



COMMUNITY CONSULTING LTD

# **STATEMENT OF COMMUNITY INVOLVEMENT**

**LAND OFF  
WAKEFIELD ROAD,  
MAPPLEWELL**

**REPORT PREPARED ON BEHALF OF  
PIPESTONE LTD  
AUGUST 2013**



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## **1.0 INTRODUCTION**

- 1.1 Community Consulting Ltd have been employed by Pipestone Ltd to undertake a community consultation exercise in relation to the proposed development of land at Wakefield Road, Mapplewell.
- 1.2 Community Consulting Ltd is an independent consultancy practice employed to actively engage with local stakeholders, residents and communities to explain proposed development proposals and to elicit their response for the benefit of all concerned. We do this in accordance with local authority guidance and use the most effective methods appropriate to the scheme in order to ensure pro-active engagement and feedback.
- 1.3 This document is the Statement of Community Involvement Report and details who, how and when the community and its stakeholders have been consulted

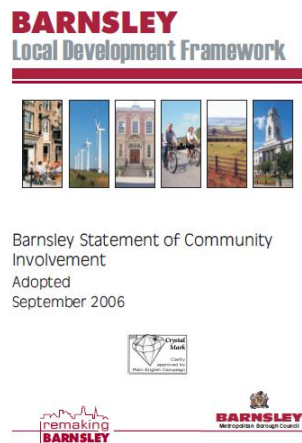
## **2.0 REQUIRMENTS FOR CONSULTATION**

- 2.1 A YouGov survey in 2010 commissioned by the New Homes Marketing Board (NHMB) revealed that more than eight in ten people (81 per cent) believe Britain needs more housing both for sale and rent, especially affordable homes for first-time buyers. However, it also showed that far fewer people – just 50 per cent – would welcome more homes of all types in their own immediate neighbourhood.
- 2.2 This confusing contradiction towards house building is a matter that lies at the heart of the Coalition Government's drive towards Localism and Neighbourhood planning. Community engagement therefore is enshrined in the Localism Act (2011), the National Planning Policy Framework (NPPF 2012) and in Barnsley Metropolitan Borough Council's own Statement of Community Involvement adopted September 2006. The purpose of active community engagement is to explain proposals to local people, listen to their concerns, learn from their local knowledge and to incorporate amendments to improve proposals where appropriate to do so.
- 2.3 The Planning and Compulsory Purchase Act 2004 introduced a variety of changes to the planning system to help speed up the planning system. It requires each Local Authority to produce a Statement of Community Involvement (SCI) which sets out how the Council will involve the community and other local stakeholders in the development of their Local Development Framework (LDF). It also provides



guidance as to how the Council expects applicants of 'major' or sensitive applications to consult with the local community prior to the submission of a planning application. Barnsley Metropolitan Borough Council's (BMB) Local Development Framework's Statement of Community Involvement is the document that sets the policy requirements for community consultation for this application and this has been used to guide this consultation process.

## **Barnsley Metropolitan Borough Council SCI – Adopted September 2006**



- 2.4 The BMB Statement of Community Involvement was formally adopted on 20<sup>th</sup> September 2006. The 'Major planning application' definition of relevance in this instance is defined by the Town and Country Planning (General Development Procedure) Order 1995 as: -

*“Residential developments (including houses and flats) of 10 units or more on a site of 0.5 ha or more those of 10 or more residential dwellings.”*

- 2.5 The SCI advocates that the purpose of improved community involvement is to create dialogue with and seek the views of the community and stakeholders on land use development issues affecting their locality. Where this consultation refers to the planning application process, the benefits of improved consultation are considered to be:-

- An improved overall service delivery by the Council;
- A better sense of community cohesion and understanding of planning applications and the process of determination; and
- More attention given to public priorities when determining planning applications.



