRE-APPLICATION CONSULTATION STATEMENT

MONCKTON DEVELOPMENTS LTD

FORMER MONCKTON COKE & CHEMICAL WORKS LUND HILL LANE, ROYSTON, S71 4BD

Date: 06/08/2020

Pegasus Reference: RD | P19-1085 | R002v2

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1. INTRODUCTION

- 1.1 This Pre-application Consultation Statement has been produced by Pegasus Group on behalf of Monckton Developments Limited to support a planning application at the former Monckton Coke & Chemical works. The description of the proposed development is:

Hybrid planning application seeking full planning permission for remediation and means of access, along with outline planning permission (with all matters reserved except access) for redevelopment of the site to include up to 500 residential units (C3), up to 400 sqm for A1-A5 use, along with ancillary parking, amenity, and all other associated public, semi public and private realm, soft/hard landscaping, infrastructure and highways works, access and a new internal road network connecting with the existing road network.

Community Engagement

- 1.2 The National Planning Policy Framework (NPPF) encourages developers before submitting a planning application to engage with the local community, where they think it would be beneficial. Also, Planning Practice Guidance encourages pre-application engagement with the community where it will add value to the process and the outcome. At a local level, Barnsley Council's Statement of Community Involvement encourages applicants to involve the community in developments which are considered to have an impact on the community.

Pre-application Discussions

- 1.3 The NPPF also says that whilst developers are not required to engage in pre-application discussions, they should be encouraged to take-up the pre-application services offered by the local planning authority.

Pre-Application Consultation Statement

- 1.4 This Pre-application Consultation Statement:
- Describes the community consultations that have been undertaken prior to submission of the planning application;
 - Provides details of the pre-application discussions that have been held with the Council; and,
 - Provides a summary of how the planning application responds to the comments raised during the community consultation and pre-application discussions.

2. COMMUNITY ENGAGEMENT

- 2.1 Consultation with the local community was undertaken in 2016 on behalf of the previous Site owners for the redevelopment of the Site for residential use. Two public consultation events were undertaken, one at Royston Library and one at Havercroft & Ryhill Community Learning Centre. The events were advertised via a leaflet drop to properties located close to the Site, and an advert in the local paper. A copy of the leaflet is provided at **Appendix 1**, which shows the proposed development that was consulted upon. The event at Royston Library was attended by 32 people and the event at Havercroft & Ryhill Community Learning Centre was attended by 7 people.
- 2.2 The event gave members of the public an opportunity to view, discuss and give feedback on the proposal to redevelop the Site. Eleven feedback forms were received to the consultation events. Comments were:
- Too many homes to be built, perhaps add local shops, supermarkets, doctors, chemist;
 - Local amenities needed;
 - Town will become gridlocked – suggest half number of houses;
 - Surrounding roads and railway bridge need upgrading if housing goes ahead;
 - Housing is needed in the area;
 - Support the remediation of the Site and if remediated could be used for housing;
 - Do not want a use that would cause pollution;
 - Good location for business / employment opportunities should be added to north Site;
 - Only a business use is appropriate because of historic contamination; need more land for industry;
 - More land as a nature reserve / best used as a nature reserve.
- 2.3 A response to these comments is provided in **Section 4**.
- 2.4 Following the consultation event, a scheme was progressed for up to 246 dwellings, a public house / restaurant and office buildings. Pre-application advice was sought for this scheme and provided by Barnsley Council in October 2016. A copy of the pre-application advice is provided at **Appendix 2**.
- 2.5 The previous scheme was further progressed comprising a mixed-use development for up to 270 dwellings and five office buildings up to 2,271 sqm. The residential element was to utilise the existing northmost access off Lund Hill Lane and the office element was to utilise the southernmost access off Lund Hill Lane. The previous scheme was not submitted for planning permission.

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- 2.6 The Site was subsequently sold by the previous owner to Monckton Developments Limited who assembled a new team of consultants. Throughout 2019 the team undertook new surveys and assessments, so that a scheme could be progressed with up-to-date information. The emerging scheme also considered the points raised during the earlier consultation and pre-application advice as well as the new policy context within the Barnsley Local Plan. The principal differences between the previous scheme and the new scheme is an increase in residential development up to 500 dwellings and the removal of the office development.
- 2.7 Towards the end of 2019 details of the new scheme were emailed to Councillor Tim Cheetham, Councillor Caroline Makinson and Councillor Pauline McCarthy on behalf of Monckton Developments Limited. A copy of the email to the Ward Councillors is provided at **Appendix 3**. No responses to the email have been received. A further email was sent to Ward Councillors in August 2020, offering an opportunity to discuss the proposed development.

3. PRE-APPLICATION DISCUSSIONS WITH BARNSELY COUNCIL

- 3.1 In October 2019, a request was made to the Council for pre-application advice on the development of the Site. The principal differences between the previous scheme was the increase in residential development up to 500 dwellings and the removal of the office buildings. A copy of the draft masterplan submitted with pre-application submission is provided at **Appendix 4**.
- 3.2 A meeting was held in December 2019. In attendance from the Council were:
- Elaine Ward (Senior Planning Officer)
 - Chris Shields (Air Quality Management)
 - Wayne Lake (Highways)
 - Jason Thomas (Highways)
 - Babak Ahmadian (Bridge Manager)
 - John Scott (Contaminated Land)
 - Alan Hart (Planning Officer - Policy)
- 3.3 In attendance from the applicant side were:
- Rachel Woodhouse-Hague (Monckton Developments Limited)
 - Robert Tranter (Monckton Developments Limited)
 - Richard Hopkinson (Monckton Developments Limited)
 - Phil Robinson (Pegasus Group)
 - Rebecca Dennis (Pegasus Group)
 - Andrew Gilsenan (Pegasus Group)
 - Graeme Blacklock (SLR Consulting)
 - Tom Lyons (Met Engineers Ltd)
 - Gary Chapman (GEO2)
 - Adam Wilson (GEO2)
 - Dan Mason (Envestigate Ltd)
 - David Frohnsdorff
- 3.4 Following the meeting, the Council provided written pre-application advice, which is provided at **Appendix 5**. A response to the pertinent comments within the advice is provided in **Section 4**.

4. RESPONSE TO CONSULTATION

4.1 The table below provides a summary of the comments made by the public during the consultation event and a response to those comments.

Comment	Response
Too many homes to be built, perhaps add local shops, supermarkets, doctors, chemist. Local amenities needed.	Since the adoption of the Local Plan in 2019 there has been some slippage in housing delivery, in part due to the delay in the production of a masterplan for the large allocation in Royston (MU5) and other large allocations elsewhere. There may also be a further delay in housing due to the impact of Covid-19. Given the national housing crisis and the need to boost the supply of housing it is considered that the delivery of windfall sites such as this are best placed to make up the current housing shortfall in the Borough, and will assist in making sure that a five year supply of housing land is maintained. The proposed development now incorporates up to 400 sqm of commercial development (A1-A5 uses) which will serve the day-to-day needs of those living within the new development.
Town will become gridlocked – suggest half number of houses. Surrounding roads and railway bridge need upgrading if housing goes ahead.	The application is supported by a Transport Assessment which identifies the traffic impacts on the highways network. Highways capacity enhancement measures have been identified that will minimise or eliminate driver delays and safety issues.
Housing is needed in the area.	The proposed development incorporates up to 500 dwellings. The Site will provide a substantial number of dwellings as a windfall site and can contribute substantially towards housing numbers in the borough.
Support the remediation of the Site and if remediated could be used for housing.	The proposed remediation of the Site will be an enhancement of the current situation, and once remediated the Site will be suitable for residential development.
Do not want a use that would cause pollution.	As identified above the proposal will remediate a currently contaminated Site given its former used and deliver housing. The road traffic caused by the development will have an insignificant effect on air quality.
Good location for business / employment opportunities should be added to north Site.	The commercial development (A1-A5 uses) will generate 24 full-time equivalent jobs. Based on good 'place making' principles the commercial development will be in the southern part of the Site.
Only a business use is appropriate because of historic contamination; need more land for industry.	The Council's evidence base does not identify a need for employment land in Royston beyond that allocated in the Local Plan. This Site is not identified for business uses, it is 'white land' with no specific allocation. The Site is to be remediated to a standard which is suitable for its intended residential use.
More land as a nature reserve / best used as a nature reserve.	The proposal is for residential and commercial development (A1-A5 uses) and incorporates areas of formal and informal open spaces, natural and semi-natural areas. The only way to remediate the Site is to secure development on there and as such it is not viable to remediate and leave as a nature reserve.

