

The Phase 1 Land Quality Report prepared by Roberts Environmental dated March 2014 has been submitted to support this Planning Application. Whilst the report was prepared six years ago, circumstances at the site remain unchanged and therefore the contents of the report remain relevant and valid.

The report outlines various references to the infilling of a small sandstone quarry, located 10m to the northwest of the site and due to lack of evidence, makes recommendations in respect of potential made ground, which we feel warrant proper address at this stage:

Section	Findings
History	From pre 1931 a small sandstone quarry is recorded 10m to the northwest of the site, this is now recorded as a Local Authority Landfill Site and was infilled with inert excavation waste during 1994
Risk Assessment	A Local Authority Landfill is recorded as encroaching onto the north western corner of the site, formerly a sandstone quarry which, according to the LA, was infilled with inert excavation waste. The material used is, at this stage of an unknown source and may potentially represent a risk to the end users. No other activities of potential concern have been associated with this site.
Potential for Historical Contamination	The historical map assessment of the site uses has identified some potential sources of contamination associated with the infilling of the former quarry to the northwest of the site and introduction of unknown material during the regarding of the adjacent site. However, at this stage these potential sources are not considered to represent significant environmental concerns within the boundaries of the subject site, and until proven otherwise, the risk to human health, associated with any made ground on site, is not considered to be significant.
Recommendations	Phase 2 ground investigation to confirm geotechnical parameters, depth and extent of made ground and drift deposits to determine foundation design for the future development. In addition, collect samples for a human health risk assessment including installation of ground gas and groundwater monitoring installations.

## SUPPLEMENTARY EVIDENCE

The infilling works referred to in the Phase 1 Land Quality Report were approved by Barnsley Metropolitan Borough Council (The council) in connection with Application B/94/0109/PR and were subsequently carried out by the applicant company, Yorkshire Land limited (formerly Stevlorra Developments).

Following a search of archive material, we are pleased to enclose the first page of the Planning Regulatory Board report in respect of Planning Application B/94/0109/PR which related to the creation of a landscape mound, by re-grading works and subsequent restoration. Within this document it was noted by the officer that the proposal **did not** involve the importation or exportation of any material.

A letter from Stevlorra Developments to the Council's then Deputy Director of Planning, Mr S Normington, dated 27 January 1994 is also attached. This letter outlined the planned method of works in respect of Application B/94/0109/PR. Importantly, it was noted within this correspondence that written correspondence had been received from Mr I D V Gilmour of the South Yorkshire Waste Regulation Unit, confirming that the movement of soils within the site curtilage **did not** require a waste disposal licence.

A copy of the correspondence from Mr I D V Gilmour of the South Yorkshire Waste Regulation unit is also enclosed with this letter for completeness.

Finally, we enclose a letter dated 09 July 1999 from Mr Mark Smeeden of Smeeden Foreman Partnership addressed to the then planning consultant acting on behalf of Yorkshire Land Limited (formerly Stevlorra Developments) in respect of the Millstones site. Within this letter Mr Smeeden outlines that his practice was involved in the design of the landscape mounds and planting that divides the housing area at Bower Hill from the valley beyond (Oxspring Rocher) which had at that time been constructed following Planning Application B/94/0109/PR. Mr Smeeden goes on to outline on page 2 of his letter that the approach was discussed and agreed with the Council's Stephen Normington and Eric Bennet (Planning and Countryside sections respectively) on site on 11 January 1994 and additionally **identified the benefits that arose from partially filling the old quarry and removing some potentially dangerous openings at the base of the rock face.**

This documentation serves to ascertain that the small sandstone quarry, which lies 10 metres beyond the North Western boundary of the current application site, was infilled in accordance with all required Permissions granted by the Council.

As set out in the enclosed letter from Stevlorra Developments to Mr S Normington, the excavated surplus soils were excavated and transported to the locations agreed with the Council, including the small sandstone quarry. This material was then covered with sub-soils and ultimately capped with top soils and then planted with trees.