- 2.6 With specific reference to the BMBC SCI, Chart 4 on the topic of community involvement in planning applications addresses those matters that will be expected of the Council and any applicant by way of community consultation on 'major' residential planning applications.
- 2.7 The SCI states that the onus of responsibility will be with the developer in ensuring that appropriate consultation at the pre-application stage is carried out. The costs of carrying out pre-application consultation events with the wider community will be expected to be borne by the developer and not the Council.
- 2.8 Following the consultation event and the subsequent preparation and submission of a planning application, the SCI states that the Council strongly encourages the submission of a Statement of Community Involvement Report as part of the application package. This Report should include:-
- Details of the consultation undertaken, including a list of residents, organizations/interest groups contacted and a commentary on the events held (format, location and duration)
  - Summary of all comments made
  - Confirmation of where the comments have resulted in revision to the scheme and provide an explanation where comments have not been taken on board
  - Highlight any criticism by groups or individuals about the consultation process

### **3.0 SITE CONTEXT**

- 3.1 The site encompasses an area of around 9.8 hectares and falls within the Urban Barnsley area. It is part of a wider parcel of land identified in the Unitary Development Plan (UDP) as *Urban Land to Remain Undeveloped* (Policy GS11). This indicates that on such land existing uses should normally remain during the plan period and permanent development will only be granted following a review of the UDP. The Plan period was 1989 to 2001 and the UDP anticipated that a review would take place before 2001.
- 3.2 In pre-application correspondence with the Local Planning Authority, Planning Officers indicated that the Council's Planning Regulatory Board has resolved that the 'urban land to remain undeveloped' policies within the UDP should now be considered 'out-of-date' under the provisions of the National Planning Policy Framework 2011. As such, development proposals should be considered with



regard to Framework policies and the presumption in favour of sustainable development. In pre-application responses, the Council has confirmed that the application will be determined in line with the new NPPF presumption in favour of sustainable development, relevant development plan policies and other material considerations.

3.3 The Core Strategy was adopted in 2012. This gives priority to Urban Barnsley as the location for growth (CSP 8). The number of new homes to be built within the period 2008-2026 is 21,500; initially at a rate of 1,228 per annum up to 2016 and then stepping up. Of this, Urban Barnsley which includes Mapplewell, is expected to accommodate 9,800 (46%) of new homes to 2026. Policy CSP8 specifies that economic development should be concentrated within Urban Barnsley and the principal towns.

3.4 The extent of the UDP designation is allocated for housing development within the consultation draft Development Sites and Places Development Plan Document (site reference BAR31) for delivery of up to 500 dwellings. The site is indicated as a Phase 1 site which can be brought forward at any point in the Plan period. The site is also identified within the Council's Strategic Housing Land Availability Assessment (SAF14) as relatively unconstrained and available for delivery 2011-2016. Public consultation on the draft DPD took place between July and October 2012.



## 4.0 CONSULTATION APPROACH

4.1 Conducting pre-application consultation enables local communities and key local politicians to provide their views and comments upon a site's development in order to positively influence early proposals prior to a planning application being submitted.

4.2 The approach to consulting the community has been conducted in a number of ways:

- Initial contact with the three Ward Members of Darton East Ward
- Residents in close proximity to the site received hand delivered invitations to the public exhibition
- Invitation leaflets requested to be erected in many local businesses and public amenities in order to help advertise the event and encourage attendance from the wider community
- Public exhibition and consultation event to share draft development proposals and actively seek feedback
- Invitation, exhibition boards and feedback questionnaire placed on Community Consulting Ltd's website to encourage feedback, including from those unable to attend

4.3 Community engagement began on 4<sup>th</sup> July 2013 with the hand delivery of 120 invitations to residents in close proximity to the site to a public exhibition and consultation event. This personal delivery provided the opportunity to speak with residents to explain the draft proposals, encourage their attendance to the event and to confirm the on-line access and comment provision should they be unable to attend. Local businesses and public amenities were also approached and requested that the invitation be displayed on community noticeboards and in well viewed places to encourage attendance from the wider community. The event was held in Mapplewell and Staincross Village Hall which was chosen for its central location and is a well-known and easily accessible venue. The consultation closed on the 2<sup>nd</sup> August when the questionnaire was removed from the Community Consulting website. See the public exhibition invitation at **Appendix 1** and places where left.



## 5.0 PUBLIC EXHIBITION CONSULTATION EVENT: MAPPLEWELL & STAINCROSS VILLAGE HALL

5.1 The exhibition consultation event took place on Wednesday 17<sup>TH</sup> July 2013 from 4:30pm – 7:30pm. Throughout the evening approximately 120 people attended including one local Councillor. It was explained to attendees the importance of registering their feedback and how this would assist the scheme design process. Figure 1 below shows where attendees came from in relation to the site.