4.2 The table below provides a summary of the pertinent comments made in the pre-application advice, and a response to those comments.

Comment	Response
Sustainable Travel – the site is currently...not very accessible for anything other than access by car.	To reduce the need for new residents to travel by car, the proposed development will incorporate formal and informal open spaces and up to 400 sqm of commercial development (A1-A5 uses) to serve the day-to-day needs of the new residents, which will be within walking/cycling distance of all parts of the Site.

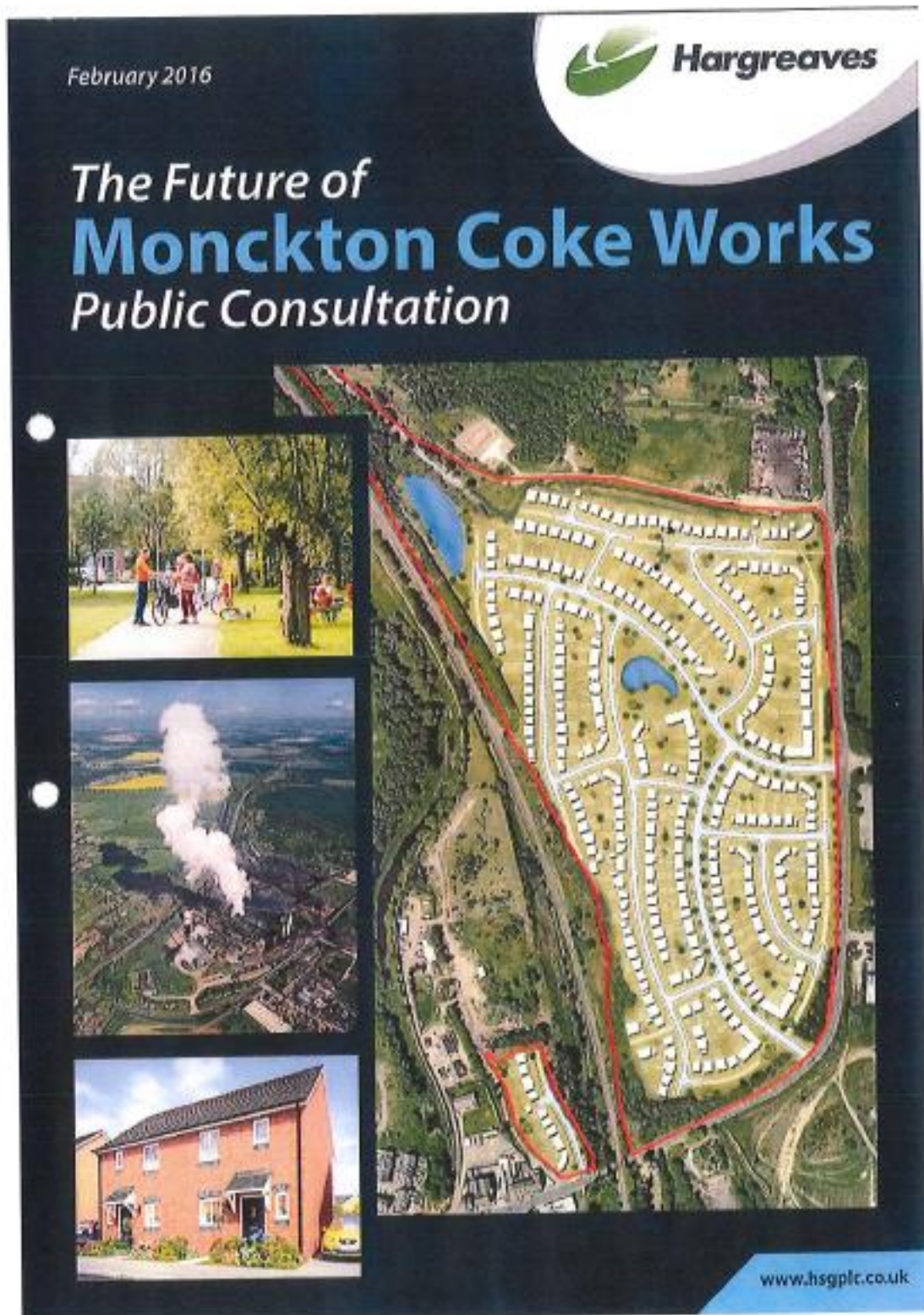
	In addition, the applicant will also make a substantial financial contribution towards sustainable travel, in accordance with the formula set out in the Sustainable Travel SPD, which will be utilised to assist in enhancing the accessibility of the Site by public transport, walking and cycling. Furthermore, enhancements to the walking route between the Site and Royston are proposed along Lund Hill Lane including new footpaths and crossing points.
Planning Policy – the development plan for the Borough consists of the Barnsley Local Plan adopted January 2019 and the Barnsley Rotherham Doncaster Joint Waste Plan.	The proposed development has been assessed against each of the relevant development plan policies within the supporting Planning Statement, which finds that it complies with all the relevant policies. As such, the position in relation to this case is that the development plan is up-to-date and that the proposed development complies with it and should be approved without delay.
On-site Facilities – A site of 500 dwellings, relatively divorced from Royston by distance and the railway line would require at least a small retail element to serve the site, in accordance with Policy I1 and the Planning Obligations SPD, and Policy TC5.	The proposed development incorporates up to 400 sqm of commercial development (A1-A5 uses) which will serve the day-to-day needs of those living within the new development.
Remediation – The Contaminated Land Officer required that in addition to submitting all the appropriate surveys and reports for the assessment of dealing with contamination and remediation, that a planning application should also provide detailed costings of the remediation to ensure the process is viable.	The application is supported by an Options Appraisal and Remediation Strategy and Viability Assessment which provides costings of the remediation and confirms that it is viable.
Intrusive site investigation should be required to safeguard development from any potential shale mining voids and mine entries within the site should be evaluated in terms of ongoing safety and stability. Suitable development standoff's/exclusion should be considered.	There are three mine shafts which are located in the centre of the Site where open space is proposed. The coal shafts will also be avoided during the detailed reserved matters stage to ensure no significant risk is presented.
Contributions – Development must contribute as necessary to meet all on and off-site infrastructure requirements to enable development to take place satisfactorily. Policy I1 requires all development to provide appropriate infrastructure, this is supported by the adopted SPD Financial Contributions for Schools. The developer would be required to provide the necessary [Sustainable Transport] mitigation in the form of contributions and/or mitigation through the Travel Plan.	The applicant will make substantial financial contributions towards: - Education provision to assist with the funding of additional school places needed to accommodate the proposed development in accordance with the Financial Contributions to Schools SPD; and, - Sustainable travel which will enhance the accessibility of the Site by public transport, walking and cycling in accordance with the Sustainable Travel SPD. The Travel Plan submitted in support of the application considers ways in which the sustainability credentials of the Site and development could be enhanced.
Open Space – A minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses. A greenspace assessment will be carried out to determine what the most appropriate greenspace requirement is in line with identified local need.	17% of the gross site area will be open space (formal and informal) including a multi-use games area (MUGA), designated play area and amenity green space. An Open Space Assessment has been carried out identifying a local need in Royston for MUGAs, hence the provision within the proposed development.
Affordable Housing – Provision should meet the definition of affordable housing in the Local Plan and the NPPF and should be 10% of the overall number of dwellings, which is required in this area of the Borough in order to comply with Policy H7.	As permitted by Policy H7, a Viability Assessment has been submitted in support of the planning application. This identifies that in order to deliver the significant benefits of remediating the Site, the costs are so significant that above and beyond the contributions identified above the Site cannot support affordable housing.
Housing Mix – Policy H6 requires that a suitable housing mix is required with a density of 40 dwellings per hectare.	In line with this requirement the proposed development can incorporate a range of dwelling sizes (2- to 4-bed) at 40 dph albeit further detail of the mix and housing types would be provided at the reserved matters stage.
Highways – New development will be expected to be designed and built to provide safe, secure and convenient access for all road users in accordance with Local Plan Policy T4. There are already congestion issues at Royston and the application must assess both impacts and propose suitable mitigation. A Transport assessment and draft Travel Plan would be required for validation.	The application is supported by a Transport Assessment which identifies the traffic impacts on the highways network. Highways capacity enhancement measures have been identified that will minimise or eliminate driver delays and safety issues. Furthermore enhancements to public accessibility through the provision of new footpaths and crossing points on Lund Hill Lane have also been provided.

