

Park , Amber

From: Ford , Sarah
Sent: 13 March 2018 12:00
To: DevelopmentControl & DevelopmentManagement
Cc: Catling , Rik
Subject: RE: 2017/1718 Planning Consultation

Morning

PROW response as follows

1. Drainage

My main concern is the SUDS proposal to soak away along the eastern boundary. We already have a major drainage problem of water in the dismantled railway line cutting making the footpath unusable. The water is coming from the surrounding land on both sides and any more soakaways will make matters worse unless action is taken as part of the development to resolve that problem. However I understand that the vast majority of water comes from the current use of the site where they were given permission for a single pipe to drain into the cutting. So if this development replaces that system the remains of original drainage underneath the A61 might handle the seepage from the rest of the land.

2. Cycle links

The D&A statement P14 refers to cycle links with the surrounding area. BMBC have just upgraded the footpath from A61 Bar Lane junction to Smithies Lane into a surfaced bridleway. This now provides an easy to use surfaced route directly into Barnsley and ideal for connectivity to this site. Therefore the development proposal needs to be amended to upgrade their footpath link to the railway line into a cycle link and surface the missing connection to the new bridleway down the old railway line. **This can either be done as part of a S278 agreement or through S106 funding but this needs to be specifically identified within the S106 legal agreement.**

If the Council is going to take on the maintenance of these links, then a formal legal agreement needs to be made and signed once the development is started on site which will dedicate the route.

3. POS & path

Appreciating that there are limited options for the use of the spur of land to the south of the site which is provisionally identified within the site plan as POS, my concerns are that with the proposed vegetation screening, this area of POS would be isolated with no alternative exit point and not overlooked, which raises issues of security and safety of users. Particularly if this is going to be a kick about area for younger children. That said a link through to the carpark of the proposed Lidl store may resolve some security issues but risk create additional ones because of easy access.

Who would be maintaining that path? As it does not link through to another public highway (dead end route) it is not something that the PROW team can take on.

If you have any queries please contact me
regards

Sarah Ford
Principal Rights of Way Officer
Neighbourhood Services
Environment and Transport
Barnsley Council
Phone: 01226 772696
Email: sarahford@barnsley.gov.uk
Mail to: Smithies Depot, Smithies Lane, Barnsley
S71 1NL

From: DevelopmentControl & DevelopmentManagement
Sent: 23 February 2018 11:44

To: Charlesworth , Gail Councillor; Cartwright , Sarah; Mayne , Trevor; Scott , John; King , Nicholas; HighwayDrainage; Francis , Margaret; Johnson , Paul; HighwaysDC; Jowett , Edward; Planningpolicy; PollutionControl; Tolhurst , Julie; Ford , Sarah; Ward , Natalie; James , Paul; Shields , Chris; 'planningconsultation@coal.gov.uk'; 'townplanning.lne@networkrail.co.uk'; 'architectural_liaison@southyorks.pnn.police.uk'; 'planning@sypte.co.uk'; 'planningconsultation@yorkshirewater.co.uk'; Miller , Roy Councillor; Spence , Harry Councillor; Cheetham , Tim Councillor; Clements , Malcolm Councillor; Makinson , Caroline
Cc: Andrew , Hannah
Subject: 2017/1718 Planning Consultation

Dear Sir/Madam

APPLICATION NO: 2017/1718
DESCRIPTION: Residential development for up to 85 dwellings with associated infrastructure and access (Outline with All Matters Reserved apart from access)
LOCATION: Former William Freeman Site, Wakefield Road, Mapplewell, Barnsley, S75 6DN

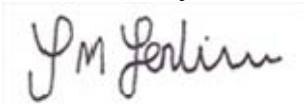
Please find attached a copy (or a link to the relevant part of our website) of the above application for your attention and comment.

<https://www.applications.barnsley.gov.uk/PlanningExplorerMVC/Home/ApplicationDetails?planningApplicationNumber=2017%2F1718>

I would be obliged to receive any observations at the earliest opportunity or within 21 days of the date of this letter by the latest. If you will be unable to reply by this date I would be obliged if you could contact the Case Officer, Hannah Andrew on 01226 775752, to discuss whether a longer period can be agreed.

If I have not heard from you within 21 days and no agreement to allow a longer period for response has been arranged, I will assume you have no comments to make and, as advised by Circular 9/95, proceed to determine the application.

Yours faithfully



Joe Jenkinson
Head of Planning and Building Control