Fig 1

5.2 Many of the attendees said that they appreciated the opportunity to review and understand the draft proposals and offered productive comments. Especially keen to learn more and discuss the proposals with the developer were those living immediately adjacent to the site who could relate the detailed design in relation to their properties. These residents took the opportunity to discuss with the project team their concerns. Figures 2 and 3 shows some attendees to the event.



Fig 2



Fig 3

## 6.0 CONSULTATION FEEDBACK

6.1 We provided 100 feedback questionnaires at the event as well as the on-line questionnaire available for 17 days. Of those 100 questionnaires, 51 were completed on the night and just 6 were completed on-line. One letter was received from Mapplewell and Staincross Green Space and Recreation Group who also attended the exhibition. Not all questions on the form were completed fully in every case. See **Appendix 2** feedback questionnaire.

### Feedback to the proposed development of land off Wakefield Road, Mapplewell

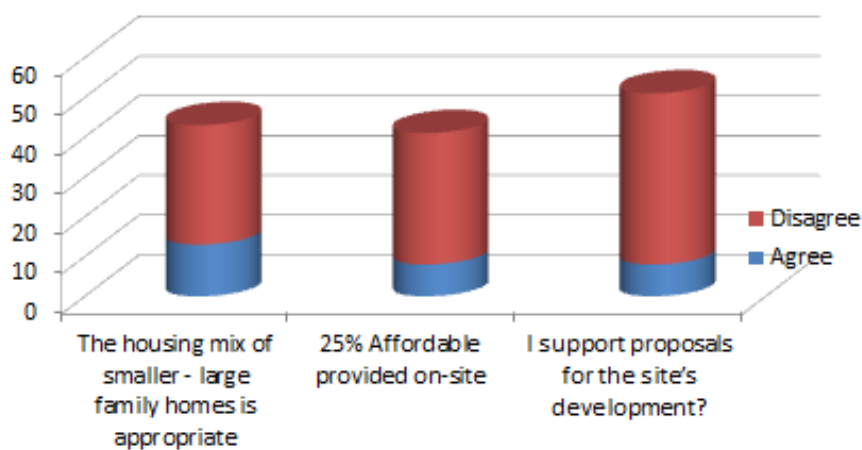


Fig 4



- 6.2 The data in figure 4 shows that the majority of attendees were opposed to any development here and objecting primarily in order to retain what they felt was one of the few remaining green spaces in Mapplewell. One which is considered important for wildlife and used for dog walking and other recreational purposes.
- 6.3 Many attendees did not support the development as they felt that the local infrastructure – roads, drainage, schools and GP Surgeries were already at capacity and would be unable to cope with the addition of more people coming to live in the area.
- 6.4 Some did not support this sites development and suggested that only ‘brownfield’ sites should be developed ahead of greenfield sites such as the former Suba Seal land. Many attendees did enquire as to why the Suba Seal Factory could not be redeveloped for housing first. It was explained by the project team that discussions had taken place over a number of years with the Local Planning Authority which indicated that the Suba Seal land had been designated employment land only.
- 6.5 Concerns were also raised regarding the on-site drainage and foul water capacity. One respondent indicated that there are natural springs present and another suggested that the site was in low lying area and was worried about flooding. A further respondent was concerned that the proposed 225mm foul water pipe would be inadequate.
- 6.6 Whilst discussion with attendees in the early evening was mainly one of opposition to any development here, discussions with later attendees particularly those working and with young families supported the proposed development. They especially supported the type and range of housing mix proposed as they felt that opportunities to climb the ‘housing ladder’ were limited in the area and consequently they would be keen to purchase here should permission be granted. They also felt that investment in local schools and highway improvements (including cycle routes and potential new bus routes) would bring widespread benefits to the area.
- 6.7 As described above there was divided opinion regarding the range and type of housing proposed and the amount of affordable housing. Those who supported the proposals and who would seek to purchase if the application were approved appreciated the general mix and range of housing. Whilst others said that if the site was to be developed, they would prefer to see larger houses at a lower density.



Others discussed the need for more smaller houses, especially affordable housing but some suggested that some or all of the affordable housing should be provided 'off site', with one person suggesting at the North Gawber site.