Cycle Parking – Covered cycle parking is required at every dwelling which does not have a garage.	Noted this is a technical matter and will be considered at the reserved matters stage.
Flood Risk – As the site is greater than 1ha in size an FRA will be required.	The Flood Risk Assessment and Drainage Strategy submitted in support of the application demonstrates that there will be no increase in surface water run-off as a result of this development.
Air Quality – Dust mitigation measures during both remediation work and during construction should be proposed. Taking in to account the nature of the site, it is considered that there must be an agreed strategy at the outset for proposed monitoring and conditions.	Comprehensive dust mitigation measures are set out in the Environment Statement (Chapter 9) and the supporting Air Quality Monitoring Report. Given that there will be no contamination present within the top layer during the construction phase, it is not considered necessary to monitor air quality during the construction phase.
If any trees are impacted, then an arboricultural impact assessment will also be required.	An Arboricultural Impact Assessment and Method Statement has been submitted in support of the application. It finds that the majority of trees to be removed are unsuitable for retention or low quality. These removals are unavoidable to allow the Site to be remediated. The impacts of the tree removals can be mitigated by the planting of trees within the residential and public open space areas and the provision of a long term woodland management plan for retained trees and new planting.
My colleagues in Waste Management advise that the existing 26 tonne refuse collection vehicles cannot negotiate the overhead railway bridge to the west of the site due to their size.	Noted, there is an alternative solution to deliver waste from the Site which avoids the railway bridge.
There do not appear to be any recycling hubs within the site, and all bins will be required to be brought to the nearest adopted highway for collection. These points should be considered in designing the layout of your proposals. The layout should designate bin stores for dwellings.	Noted this is a technical matter and will be considered at the reserved matters stage.

5. CONCLUSION

- 5.1 This statement sets out the extensive pre-application consultation that has been undertaken with the community and Council Officers including a series of events and meetings between 2016 and 2019.
- 5.2 The process of pre-application consultation has been constructive, capturing a range of views, with the outcomes forming an input to the design and development process and the shaping the final scheme, in line with the NPPF and Barnsley's Statement of Community Involvement.
- 5.3 The pre-application consultation has been successful in that:
- It has provided an understanding of the relevant planning policies and other material considerations associated with a proposed development;
 - It has enabled the applicants to understand and resolve issues associated with a proposed development, including the need to deliver improvements in infrastructure;
 - It has informed the strategies which will mitigate the impact of a proposed development; and,
 - It has information required to accompany a formal planning application, thus reducing the likelihood of delays at the validation stage.

APPENDIX 1 – CONSULTATION LEAFLET



Monckton Coke Works - Public Consultation

Project Overview

Primarily due to the global fall in commodity prices and weak UK consumer demand Hargreaves made the decision to cease operations on site in December 2014. The Coke plant is now being dismantled and the main structures demolished.

The processes on the site are subject to an Environmental Permit, which was issued in 2002. The Permit requires the site be returned to the condition when the Permit was awarded. This work is ongoing and should be complete during 2016.

The site now needs to generate sufficient financial return to fund the clean-up of the site. Finding an appropriate form of development, given the current state of the site and the anticipated costs of remediation is the ongoing challenge. The site is allocated as an employment site. However, this is not an ideal use for the site as following closure of the coke works initial market discussions suggest the site is no longer perceived as an attractive location for modern business.

Hargreaves therefore need to look at uses which are likely to be deliverable and financially viable for the business. Based on likely remediation costs, a residential option is now being considered as it is likely to offer the best chance to remediate the site effectively.

Project Duration

The works to surrender the Environmental Permit should be complete during 2016. The existing coke stocks will be cleared by 2017. Remediation will then begin, with around a year's work anticipated. It is likely that a planning application will be submitted while this work is being undertaken. It could be 6 months to a year for a decision on that application. Subject to approval, development would therefore most likely commence on site during 2017 / 2018 and last for several years.

FAQs

Consultants are now appointed with the aim of submitting a planning application. Your feedback on our proposals would be welcome and we would encourage all interested parties to share their thoughts on this potential development by sending an e-mail to monckton.consultation@hsgplc.co.uk or by completing one of the feedback forms we have available today.



History timeline

Incorporated - 1901

2002

Environmental Permit issued

2005

Hargreaves purchased Monckton plant from UK Coal

2014

Coke production ceased

2016

Works to surrender the Environmental Permit should be complete

2017

Existing coke stocks will be cleared

Planning application will be submitted

2017/18

Subject to approval development would therefore commence



Development would last several years

APPENDIX 2 – 2016 PRE-APPLICATION RESPONSE

BMC PRE-APP RESPONSE



BARNSELY
Metropolitan Borough Council

Planning & Building Control Service
Development Management
Westgate Plaza
PO Box 603, Barnsley, S70 9FE
Head of Service: Joe Jenkinson

Mr M Sheppard
~~Turkeys~~
~~2 Bond Court~~
Leeds LS1 2JZ

My Ref: 2016-ENQ-00453
Your Ref:
Date: 24 October 2016
Enquiries to: Elaine Ward
Direct Dial: 01226 774731
E-Mail: elaineward@barnsley.gov.uk

Dear Matthew

RE: Planning Enquiry 2016/ENQ/00453
Proposed Outline Residential Development for up to 246 dwellings and
Commercial Development,
Monckton Coal and Chemical Co Ltd, Lund Hill Lane, Royston S71 4BD

I refer to the request made to the Council for pre-application advice relating to the above site. This letter provides advice and an assessment of the material planning considerations that would influence the outcome of any subsequent application.

The site is approximately 16 ha in size and comprises part of the former Monckton Coke and Chemical Works for a mix of commercial and residential development. Rabbit Ings is a Local Wildlife Site, as is the canal. The TPT runs close by, is located on the north eastern edge of Royston close to the neighbouring borough of Wakefield. The coke works closed in 2014 and works are underway to surrender the site's Environmental Permit.

It is understood that these works will not return the site to a fully remediated condition but will remain a previously developed and contaminated site.

There are existing wildlife corridors for Newts down to the canal and ecological work previously undertaken. It is proposed to incorporate mitigation into any proposal.

It is understood that public consultation has been undertaken with two public exhibitions in 2016 and meetings with Royston Councillors and the chair of planning committee and Ward Councillors in the neighbouring Wakefield Wards. Concerns and proposals raised were regarding Highways, contamination, a need for housing, business premises, and start up businesses, with a link between the site and Rabbit Ings for wildlife connectivity being desirable.

The proposal comprises a residential element of up to 246 dwellings with a mix of 2-5 bedrooms), occupying the northern two thirds of the site. To the southern



PO Box 634, Barnsley, South Yorkshire S70 9GG

end of the site a commercial area comprising a refurbished office building, a new public house/restaurant and new office buildings. Development would be spread across the existing built areas for structural landscaping, surface water attenuation and public open space. An indicative masterplan has been submitted.

