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Your Ref:

Our Ref: 140RF500

19 December 2014

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Dear Sir

PLANNING APPLICATION REFERENCE 2014/1055
HYBRID PLANNING APPLICATION FOR MIXED-USE DEVELOPMENT
“ROCKINGHAM 1”, DEARNE VALLEY PARKWAY, HOYLAND
ECOLOGY SUBMISSION

Following recent correspondence regarding the above proposed scheme, please find enclosed (submitted by email) additional material submitted as part of planning application ref. 2014/1055. This letter sets out the material submitted and to be substituted, whilst providing an explanation as to how the amendments made respond to the matters arising in consultation.

Material Submitted

The following material is submitted for consideration as part of the above planning application:

- “Rockingham 1 Ecological Survey and Assessment Summary” December 2014 by AES, supported by:
 - Rockingham Sites Ecological Appraisal
 - GCN Survey Reports (2013 and 2014)
 - Water Voles and Badger Survey Report (2014)
 - Breeding Bird Survey and Report (2014)
- “Rockingham 1 Bat Survey” v.3 December 2014 by MAB

Material to be Substituted

Please remove the following plans and documents from your planning application file as they are superseded by the material hereby submitted.

- Ecological Evaluation & Technical Summary

Explanation

The “Rockingham 1” development is intended to form the first phase of the wider Rockingham employment development on land owned by Harworth Estates, subject to future planning application(s). In recognition

A list of directors’ names is open to inspection at the above address
DTZ Debenham Tie Leung Limited Registered in England No 2757768
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of this area-wide development aspiration and its potential ecological impacts, Harworth Estates commissioned comprehensive habitat and protected species surveys for the full area of the Rockingham sites. This application therefore benefits from site-specific ecological data set within a context of wider understanding.

At the time of submission of the planning application (September 2014), the full nature and extent of the surface water drainage attenuation was not known. Subsequent investigation and design work has indicated that a sustainable drainage system (SUDS) can accommodate the majority of the attenuation capacity required, with any further capacity provided in an engineered solution beneath the development site. The use of a SUDS system conforms to planning policy and may itself provide ecological benefits.

The proposed SUDS system, which has been discussed with Barnsley planning and drainage officers, comprises an extended pond located around the existing pond within the northeast part of the site, beyond the proposed development area where ground conditions and gradients allow. The pond will be served by pipe from beneath the development site.

It is proposed that the pond will be created by 'scraping up' of existing soil material within the pond area to form an elevated rim around its perimeter. This will require the removal of existing vegetation including immature planted trees, scrub and grass. The works will be undertaken in a manner which does not impact upon or disturb the existing pond in this location.

In operation, the pond will be periodically inundated when water flowing in will breach the existing pond and remain within the extent of the larger pond where it will be held to control outflow rates. The water attenuation feature will not form a permanent pond but will be a marshy/damp grassland area with trees/shrubs to its perimeter. Full hydrological details of the pond and its landscape planting are proposed to be submitted with a reserved matters application in early 2015.

However, the full extent of the development and associated works has now been defined, allowing a corresponding ecological assessment to be undertaken and hereby submitted. This is based upon the same wide-area survey data which was summarised in support of the application initially.

The Rockingham Sites Ecological Appraisal (formerly referred to as Preliminary Ecological Appraisal) which forms an extended phase 1 habitat survey is now submitted along with the various species surveys. These should be read as appendices of the Ecological Survey and Assessment. A separate Bat Survey document (by MAB) is also submitted on the basis of the development proposal including the pond.

This approach allows an Ecological Survey and Assessment report to be prepared and submitted for each phase of the development to come forward on the basis of consistent survey data, updated where necessary. The Rockingham 1 Ecological Survey and Assessment extracts or distils the wider area survey data and assesses the impact/benefit of the proposed development on this.

I trust that this explanation is of assistance to yourself and the county ecologist, and that this submission will now allow your full consideration of ecological matters associated with the development. Should you have any queries or wish to discuss further then please do not hesitate to contact me on the number above.

Yours faithfully



Hamish Robertshaw
Associate Director - Planning

Enc.