- 6.8 Those living adjoining the site raised their concerns regarding the height of proposed dwellings and were keen to ensure that no 3 storey dwellings should be built, especially where adjoining their properties. They were keen to ensure a maximum 2 storey height limit be imposed at the boundary. Some said that they did not object so long as the development is well designed and 'did not resemble a Council estate'.

## **7.0 ISSUES RAISED AND DEVELOPER RESPONSE**

7.1 The main issues of concern raised and passed onto our client were:

- Access and highways issues – 30 comments
- Capacity of local schools - 24 comments
- Loss of green space and wildlife - 21 comments
- Housing mix and residential amenity - 15 comments
- Sewage and drainage - 13 comments
- Developer contributions - 2 comments (where not raised above)

### **7.1.1 Concerns relating to access and highways issues:**

There were some comments that the location of the proposed access at the 'brow' of Topsy Hill is sited in a dangerous location and suggested that it should be moved lower down the hill, closer to the former Suba Seal factory site, where improved visibility would be available. Many felt strongly that the wider road infrastructure is inadequate to deal with the additional traffic that would accrue from the development, and that some local roads would be used as 'rat runs'.

#### **Developer response:**

A Transport Assessment has been prepared and will be submitted with the planning application. This considers existing local highway conditions and capacity and predicted flows connected with the proposed development. The assessment is based upon Department of Transport Guidance and its scope was agreed with Highways Officers at Barnsley Council.



The assessment considers that the operation of junctions in the vicinity of the site will not be materially affected by the development proposal. As regards the access via the A61 this was agreed in principle with Highways Officers in the application scoping.

**7.1.2 Schools are believed to be oversubscribed and unable to accommodate more pupils:**

There was doubt that the local schools had the capacity to accommodate any new pupils that this new development would bring and that they were fully subscribed.

**Developer response:**

In pre-application discussions the Council has indicated that the development would potentially generate a requirement for up to 63 additional Primary and Secondary school places. In accordance with current Council policy a financial contribution will be made by the developer to ensure satisfactory provision is made for additional pupil numbers. This contribution will be paid to the Council who will determine how such provision will be made.

**7.1.3 Loss of Green space and Wildlife:**

There were many comments stating that the site is a well-used recreation area, with residents walking children to school via the public rights of way, dog walking and children playing there. Many residents cited seeing birds, foxes, kestrels, orchids, newts and bats and wanted the area to remain undeveloped as a wildlife habitat and open green space.

**Developer response:**

An Ecological Assessment, including Phase 1 Habitat and Protected Species Survey of the site has been undertaken. This considers potential impacts upon identified habitats and species and makes recommendations, where appropriate on mitigation and/or compensatory habitat creation. These measures will be incorporated into detail design and layout for determination via a Reserved Matters Application.



The proposed layout indicates that around 40% of the development will provide retained open space for formal and informal public use. Pedestrian linkages will be provided via green corridors within the site and will link with the surrounding public rights of way network.

#### 7.1.4 **Housing Mix and Residential Amenity (Overlooking)**

As stated above, there were conflicting messages about housing mix, density and the number of houses proposed. Whilst many objected to the principle of the site being developed, they supported the mix of dwellings and that a full range of house sizes should be developed, whilst having concerns whether the area's infrastructure had the capacity to accommodate the additional people. Others wanted a lower density scheme with more large plots and a reduced number of dwellings, whilst a few wanted more smaller houses as 'Barnsley is economically deprived and only affordable housing is needed and should be built'. Many supported the concept that much of the affordable housing should be provided off-site, and used to invest in schemes in more needy areas.

Some residents were concerned that three-storey properties could be built against their two-storey properties and requested that a planning restriction be imposed on any consent to ensure that only two-storey houses with rear gardens could be developed backing onto their properties on the Eastfield estate.

#### **Developer response:**

The proposed layout is indicative at this Outline stage and will be approved subject to a future Reserved Matters Application to the Council. The layout seeks to ensure that distancing between neighbouring properties will be in accordance with Council Guidelines. Whilst a number of 3 storey properties are indicated on the layout, these are located so as not to raise issues in terms of potential neighbour impacts. The proposed layout shows a mix of house types and varying density within it. The appropriateness of this mix will be considered by the Council at Outline Application stage and will be subject to future detailed application made by the site developer.