A meeting was held on 4th October at Westgate Plaza Office. Present were Elaine Ward (Senior Planning Officer), Chris Shields (Air Quality Management), Barbara Wilson (Highways), James Gardham (Pollution Control), John Scott (Contaminated Land), Nik King (Design), Trevor Mayne (Biodiversity), and Chris Squires (SY Police Secured By Design Officer). For the client side were Matthew Shepherd (Turleys), Jennifer Needham (Architect) and Lee Wetherall (Hargreaves).

The proposal has previously been screened under the EIA Regulations and it has been determined that an Environmental Statement will be required.

It was noted that an extant planning application has been submitted for a Short Term Operating Reserve (STOR) under application 2016/1169. Should this application be granted planning permission and be implemented then any future proposal must take into account the noise and air quality impacts which may affect the proposed uses on this site.

Planning Policy Issues

The Development Plan for the Borough currently consists of the saved Unitary Development Plan policies and the Local Development Framework Core Strategy and the Joint Waste Plan. In addition the Council has produced a draft Local Plan which shows possible allocations up to 2033 and associated policies. The document is a material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation.

The site is designated as Employment Policy Area in the UDP with additional policy notation RO4 which states that the site will remain in Employment Use. UDP Policy additionally ED7 states that such areas will remain in employment use. Unless otherwise stated in community area volumes, development will normally be permitted for business, industry and storage and distribution.

Core Strategy Policy CSP19, which seeks to protect existing employment land, also applies and was adopted relatively recently (2011). Whilst it pre-dates the NPPF, it is considered up-to-date and consistent broadly with paragraphs 18-20 of the NPPF which seek to secure economic growth, and which require local planning authorities to plan proactively to meet the development needs of businesses. This is a particularly important consideration given that the NPPF does not change the statutory status of the development plan as the starting point for decision making. In our meeting the commercial aspect of the proposal was raised as a way to potentially offset the objection raised by CSP 19. Your proposal should therefore set out the number of potential jobs the commercial enterprises may create.

The Publication draft Local Plan Policies Map identifies the whole site as Urban Fabric (with no specific allocation). The Local Plan is expected to go to Public Examination in spring 2017 with adoption late summer 2017.

The National Planning Policy Framework (NPPF) is also an important consideration. The NPPF states that a presumption in favour of sustainable development should be at the heart of every application decision. For planning applications decision taking this means:-

- approving development proposals that accord with the development plan without delay
- where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:-

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
- specific policies in the Framework indicate development should be restricted.

The NPPF reiterates the long held principle that the planning system should be plan led and therefore applications for housing should normally be made on allocated sites and not those designated for an alternative use in order to be automatically considered acceptable in principle.

Core Strategy Policy Requirements

General Design Principles

The design of the development should comply with the standards set out in the Local Development Framework Supplementary Planning Document 'Designing New Residential Development'.

The size of the dwellings internally should meet the minimum internal space standards set out in the Best Practice Guidance in the South Yorkshire Residential Design Guide which are 62m² for 2 bed/3 person dwellings, 77m² for 3 bedroom/4 person dwellings and 93m² for 4 bedroom/5 person dwellings.

In terms of quality, the Council supports the Building for Life Partnership Scheme which has been updated (2012) to include a revised number of 12 questions. The Design and Access Statement should include your own scoring assessment as to how many positive scores would be achieved in order to justify the design of the scheme. The application should contain Building For Life Assessment, street scenes and sections.

It was considered that although there are a number of constraints on the site due to the mineshafts, the indicative layout had been designed with too many cut de sacs. The South Yorkshire Residential Design Guide sets out the appropriate hierarchy and design of streets which should be considered.
https://www2.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/South-Yorkshire-Residential-Design-Guide_2011.pdf

There was further concern about the frontage parking to dwellings; ideally 50% of frontages should be landscaped but there can be some flexibility in some locations. The problem can be most severe in the higher density locations. Internal and external space standards must be met, these are again set out in the DYRDG, and rear Wheelie bin access is required to all plots. For the commercial area, the pub/restaurant appears to be hidden away, if you intend to pursue the proposal with it in this location then please provide examples of similar isolated locations which are successful. A more appropriate location would be the longer building.

The Public Square and water feature should be more central, there is little access to the square.

Parking provision – Standards in LDF Supplementary Planning Document 'Parking' are 1 space for dwellings with 1 or 2 bedrooms and 2 spaces for dwellings with 3 or more bedrooms.

Contamination Issues

The site cannot be remediated under an outline application but should be done under a FULL application (however, this may be done as part of a hybrid application which is discussed further below). The application would have to contain a detailed remediation scheme including a costed remediation options appraisal to demonstrate the proposed development is economically viable. There is some doubt as to the viability if groundwater remediation is required due to the lengthy and expensive process. The full contamination reports are required to be submitted, as well as a strategy for dealing with the contamination to the appropriate end uses. It was confirmed that groundwater was impacted by contamination. Your client is advised to contact the Environment Agency about groundwater contamination at an early stage as it can be difficult, lengthy and expensive to remediate. Detailed comments are appended.

Public Open Space - In accordance with CSP35, CSP42 and the SPD Open Space Provision on New Housing Developments, all residential development over 20 units are expected to provide green space. The draft plan proposes on site POS with a LEAP. This would be expected to be central within the site and on developable land. You were advised that the location of internal roads should be peripheral in order to make the POS as large as possible. More specific information will be able to be provided once a Greenspace assessment has been undertaken at the application stage. Where off-site contributions are considered acceptable, the contribution will be calculated using the figures set out in the Council's SPD Open Space Provision on New Housing Developments.

https://www2.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/spg/Open%20Space_v2.pdf

Affordable Housing – The proposal is for 246 dwellings and is therefore of a size where the provision of affordable housing will be expected, unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable. Provision should meet the definition of affordable housing in the NPPF and be 15% of the overall number of dwellings, which is required in this area of the Borough in order to comply with CSP15 'Affordable Housing'. A mix of tenure would be expected and a draft S 106 agreement would be expected with an application, which would be made of 20% intermediate and 80% social rented. Affordable housing should be tenure blind. Comments attached.

Education

The proposal would result in a requirement for a contribution towards Primary School places of £733,304 to accommodate additional pupils generated from this development.

Highways – New development will be expected to be designed and built to provide safe, secure and convenient access for all road users in accordance with CSP 26. It was noted that during the operation of the Monckton works, most HGV's would not have entered Royston. There is no objection in principle, however, you were advised that the signal controlled junctions outside the site are now at capacity and any developments in the area would have to demonstrate both impacts and mitigation measures. A transport assessment and draft Travel Plan would be required for validation. Highway comments to follow.

Public Rights of Way

It is likely that the council would seek a link to the Trans-Pennine Trail

Ecology

Great Crested Newts have been found on the site as well as on Rabbit Ings, so a report will be needed in addition to the summary which has already been provided. If proposing a SuDS pond it could be used as dual purpose to support ecology, with part of a larger and preferably permanently wet. The biodiversity officer has supplied some standard pre-application comments and advice in undertaking the ecological assessment to submit with your application. The Trans Pennine Trail is a key route and wildlife corridor on the E side of the Towpath. Wakefield Council has designated Ellis Laiter woodland as a wildlife site. At least one kestrel box should be considered in addition to other enhancements. Detailed comments are appended.

Drainage

All development shall be expected to control surface water run off using SuDS where viable to be in compliance with CSP3 'Sustainable Drainage Systems'. Comments attached

Flood Risk

As the site is greater than 1ha in size an FRA will be required

Renewable energy

The development will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the developments carbon dioxide emissions by at least 15% from levels permissible by the 2010 Building Regulations in order to comply with CSP5 'Including Renewable Energy in Developments'.