All of the material was formed of clean inert soils, hence the works did not require grant of a waste disposal licence. On this basis, it can be ascertained that the materials were not considered to present any contamination risk by either the Council or the South Yorkshire Waste Regulation Unit.

We trust this additional information, submitted to supplement the findings of the Phase 1 Land Quality Report, satisfactorily addresses any outstanding queries the Council may have in respect of the historical infilling of the small Sandstone Quarry, which for clarity, **lies 10 metres beyond the North Western Boundary of the application site.**

B/94/0109/PR

Stevlorra Developments Ltd.,  
Creation of a landscape mound by re-grading works and  
subsequent restoration.  
Land at Mill Farm,  
off Bower Hill,  
Oxspring,  
Sheffield.

### Background

Members will recall that in December 1993 outline planning permission was granted for residential development on 1.1 hectares of land bounded by the River Don to the south, Bower Hill to the east and Oxspring Rocher to the west. The outline planning application was accompanied by an undertaking to dedicate Oxspring Rocher for public use as a Riverside Park.

The site has been subject to previous tipping activities and it was recognised at the outline stage some of the previously tipped material would require removal to create suitable development levels for residential development.

The application proposes the creation of a landscape mound to be located to the west of the proposed residential development site to act as a landscaped buffer zone between the proposed housing and the Riverside Park.

### Proposal

It is proposed to excavate the previously tipped material from the proposed housing site and transport it, using two dump trucks, approximately 100 metres to the west. This material would then be deposited on an area of approximately 0.5 hectares to create a mound at a maximum height of 2.5 metres above existing ground levels.

On completion of the works, previously stripped soils would be replaced and the mound planted with a variety of trees and shrubs. The contours of the mound have been devised in conjunction with the Council's Countryside Section to create an extension of the wooded hillside, located to the north of the site. It is anticipated works would be complete within four weeks of commencement.

### Consultation

The residential properties located to the north of the site have been consulted and the application advertised in the local press and by site notices. No objections to the proposal have been received.

### Assessment

The proposal provides for the efficient disposal of the surplus material from the proposed housing site to create a carefully designed buffer zone to segregate the proposed public and private aspects of this locality.

The proposal does not involve the importation or exportation of any material and should cause minimal disturbance over the short operational period. Although the site lies within the Green Belt, the design of the landform and its subsequent restoration should not present any conflict with the policies designed to preserve the character of Green Belt locations.



# STEV LORRA

## DEVELOPMENTS LTD.

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Telephone: (0226) 767365 Fax: (0226) 767405

27 January 1994

Barnsley Metropolitan Borough Council  
Deputy Director of Planning  
Central Offices  
Kendray Street  
BARNSLEY  
S70 2TN

For the attention of Mr S Normington

Dear Sirs

Re-grading and landscape works at Bower Hill, Oxspring

We confirm our planned method of works for the above, as discussed verbally at our site meeting on Tuesday, 11 January 1994 with your Mr S Normington and Mr E Bennett.

Top soil will be stripped off the area of the proposed new land mounds shown A and B on the attached plan, drawing number LL1. This top soil will be stock-piled on site adjacent to the proposed land mound B and would be used to re-cover the mounds where necessary. Any surplus stock-piled top soil would be used on the gardens of the adjacent proposed new housing development.

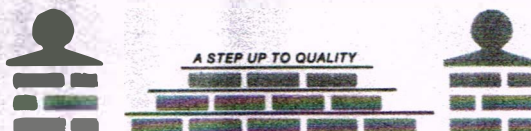
After stripping off the top soil we propose to strip off sub soil from the same area to a depth of 500 mm. All of this material would be used to re-distribute evenly over the material which is to form land mounds A and B, regraded from the proposed housing development as illustrated on the attached drawing, number 93/050/01.

We propose to excavate this surplus material using an hydraulic 360° tracked excavator and two Moxy 6 wheel dumptrucks, or similar, to transport the material to the proposed land mounds. We would use a caterpillar tracked blade to level and compact the material to form the mounds as shown on drawing, number LL1.

We would anticipate the operation taking approximately four weeks to complete and would then plant up the new mounds with the tree species, as shown on plan LL1, in the first planting season following completion of works.