#### 7.1.5 **Sewage and drainage systems will be inadequate:**

A number of respondents were concerned that there will be flooding problems due to the existing natural springs on-site being built on and that there is an existing flooding problem in the area, with some saying this is due to the area being low lying and another citing the culvert below Wentworth Road. One person thought the proposed sewerage proposal may be inadequate to cope with the development and wanted further information in due course.

##### **Developer response:**

The drainage scheme will adopt sustainable principles and will be designed to meet current greenfield run-off rates as required by the Environment Agency. Surface water storage and attenuation during heavy rainstorms will take place in over-sized pipes contained under the highways within the site and within balancing tanks or ponds within it. Currently overgrown drainage channels within the site will be cleared and managed as part of the scheme.

#### 7.1.6 **Developer contributions:**

There was strong feeling that local schools required investment to provide additional school places and facilities as they were considered to be at capacity. Suggestions were also made that monies should be spent on highways and public transport improvements. One person suggested the bus route should go along the A61 instead of Bar Lane, another wanted more designated cycle paths / routes and another said Blacker Lane needs widening if there are more pedestrians. One person asked how much CIL will be raised from the development.

##### **Developer response:**

- The developer will take advice and guidance from Barnsley MBC as to the range and sum of developer contributions in respect of public transport, highways works, education and affordable housing,
- The Councils Parks and Recreation Department will inform the developer of any deficiency of children's' play space and playing field provisions. Their response will determine how much green space will be required on-site and or how much financial contributions will be required to improve existing facilities in the locality.



## 8.0 CONCLUSION

8.1 Community Consulting Ltd has undertaken a comprehensive engagement exercise in accordance with Barnsley Metropolitan Borough Council's Statement of Community Involvement and included:

- Hand delivery of exhibition invitation leaflets to 160 homes in close proximity to the site
- A Public Exhibition Consultation event
- Public access to development proposals and questionnaire on-line
- Telephone and e-mail access

8.2 The public exhibition provided a forum for local dialogue. It highlighted, in accordance with the 2010 YouGov Survey that whilst many appreciated the need for more homes in the Barnsley district there was a strong opinion that these should not be built within Mapplewell for the reasons described above. Whilst a minority of working couples with young families welcomed the possibility of buying a new / larger home for their growing families and the opportunity to be able to stay where they were brought up and to be near family members.

8.3 The community engagement process as a whole has been an extremely useful forum to explain the proposals to the local community and key local decision makers, to listen to residents, share ideas and better understand local concerns and issues. The consultation feedback has been considered and the draft proposals and technical reports have been reviewed in the light of this feedback. It has also provided useful guidance about longer term needs and aspirations which may assist in guiding future more detailed development proposals.



# APPENDIX 1



# Community Consulting

Independent, Professional Community Consultation

## Invitation to a Community Exhibition and Consultation

This community consultation event is designed to inform you of draft proposals for the development of land at Wakefield Road, Mapplewell for housing and to seek your views before an outline planning application is submitted.

This land is part of an allocated site for housing as detailed in the consultation draft of the Development Sites and Places DPD (2012)



The draft master plan currently envisages the development of up to 300 houses here with a range of 2, 3 and 4 bedroom homes to provide for a range of accommodation needs.

The exhibition event is designed to provide the local community with the opportunity to review and comment upon the draft proposals. It is also an opportunity to meet the team who will be happy to answer any questions that you may have.

We hope that you will attend so that we may learn whether there are any local issues and concerns that we can consider before the application is submitted.

The exhibition will be held on:

**Wednesday 17<sup>th</sup> July 2013 from 4.30pm – 7.30pm**

**at the**

**Mapplewell & Staincross Village Hall  
Darton Lane, Barnsley, S75 6AL.**

If you are unable to attend, details can be found on [www.communityconsulting.co.uk](http://www.communityconsulting.co.uk)

From the 17<sup>th</sup> July 2013 you can also leave comments here.