Air Quality

A method statement was submitted by Wardell Armstrongs with your enquiry, detailed comments will be passed directly to them. The scope of the assessment was acceptable but there are issues with operational activities. The air quality concerns reflect the highway concerns. Although the site is not in an Air Quality Management Area, it may cause a localized problem. You are recommended to consider mitigation using the BMBC good practice guidance eg EV charging points and infrastructure, and link to the wider travel plan agenda for cycling and walking.

Guidance can be found by following this link:

<https://www2.barnsley.gov.uk/services/environment-and-planning/pollution/air-quality>

Noise

Should the STOR be granted planning permission and implemented then the noise could well affect residential dwellings and commercial receptors in future. It was explained that the determination of a formal planning application for the STOR cannot take into account a pre-application. Appropriate methodologies and mitigations proposals should be submitted for the noise generated by the railway line (to Ardagh Glass). Dust mitigation measures during both remediation work and during construction should be proposed. Taking in to account the nature of the site, it is considered that there must be an agreed strategy at the outset for proposed monitoring and conditions.

South Yorkshire Police Architectural Liaison Officer

The indicative plan showed perimeter blocks which are considered to be a secure layout, however, the commercial does not have any natural surveillance from the residential area due to the topographical change on the site.

Superfast South Yorkshire Broadband Programme
Information attached

Trees

The Forestry Officer notes that there are many trees located both on and just off the site close to the boundaries which will need to be taken into account as part of the development. The indicative layout provided shows some of the trees present with many of those shown being retained, however there are no details and so it is not possible to offer meaningful comments at this stage. The trees on the western boundary are the key feature but there are other trees which will need to be considered. As such when an application is submitted a tree survey will be required and it will need to have been used to inform the final layout put forward.

Refuse and Waste

My colleagues in Waste Management advise that the existing 26 tonne refuse collection vehicles cannot negotiate the overhead railway bridge to the west of the site due to their size, there do not appear to be any recycling hubs within the site, and all bins will be required to be brought to the nearest adopted highway for collection. These points should be considered in designing the layout of your proposals.

Community Consultation

Should you wish to undertake further community consultation prior to the submission of the application the local Ward councillors are currently:-

dirtimcheetham@barnsley.gov.uk
dimalcolmclements@barnsley.gov.uk
[circularinemakinson@barnsley.gov.uk](mailto:circarollinemakinson@barnsley.gov.uk)

Please submit the community consultation responses you have received with your proposal.

Validation requirements

The standard list of national planning application requirements would be expected for a full planning application and an outline of this nature and scale.

<https://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Development%20Control/Table%20-%20-%20National%20Requirements.pdf>

In addition please provide the following reports from our list of local requirements:-

- Planning statement (including a PAN30 assessment and the results of the any community consultation)
- Affordable housing statement.
- Air Quality Assessment and consideration of mitigation die t cumulative effects
- Archaeological desk top study(where appropriate)
- Community Consultation Statement
- Design and Access Statement, incorporating a short appraisal against Building for Life criteria
- Coal Mining Risk Assessment
- Contaminated Land Assessment including Ground investigation report
- Energy/Sustainability Statement

- Ecological survey
- Flood Risk Assessment
- Full foul and surface water drainage details, which in the case of surface water should incorporate SuDS (unless it can be demonstrated that all types would be impractical) and be sufficient to maintain or reduce existing run-off rates.
- SuDS/Foul and surface water drainage strategy
- Landscaping proposals
- Noise assessment and mitigation proposals,
- Planning Statement
- Sustainability Statement
- Planning Obligations/S106 Agreement draft heads of terms and your legal representatives contact details (our legal fees are normally £1000 to progress the Agreement to completion).
- Transport Assessment and Draft Travel Plan
- Tree Survey/Implications assessment if any trees or the root protection zones of existing trees would be affected
- Viability assessment if it is considered that S106 planning obligations cannot be met in full
- Waste Management Plan

Please note that any survey or report submitted must be less than 2 years old unless they are accompanied with an addenda which has reviewed the original survey or report and updated findings and mitigation proposals to satisfy current requirements where appropriate.

I would also request that you show the following information on the plans:-

- Existing and proposed levels, including for the properties adjacent the site and relevant section/levels comparison drawings where appropriate,
- Street scene drawings
- Details of proposed building materials and boundary treatments
- Proposed hard and soft landscaping specifications

I am hopeful that this should cover everything that will be required. However the council reserves the right to request additional information should that be considered necessary or be identified through the consultation process. It may also be possible to look to combine some of the documents where appropriate.

Validation will depend upon receipt of all relevant forms, fees, plans and documents. These comments will be treated as a material consideration in relation to any planning application submitted in the next 2 years for a scheme that reflects the advice provided in this letter. However, please note that the views and opinions in this letter do not constitute a formal response or decision of the Council in relation to any future planning application.

I trust the contents of this letter answers your query to your satisfaction.

Yours sincerely

For and on behalf of:
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement
Type of application

As discussed in the meeting, unlike built development, a remediation/ scheme cannot be submitted in outline form, and we discussed a potential hybrid application with a Full for the reclamation scheme, with Outline for commercial and residential. It was uncertain what the last use of the retained building was, so it may be that a £195 change of use fee may be appropriate.

I have set out a ball park fee figure below, but you would need to check it in detail against your actual proposals before submission as I have only done very rough calculations.

The calculation is based on a 17.36 ha gross area from your submitted documents, using the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits)(England) Regulations 2012.

I have assumed 2/3 residential (11.57 ha) and 1/3 commercial, (5.79 ha) with one refurbished building with no additional floorspace, though any of these figures are really just approximations:

FULL for reclamation (category 10(2) of schedule) max	£ 1690
Outline for residential (category 1 (1)(b))	£19992
Outline for commercial (category 2 (1)(b))	£13437
Change use existing building (category 2(2)a	£ 195
Potential Total	£35314

I would ask that when you do submit your planning application, please set out clearly how you have reached the figure so it can be checked.

APPENDIX 3 – EMAIL TO WARD COUNCILLORS



Rebecca Dennis

From: Rebecca Dennis
Sent: 12 December 2019 14:46
To: clrtimcheetham@barnsley.gov.uk; clrcarolinemakinson@barnsley.gov.uk; ClrPaulineMcCarthy@barnsley.gov.uk
Subject: Monckton Coke Works Redevelopment
Attachments: P19-1805_001B - Concept Masterplan.pdf

Dear Councillors,

On behalf of Monckton Developments Limited, we would like to take this opportunity to introduce you to proposals to redevelop the former Monckton Colliery and Coke Works.

Monckton Developments Limited represents one of a number of joint ventures between two local families, who operate and own long established and well-respected Yorkshire companies, between which there are obvious synergies that place them in an ideal position to be able to jointly re-develop historically contaminated land and brownfield sites. In conjunction with becoming the new site owners of the former Monckton Coke & Chemical site in Monckton following its acquisition from Hargreaves, the families also acquired the former Maltby Colliery in Rotherham, part of which is now set to become a long-term base for international auctioneer, Ritchie Bros, after planning permission was unanimously approved recently. It is expected that this auction scheme will create approximately 30 full time jobs, which will increase to 70 on auction days, and will result in a £3.5m investment program, which will deliver important economic benefits to that local community.

Specifically in respect of the site at Monckton, it is recognised by the families that this project represents an important opportunity to remediate and redevelop a contaminated site for beneficial use with the intention that the delivering of up to 500 homes in an enviable location adjoining Rabbit Ings, which will deliver important economic and social benefits to this local community, which is at the heart of the re-development work that the families are looking to achieve.

We are aware that there is a significant history to this Site and the previous owners undertook some consultation, but never progressed to a planning application. We also understand that Barnsley Council may have already been in contact with you as we have just commenced pre-application discussions with the Council.

Now that we understand the Monckton site in more detail and have received some initial feedback from the Council, we would welcome the chance to meet with you to discuss our aspirations for the site.