We do operate a safety policy and all works will be carried out in strict accordance with current Health and Safety legislation and also in a respectful, efficient and orderly manner.

We have received written confirmation from Mr I D V Gilmour of the South Yorkshire Waste Regulation Unit confirming that the movement of soils within the site curtilage will





BMBC - Mr S Normington

27 January 1994

not require a waste disposal licence and we enclose a copy of his letter.

Mr M Smeeden, of Smeeden Foreman Partnership (Landscape Architects Environmental Planners), has informed us that he has discussed the draft scheme with Mr Eric Bennett at the Barnsley Planning who expressed the view that the scheme was very satisfactory.

We trust that we have given sufficient information regarding our proposals, however, should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully  
STEVLORRA Developments Ltd

STEVEN GREEN  
Managing Director

Encs



# SOUTH YORKSHIRE WASTE REGULATION UNIT

A. Qadeer Khan, M.Sc., M.I.W.M., M.B.I.M.  
Head of Unit

Telephone: (0709) 382121  
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Elm Bank House, 73 Alma Road, Rotherham S60 2BU

My Reference:  
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WD20 E408

Extension:  
3162

Please Contact:  
Mr I D V Gilmour

13 January 1994

Stevlorra Developments Limited  
Bower Hill  
Oxspring  
SHEFFIELD  
S30 6YE

For the Attention of Mr S Green

Dear Sir

Control of Pollution Act 1974 - Proposed Development at Bower Hill, Oxspring

I refer to the recent meeting between my officers Mr I Gilmour and Mr M Robotham and yourself, when the above matter was discussed.


I can confirm that the movement of soils within the curtilage of your site will not require a Waste Disposal Licence.

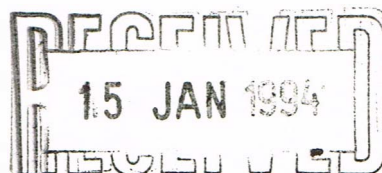
This is subject to the materials being redeposited, not giving rise to an environmental hazard.

Should you have any further queries, do not hesitate to contact my officer Mr I Gilmour.

Yours faithfully



 A Qadeer Khan  
Head of Unit



*smeeden  
foreman*

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July 9, 1999

Mr. D Rolinson,  
Spawforth Planning Associates,  
Junction 41 Business Court,  
East Ardsley,  
LEEDS  
WF3 2AB.

Dear Mr. Rolinson,

### **BOWER HILL, OXSPRING.**

I understand from Steven Green of Yorkshire Land (formerly Stevlorra Developments) that you are acting as planning consultant to his company in respect of the above site. My practice was involved in the design of the landscape mounds and planting that divides the housing area at Bower Hill from the valley beyond (Oxspring Rocher). These landscape works are now constructed following our planning application B/94/0109/PR. I am writing to explain the background and some of the process that gave rise to the landscape works so you appreciate the thinking and history behind the scheme; I hope the following notes are of assistance:

I first visited the site in September 1993 to discuss our involvement in the Bower Hill housing scheme ( planning ref. B/92/1594/PR) and to undertake an initial landscape assessment. I walked the whole area including what is now the housing site and along the rest of the valley known as Oxspring Rocher. The principle impression was that there were strong and obvious boundaries to the area formed by Bower Hill Road to the east, by the steep wooded banks rising to the north and to the south by the tree lined river. There was no physical demarcation forming a western boundary between the proposed housing area and the rest of the valley.

*chartered  
landscape architects*

*environmental  
planners*

*ecologists*



A REGISTERED PRACTICE OF  
THE LANDSCAPE INSTITUTE

The planning consultants providing advice in respect of the housing scheme were CJ Hesaltine Associates and a copy of their planning support statement of December 1992 and submitted to Barnsley BMC identified the possible advantages to:-

“.....create additional peripheral planting and screening landforms in the valley floor and for reinforcement of the existing tree planting where necessary on its steep northern flank. This would achieve a satisfactory and sensitive accommodation of the new development, relating it to the prevailing wooded character of the existing Bower Hill housing to the north, and forming an attractive enclosure of the eastern end of the Oxspring Roacher and attractive parkland area to the west.”