For further information about this event, please contact

**Julie Johnson on 07799 644 946 or Lilian Coulson on 07557 278 070**



Places where invitations hand-delivered and businesses where left to display:

- Maythorne Close
- Cloverlands Drive
- Snailsden Way
- Cloudberry Way
- Easfield Crescent
- Properties along the A61
- Paddock Road
- Ellison Avenue
- The Co-operative Community notice board
- Aqua Fish and chip shop
- Police Station/Safer Neighbourhoods Team Out Station
- Methodist Church
- Yorkshire Building Society
- Mapplewell Primary School
- The Little Tea Shop
- Farm shop/butchers
- Hardware store
- Cost Cutter
- Number 3 Tea room
- Library
- Village Hall and café
- Pharmacy

NB the Post Office has a policy of not advertising any material and therefore declined.



## APPENDIX 2



**Land West of Wakefield Road, Mapplewell  
Feedback Form**

1. It is likely the development will comprise a range of smaller and medium sized homes along with detached 3 and 4 bed homes. Do you think this mix is appropriate for the site?

Yes		No	
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2. Barnsley Council’s current policy requires 25% of houses will be ‘affordable’. Do you think it is appropriate that this be provided within the site or partly contributed to assist other nearby housing-led regeneration areas?

Yes		No	
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3. The developer will be required to make a range of contributions towards sustainable transport, education provision and open space or recreational space. Please suggest any areas where contributions could provide local benefits.

.....  
 .....  
 .....  
 .....

4. Overall, do you support or oppose the proposals for the site’s development?

Support		Oppose	
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5. Please use the space below if you have any further comments

Name, address and postcode:

[www.communityconsulting.co.uk](http://www.communityconsulting.co.uk)

17<sup>th</sup> July 2013

Community Consulting Ltd is unable to enter into personal correspondence but thank you for taking the time to provide your views. We will analyse all feedback received and report this back to our client for due consideration against the draft proposals. .



## **APPENDIX 3**



## PROPOSED RESIDENTIAL DEVELOPMENT, WAKEFIELD ROAD, MAPPLEWELL

This event is designed to provide the local community with the opportunity to review and comment upon the draft proposals. It is also an opportunity to meet the team who will be happy to answer any questions that you may have. We hope that you attend so that we may learn whether there are any local issues and concerns that we can consider before an Outline Application is submitted.

### THE TEAM TODAY

COMMUNITY ENGAGEMENT SPECIALISTS



PLANNING CONSULTANTS



MASTERPLANNING AND DESIGN



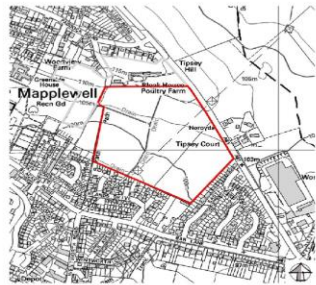
As we finalise our plans we will review any comments that are received. Please fill in a Consultation Response Form and hand it in to one of our team members.

Your comments and feedback are important to us in developing our plans and are appreciated.

The information presented here can also be found at:

[www.communityconsulting.co.uk](http://www.communityconsulting.co.uk)

from the 17th July 2013 you can also leave comments here.

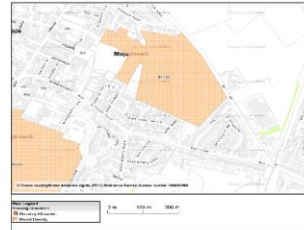


The site is located on land to the south-west of the A61 Wakefield Road and north of the B6121 Bar Lane in Mapplewell and extends to around 9.8 hectares.

It is bounded to the north-east by the Wakefield Road, existing residential development to the south and south-east and agricultural land with housing beyond to the north and north-west.

To the west is recreational and allotment land along with playing fields associated with Mapplewell Primary School.

This land (off Wakefield Road, Mapplewell) is part of an allocated site for housing as detailed in the consultation draft of the Development Sites and Places DPD (2012). The draft master plan currently envisages the development of up to 300 houses here with a range of 2, 3 and 4 bedroom homes to provide for a range of accommodation needs.



Extract from the consultation draft of the Development Sites and Places DPD (2012).

### Local Services

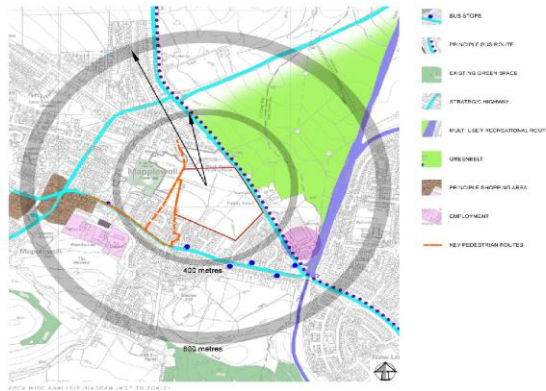
The site is well situated to access local services as shown on the plan opposite. The local centre of Mapplewell is within 400 metres, which equates to a 5-6-minute walk. There is a range of local services including a Co-Op supermarket, restaurant, pub. There are local schools, the nearest being within 400 metres with others within 800 metres.