It is anticipated that a Hybrid planning application will be submitted comprising a Full application for site remediation and an Outline application for a residential development for up to 500 dwellings.

Further remediation of the Site is required in order to enable it to be brought back into beneficial use. The development is intended to result in the decontamination and remediation of the Site and these details will be submitted in full at the outset of the planning application.

An initial Concept Masterplan has been prepared to demonstrate how a proposed development could be accommodated on the Site and this is attached. Initially it is considered that planning permission will be sought for up to 500 dwellings and is likely to comprise both apartments and houses ranging between 2 and 5 bedrooms in order to foster a diverse community.

We hope these initial details are useful. Please do not hesitate to contact me with any available dates in order that we can consult with you on the proposal in more detail and gain your views at the earliest opportunity in order that they can be fully considered, including your specific views on the need for local services / facilities, so that the scheme can be developed further whilst taking these into account.

Kind regards

Rebecca Dennis
Principal Planner

Pegasus Group
PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE
Queens House | Queen Street | Manchester | M2 5HT
T 0161 393 3399 | E rebecca.dennis@pegasusgroup.co.uk
M 07826 872 227 | DD 0161 393 4534 | EXT 8005

APPENDIX 4 – DRAFT MASTERPLAN



APPENDIX 5 – 2019 PRE-APPLICATION RESPONSE



BARNSELY
Metropolitan Borough Council

**Planning & Building Control Service
Development Management
Westgate Plaza
PO Box 603, Barnsley, S70 9FE
Head of Service: Joe Jenkinson**

Pegasus Group
Pavilion Court
Green Lane
Garforth
Leeds LS25 2AF

My Ref: 2019/ENQ/00838
Your Ref:
Date: 21st February 2020
Enquiries Elaine Ward
Direct Dial: 01226 774731
E-Mail: elaineward@barnsley.gov.uk

Dear Sir/Madam

RE: Planning Enquiry 2019/ENQ/00838

Hybrid planning application seeking full planning permission for remediation and means of access, along with outline planning permission (with all matters reserved except access) for redevelopment of the site to include up to 600 residential units (use class C3), along with ancillary parking, amenity, and all other associated public, semi public and private realm, soft/hard landscaping, infrastructure and highways works, access and a new internal road network connecting with the existing road network.

Monckton Coal and Chemical Co Ltd, Lund Hill Lane, Royston S71 4BD

I refer to the request made to the Council for pre-application advice relating to the above site. This letter provides advice and an assessment of the material planning considerations that would influence the outcome of any subsequent application.

The site is approximately 16 ha in size and comprises part of the former Monckton Coke and Chemical Works. Rabbit Ings is a Local Wildlife Site, as is the canal. The TPT runs close by, is located on the north eastern edge of Royston close to the neighbouring borough of Wakefield. The former coke and chemical works closed in 2014 and it is understood the site has been remediated to the condition it was in prior to 2002. An Environmental Permit has been surrendered to the EA by a previous owner. The site comprises two no. parcels of land, a 15-ha parcel to the west of the railway line and a smaller 1 ha parcel to the east. Existing vegetation is primarily to the site boundaries with a larger area of mature vegetation in the southern part of the site.

The site is physically separated from the main Royston settlement by the railway, canal and fields/greenspace, which includes some Green Belt. Currently, access to Royston is only via Lund Hill Lane, which runs under the railway bridge. A footpath is available on only one side of the road at this point and is of substandard quality. It is uncertain which, if any, bus services currently reach the



PO Box 634, Barnsley, South Yorkshire S70 9GG

site and what their frequency is. The site is currently therefore not very accessible for anything other than access by car.

The proposal

The proposal comprises decontamination and remediation of the site followed by redevelopment to provide up to 500 residential units, together with ancillary parking, amenity and other public and private realm landscaping, infrastructure and highway works. The intention is to retain existing trees and green corridors where possible along the periphery and in the southern most part of the site. SUDs will be incorporated into the development with attenuation ponds provided within some open spaces and green corridors. Access to both parts of the site are proposed to be from Lund Hill Lane using the existing access points. An indicative masterplan has been submitted.

A meeting was held on 5th December 2019 at Westgate Plaza Offices. Present from the Council were

Elaine Ward (Senior Planning Officer), Chris Shields (Air Quality Management), Wayne Lake (Highways), Jason Thomas (Highways), Babak Ahmadian (Bridge Manager), John Scott (Contaminated Land), Alan Hart (Planning Officer - Policy)

From the applicant side were: Phil Robinson, Rebecca Dennis, Andrew Gilsenan, Graeme Blacklock, Tom Lyons, Gary Chapman, Adam Wilson, Rachel Woodhouse-Hague, Rachel Tranter, David Frohndorff.

The site has the potential to provide a substantial number of dwellings as a windfall site and could contribute substantially towards housing numbers in the borough as well as cleaning up a significant contaminated site. The proposal must however be judged against all relevant adopted policies and adopted supplementary planning documents to determine that the proposal is acceptable in terms of layout, design, and impacts, and that appropriate mitigation for all impacts are provided.

Planning Policy Issues

The Development Plan for the Borough consists of the Barnsley Local Plan adopted January 2019 and the Barnsley Rotherham Doncaster Joint Waste Plan.

The site is identified as Urban Fabric within the Local Plan which has not specific allocation. Para 6.6 of the Local Plan states that development proposals will be assessed against all relevant Local Plan and Waste Plan policies, and that Planning Policy GD1 is the starting point for making decisions on all proposals, including those allocated as Urban Fabric and your application should meet the criteria in the policy, together with other policy requirements set out below.

Local Plan policy E4 seeks to protect land currently or last used for employment purposes. An application should address the criteria set out in this policy as to why employment use is not sought.

Policy H5 residential development on Large non-allocated sites – states that proposal on sites above 0.4 ha will be supported where they are on previously developed land; located within Urban Barnsley, Principal Towns and villages; accessible by Public Transport; and have good access to a range of shops and services.

Local Plan Policy I1 Infrastructure and Planning Obligations states that development must be supported by appropriate physical, social economic and communications infrastructure, including provision for broadband. Development must contribute as necessary to meet all on and off-site

Infrastructure requirements to enable development to take place satisfactorily.
Where necessary provision is not made directly by the developer, contributions will be secured through planning obligations.

Other key policies would include :

SD1 Presumption in favour of sustainable development
E4 Protecting Existing Employment Land
H1 number of new homes to be built
H2 Distribution of New Homes
H5 Residential Development on large non-allocated sites
H6 Housing Mix and Efficient use of land
H7 Affordable Housing
T2 Safeguarding Former Railway Lines
T43 New Development and Sustainable Travel
T4 New Development and Transport Safety
T5 Reducing the Impact of Road Travel
D1 Design
TGS Small Local Shops
GI1 Green Infrastructure
GI2 Canal – Safeguarded Routes
GS1 Greenspace
BIO1 Biodiversity and Geodiversity
CC1 Climate Change
CC2 Sustainable Design and Construction
CL1 Contaminated and Unstable Land
Poll1 pollution Control and Protection
I1 Infrastructure and Planning Obligations

Key adopted Guidance Documents are:

Affordable Housing SPD (adopted May 2019)
Biodiversity and Geodiversity SPD (adopted May 2019)
Design of Housing Development SPD (adopted May 2019)
Financial Contributions to Schools SPD (adopted May 2019)
Open Space Provision on New Housing Developments SPD (adopted May 2019)
Trees and Hedgerows SPD (adopted May 2019)
Planning Obligations SPD (adopted November 2019)
Sustainable Travel SPD (adopted November 2019)
Parking SPD (adopted November 2019)
Development on Land affected by Contamination SPD (adopted November 2019)

Adopted Best Practice – South Yorkshire Residential Design Guide.

Other adopted SPD's which may be useful include Section 278 Agreements SPD; and Section 278 Agreements Planning Advisory Note.

Local Plan Policy Requirements

General Design Principles

The general design should consider the National Design Guide and the South Yorkshire Residential Design Guide. The internal design of dwellings should as a minimum, meet with all the standards set out in the adopted SPD Design of Housing development and Table on page 130 and details on page 131 of the South Yorkshire

Residential design Guide for internal room sizes, external private amenity space requirements and acceptable separation distances between dwellings.

Page 136 of the SYRDG and the adopted SPD Parking sets out the requirements for driveways and parking standards. You should note that in terms of quality, the Council supports the Building for Life. The Design and Access Statement should include your own scoring assessment as to how many positive scores would be achieved in order to justify the design of the scheme. The application should contain Building for Life Assessment, street scenes and sections. There should be a maximum of 50% front of house parking and no more than 4 parking spaces in a row without significant separation, and these to be used only sparingly. Further details can be found in the SYRDG, and the adopted SPD Parking.

<https://www.barnsley.gov.uk/media/10930/design-of-housing-development-spd.pdf>

<https://www.barnsley.gov.uk/media/13505/parking-spd-adopted-2019.pdf>

The South Yorkshire Residential Design Guide sets out the appropriate hierarchy and design of streets which should be considered.

https://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/South-Yorkshire-Residential-Design-Guide_2011.pdf

Applicant should also take account of the guidance set out in the national Design Guide

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/343458/National_Design_Guide.pdf

A site of 500 dwellings, relatively divorced from Royston by distance and the railway line would require at least a small retail element to serve the site, in accordance with Local Plan H1 and the Planning Obligations SPD, and Local Shops Policy TC5.

Parking provision – Recommended in Local Plan Supplementary Planning Document 'Parking' are 1 space for dwellings with 1 or 2 bedrooms and 2 spaces for dwellings with 3 or more bedrooms.

<https://www.barnsley.gov.uk/media/13505/parking-spd-adopted-2019.pdf>

Contamination Issues

The decontamination and remediation element of the proposal will be considered in the Environmental Statement and carried out under the element of the hybrid application with remediation to a standard suitable for residential use. As the previous scheme (planning enquiry 2016/ENG/00453) intended to put commercial properties on the most contaminated are the Contaminated Land Officer is of the opinion that the previous information would need to be reviewed and reassessed. At the meeting your consultants appeared to propose a different remediation assessment and process for the site. The Contaminated land Officer required that in addition to submitting all the appropriate surveys and reports for the assessment of dealing with contamination and remediation, that a planning application should also provide detailed costings of the remediation to ensure the process is viable. The adopted SPD Development on land affected by contamination adopted November 2019 provides more details.

<https://www.barnsley.gov.uk/media/13503/development-on-land-affected-by-contamination-spd-adoptiondocx.pdf>

Mining Legacy

The South Yorkshire Mining Advisory Service note that in addition to the previous contaminating uses a Coal Mining Risk Assessment is required as the southern part of the site is potentially affected by a shallow coal seam of a workable quality/thickness. Intrusive site investigation should be required to safeguard

development from any potential shall mining voids and mine entries within the site should be evaluated in terms of ongoing safety and stability. Suitable development standoffs/exclusion should be considered.

Contributions

Policy H1 Infrastructure and Planning Obligations states that development must be supported by appropriate physical, social economic and communications infrastructure, including provision for broadband. Development must contribute as necessary to meet all on and off-site infrastructure requirements to enable development to take place satisfactorily. Where necessary provision is not made directly by the developer, contributions will be secured through planning obligations. Further details are found in the adopted SPD Planning Obligations

<https://www.barnsley.gov.uk/media/13506/planning-obligations-spd-adoption.pdf>

Public Open Space - In accordance with G11 and G81 and the SPD Open Space Provision on New Housing Developments, all residential development over 20 units are expected to provide green space.

A minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses. However, on occasions substantial landscaped strips may be required to protect the living conditions of residents or soften the boundary with countryside. The land used for landscaped strips is not available for development and will not usually make any significant contribution to recreational open space requirements. In these cases, the 15% requirement will be calculated based on the developable site area rather than the gross site area

Where it is impossible to make such provision on land either within or immediately adjacent to the site in a satisfactory and acceptable manner, or where the Council deem it appropriate, suitable off-site open space facilities, remote from the development land, maybe acceptable either as new facilities or improvements to those existing. A greenspace assessment will be carried out to determine what the most appropriate greenspace requirement is in line with identified local need. Where off-site contributions are considered acceptable, the contribution will be calculated using the figures set out in the Council's SPD Open Space Provision on New Housing Developments.

On this site the open space on this site would be expected to be central within the site and on developable land forming a NEAP and/or a MUGA. The SPD also requires that sites with over 200 dwellings should provide formal recreation provision on site. The actual requirement would be determined through a greenspace assessment on submission of a planning application. Internal roads should be peripheral in order to make the POS as large as possible. More specific information will be able to be provided once a Greenspace assessment has been undertaken at the application stage

<https://www.barnsley.gov.uk/media/10938/open-space-provision-on-new-housing-developments-spd.pdf>

Affordable Housing – The proposal is for 500 dwellings and is therefore of a size where the provision of affordable housing will be expected, unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable. Provision should meet the definition of affordable housing in the Local Plan and the NPPF and should be 10% of the overall number of dwellings, which is required in this area of the Borough in order to comply with H7. 'Affordable Housing'. A mix of tenure would be expected, and a draft S 106 agreement would be

expected with an application, which would be made of affordable rent and 20% 80% affordable home ownership. Affordable housing should be tenure blind.

<https://www.barnsley.gov.uk/media/10937/affordable-housing-spd.pdf>

Housing Mix –

Policy H6 requires that a suitable housing mix is required with a density of 40 dwellings per hectare.

Education

Local Plan Policy I1 requires all development to provide appropriate infrastructure, this is supported by the adopted SPD Financial contributions for schools

<https://www.barnsley.gov.uk/media/10931/financial-contributions-to-schools-spd.pdf>

There is a significant shortage of school places in the area and the SPD would require mitigation in the form of contributions towards school places at £16,000 per pupil place required, as a result of the development. The proposal would result in a requirement for a contribution towards 105 Primary School places of £1,680,000 and 75 secondary place at £1,200,000 to accommodate additional pupils generated from this development, total £2,880,000. The application would be refused unless the full contribution is made

Sustainable Travel

Planning Policy T1 (Accessibility Priorities) and T3 New Development and Sustainable Travel and the adopted SPD Sustainable Travel, aim to ensure that the accessibility of new development via public transport, walking and cycling is acceptable in order to promote sustainable transport and where possible, enhance the safety, efficiency and sustainability of the transport network to meet the council's economic health and air quality aspirations. It would clearly be inappropriate for the Local Planning Authority to grant planning permission for a development which without appropriate mitigation would either cause an unacceptable impact on the public transport system or exacerbate a situation which is already unsatisfactory. The developer would be required to provide the necessary mitigation in the form of contributions and/or mitigation through the Travel plan.

It is unclear the number or frequency of bus services which currently service the site and pedestrian and other non-car linkages to Royston centre and the services and facilities there are currently very poor. The existing pedestrian route along Lund Hill Road is substandard and it is unclear how this could be brought up to current standards. An access strategy should be developed to provide good pedestrian/cycle and sustainable transport links to Royston. If not provided, then the development would be considered as an unsustainable form of development and would be refused.

The site lies within the Accessibility Improvement Zone.(AIZ).Contribution where sustainable travel is less available. As such a contribution would be required of £1000 per unit, with a reduction of 25% as the site lies with in the AIZ.