### Vehicular and Transport Links

The site is well situated to access the public transport network which runs along Wakefield Road and Blacker Road/Bar Lane.

There are existing bus stops on the B6131 Bar Lane and the A61 Wakefield Road with services to Barnsley Interchange, Darton Railway Station and Wakefield City Centre.

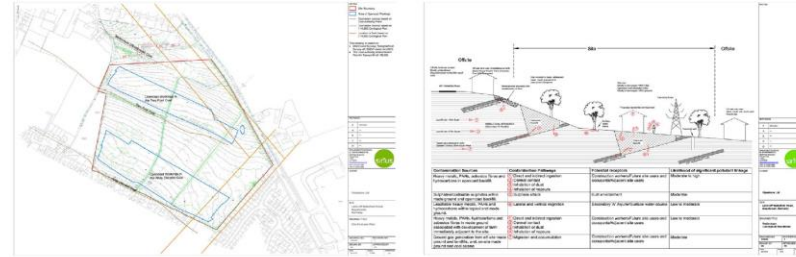
The train station is around 2.4 miles from the site which is within reasonable cycling distance. The station provides hourly services to Barnsley Interchange, Leeds and Sheffield where local and national services are available.



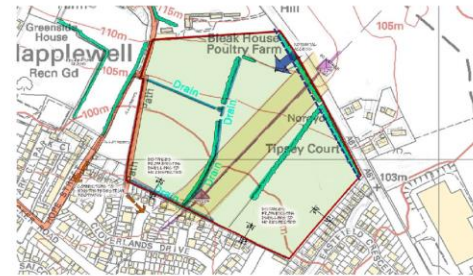
## PROPOSED RESIDENTIAL DEVELOPMENT, WAKEFIELD ROAD, MAPPLEWELL

### PREVIOUS USES

The site is currently under-utilised at present. The parcel of land was previously used for open cast mining, the remnants of which are still visible.



### SITE ANALYSIS AND CONCEPT DESIGN



- The site has a pylon and overhead cables running through it and requires a non-developable easement to be included.
- There are also a number of hedges and drains which need to be considered.
- There is a public footpath which runs along the Eastern boundary.
- Access is proposed from Wakefield Road
- Sustainable Urban Drainage Systems (SUDS) should be used to tackle surface water runoff wherever possible.
- Foul water can discharge to the 225mm diameter public foul sewer crossing within the site.





## MASTERPLAN

### FLOOD RISK

The Environment Agency have confirmed that the site lies within Flood Zone 1 which is land outside the 1 in 100 year flood plain and deemed to be safe from flooding in the event of a flood with a 0.1% probability of occurring in any one year.

### ACCESS

Vehicular access into the site will be gained via a right turn drive taking priority over the A61 (Wakefield Road).

A loop road through the site will be provided with a number of quiet streets providing access to all dwellings.

Prior to preparing this pre-application discussions have taken place with highway officers of Barnsley Metropolitan Borough Council to agree in principle the access point.

Analysis of the impact of the traffic likely to be generated by the development proposals has shown that the operation of the junction in the vicinity of the site will not be materially affected by the development proposals.



### SUMMARY

- Development of up to 300 open market and affordable dwellings
- Up to 25% of dwellings to be affordable
- Primary and emergency access to be taken via the A61 with construction of new right turn ghost island
- Green corridors, open spaces and structural landscaping
- Existing public footpaths retained with new pedestrian linkages provided
- Developer contributions towards informal and formal public open space, education provision and public transport

The proposals will include technical reports in relation to the following areas:

- Design and Access Statement
- Transport Assessment and Residential Travel Plan
- Flood Risk and Sustainable Drainage Assessment
- Geo-Technical Site Investigation Report
- Ecological Assessment and Habitat Survey
- Tree Report
- Air Quality Report