The adopted SPD also requires one EV charging point per dwelling

<https://www.barnsley.gov.uk/media/13508/sustainable-travel-spd-adopted-2019.pdf>

Highways

New development will be expected to be designed and built to provide safe, secure and convenient access for all road users in accordance with Local Plan Policy T4. There are already congestion issues at Royston and the application must assess both impacts and propose suitable mitigation. A transport assessment and draft Travel Plan would be required for validation. Mitigation is likely to be required together with possible off-site contributions towards mitigation and highways

Infrastructure. There are two bridges at Lund hill Lane, both of which are weak and/or unsuitable for construction traffic. It has been confirmed that at present the route is not suitable for any abnormal loads and/or heavy traffic volumes.

Waste management services cannot negotiate the bridge from Royston due to the size of the refuse vehicles.

Covered cycle parking is required at every dwelling which does not have a garage.

Public Rights of Way

There are no public rights of way running through the site although the Indicative masterplan appear not show access routes. The Council aspires to create a public bridleway at this location to connect existing bridleways to the northwest and east of the site. And would therefore look for funding through S106 contribution to help improve existing rights of way in particular to provide an all-weather surface along the Trans Pennine Trail which runs parallel to the railway to the west of the site. Other local routes would also benefit.

Ecology

Ecology will be dealt with in the Environmental Statement. Great Crested Newts have been found on the site as well as on Rabbit Ings, so a report will be needed in addition to the summary which has already been provided. If proposing a SUDs pond it could be used as dual purpose to support ecology, with part of a larger and preferably permanently wet. The biodiversity officer has supplied some standard pre-application comments and advice in undertaking the ecological assessment to submit with your application. The Trans Pennine Trail is a key route and wildlife corridor on the E side of the Towpath. Wakefield Council has designated Ellis Laiter woodland as a wildlife site

<https://www.barnsley.gov.uk/media/10929/biodiversity-and-geodiversity-spd.pdf>

Drainage

The Council is aware that part of the site appears on surface water flood maps from the EA an that there should be no increase in surface water runoff as a result of development; Further detailed comments are appended in the consultation response. The Council proposes SUDs techniques or control of surface water runoff. Yorkshire Water note that a YW sewerage asset crossed the site.

Flood Risk

As the site is greater than 1ha in size an FRA will be required

Air Quality

Air quality impacts will be assessed in the Environmental Statement and appropriate monitoring, assessment of existing and proposed impacts would be required to be undertaken together with mitigation proposals. Whilst it is acknowledged that the decontamination and remediation of the site will be undertaken with an EA permit, the LPA is of the opinion that following the decontamination and remediation exercise there would still be the possibility of some residual contamination within the ground which could impact upon the construction phase. Therefore, a construction phase mitigation assessment would be required to undertake off-site monitoring for air borne pollutants and odour during the construction phase. The developer is

Noise

Appropriate impact assessments, methodologies and mitigations proposals should be submitted for the noise generated by the railway line (to Ardagh Glass). Dust mitigation measures during both remediation work and during construction should be

proposed. Taking in to account the nature of the site, it is considered that there must be an agreed strategy at the outset for proposed monitoring and conditions.

Superfast South Yorkshire Broadband Programme
Information attached

Trees

The Forestry Officer notes that there are many trees located both on and just off the site close to the boundaries which will need to be taken into account as part of the development. The indicative layout provided shows some of the trees present with many of those shown being retained, however there are no details and so it is not possible to offer meaningful comments at this stage. The trees on the western boundary are the key feature but there are other trees which will need to be considered. As such when an application is submitted a full tree survey will be required and it will need to have been used to inform the final layout put forward.

If any trees are implicated then an arboricultural impact assessment will also be required although given the nature of the site. Protection measures as part of an arboricultural method statement would be required. Further details and requirements can be found in the adopted SPD Trees and hedgerows
<https://www.barnsley.gov.uk/media/10942/trees-and-hedgerows-spd.pdf>

Refuse and Waste

My colleagues in Waste Management advise that the existing 26 tonne refuse collection vehicles cannot negotiate the overhead railway bridge to the west of the site due to their size, there do not appear to be any recycling hubs within the site, and all bins will be required to be brought to the nearest adopted highway for collection. These points should be considered in designing the layout of your proposals. The layout should designate bin stores for dwellings.

Community Consultation

Should you wish to undertake further community consultation prior to the submission of the application the local Ward councillors are currently:-

cilrlmcheetham@barnsley.gov.uk
cilrcarolinemakinson@barnsley.gov.uk
cilrpaulhemccarthy@barnsley.gov.uk

Please submit the community consultation responses you have received with your proposal.

Summary

This is a large contaminated site on the edge of Royston settlement. There would be significant benefits to Barnsley should the site be developed for housing. However, there are a number of significant issues which need to be satisfactorily addressed before an application for residential development could be considered for approval.

Environmental impacts will be addressed through an Environmental Statement and it is acknowledged that decontaminating and remediating the site is likely to be costly. Nevertheless, the applicant would be expected to provide all necessary provisions and contributions mentioned above in order to mitigate the impacts of such a large development on existing infrastructure.

In addition, the site is relatively distant and severed from existing facilities and services in Royston, and the existing pedestrian access along Lund Hill Lane is poor. In order to be considered sustainable development, a variety of pedestrian and other

sustainable travel linkages, using a variety of measures, would need to be provided to facilities and services, reducing the reliance upon the private car. The application will also be assessed against the policies, SPD's and guidance mentioned above.

Validation requirements

The standard list of national planning application requirements would be expected for a full planning application and an outline of this nature and scale.

In addition please provide the following reports from our list of local requirements:-

- Planning statement
- Environmental Statement - Contaminated Land/Groundworks, Air Quality, Ecology, Highway/Transport Impacts
- Affordable housing statement.
- Air Quality Assessment and consideration of mitigation cumulative effects, plus monitoring and mitigation proposals for construction phase
- Archaeological desk top study(where appropriate)
- Community Consultation Statement
- Design and Access Statement, incorporating a short appraisal against Building for Life criteria
- Dust Impact assessment and monitoring and mitigation proposals for construction phase
- Coal Mining Risk Assessment
- Energy/Sustainability Statement
- Flood Risk Assessment
- Full foul and surface water drainage details, which in the case of surface water should incorporate SuDS (unless it can be demonstrated that all types would be impractical) and be sufficient to maintain or reduce existing run-off rates.
- SuDs/Foul and surface water drainage strategy
- Landscaping proposals
- Noise Impact assessment and mitigation proposals for remediation and construction phases,
- Planning Obligations/S106 Agreement draft heads of terms and your legal representatives contact details (our legal fees are normally £1000 to progress the Agreement to completion).
- Draft Travel Plan and Access Strategy
- Tree Survey/Implications assessment if any trees or the root protection zones of existing trees would be affected
- If it is considered that S106 planning obligations cannot be met in full then a detailed viability assessment should be submitted. This would be subject to an independent open book analysis

Please note that any survey or report submitted must be less than 2 years old unless they are accompanied with an addenda which has reviewed the original survey or report and updated findings and mitigation proposals to satisfy current requirements where appropriate.

I would also request that you show the following information on the plans:-

- Existing and proposed levels, including for the properties adjacent the site and relevant section/levels comparison drawings where appropriate.
- Street scene drawings
- Details of proposed building materials and boundary treatments
- Proposed hard and soft landscaping specifications
- Existing/proposed topography maps for full element relating to ground works

I am hopeful that this should cover everything that will be required. However the council reserves the right to request additional information should that be considered necessary or be identified through the consultation process. It may also be possible to look to combine some of the documents where appropriate.

Validation will depend upon receipt of all relevant forms, fees, plans and documents. These comments will be treated as a material consideration in relation to any planning application submitted in the next 2 years for a scheme that reflects the advice provided in this letter. Applications shall be expected to meet requirements set out in Local Plan Policies and in the adopted Supplementary Planning Documents identified above. Failure to do so may result in a refusal

However, please note that the views and opinions in this letter do not constitute a formal response or decision of the Council in relation to any future planning application.

I trust the contents of this letter answers your query to your satisfaction.

Yours sincerely

For and on behalf of:
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
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