My brief was to investigate the retention within the site of inert material that would arise from preparing the formation levels for buildings, drains etc. The intention was to achieve the objective without creating mounds or planting that would in itself be intrusive in the view to the pattern of the landscape. The potential earthworks also provided scope for creating a strongly defined edge to both the housing development and to the rest of Oxspring Roacher to the west.

A few month after my initial visit a planning approval for outline residential development following referral to the DoE was granted on December 16th 1993 (planning approval B/92/1594/PR). It then became our intention to submit an application to create the landscape mounds in response to planning conditions attached to the approval, namely conditions 2 & 6 (in part) and condition 11.

The northern boundary of the valley included a steeper (previously quarried) area and local disruption in the valley floor. This area was on the inside of a bend in the river and extending the hillside southwards towards the river had a strong visual logic and could be successfully integrated with the wooded slopes characterising the boundary to the north. This approach was discussed with Steven Normington and Eric Bennet from BMBC (planning and countryside sections respectively) on site on 11th of January 1994. We agreed my approach and additionally identified the benefit that arose from partially filling of the old quarry and removing some potentially dangerous openings at the base of the rock face. I submitted the scheme in draft (17th January 1994) for comment on the proposed contours and in return my client received a letter of 24th of February from Mr Normington informing them that he had recieved a formal response from the Countryside Unit expressing satisfaction with the proposed contours.



In March 1994 there was a Planning Committee Report ' B/94/0109/PR Creation of a Landscape Mound by regrading works and subsequent restoration.' This report explains to the committee the works proposed and the several benefits that would accrue were it to be approved. The report included the following which I have extracted:

"The application proposes the creation of a landscaped mound to be located to the west of the proposed residential development site to act as a landscaped buffer zone between the proposed housing and the Riverside Park"

"The contours of the mound have been devised with the Council's Countryside Section to create an extension of the wooded hillside, located to the north of the site."

"The proposal provides for the efficient disposal of the surplus material from the proposed housing site to create a carefully designed buffer zone to segregate the proposed public and private aspects of this locality"

An officer recommendation for a grant of permission was made and permission was received on 17th March 1994.

The approved scheme is not dissimilar to what my client had previously intended, as demonstrated by the enclosed plan referred to, which was submitted to the planning department by Dibb and Clegg Solicitors in 1993 for the purpose of illustrating additional land.

Since the original grant of planning permission (B/94/0109/PR) an approval was sought and gained for additional material to be added to the mounds that arose from the housing development site and this material was graded into the north western face of the earthwork.

Tree planting is now well established on the mounds and I undertook an inspection and submitted an 'as built' drawing, as required by Condition 11 of B/94/0109/PR. In my covering letter enclosing the drawing I noted to the Planning Authority

"I inspected the site a few weeks ago and I am very pleased to see how well the mound integrates with the surrounding landform and satisfies our original intention to provide an effective termination of the valley bottom in Oxspring Rocher and delineates the housing area. I did note that my client had planted a more extensive area of trees than we had originally proposed, however given the well wooded nature of the valley sides that this earth work seeks to emulate, I am happy that this planting is an appropriate landscape enhancement."(letter enclosed)

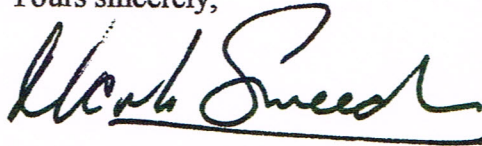
In response the Planning Authority have confirmed they are satisfied with the scheme and there are thus no outstanding or unresolved issues associated with the scheme.

09/07/99 Mr. D Rolinson,

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I hope the above provides a context to the work we have undertaken, if I can be of any further assistance I should look forward to hearing from you.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Mark Smeeden', with a horizontal line drawn underneath the name.

Mark Smeeden  
BA DipHort DipLA MLI MIHort.

ENC.

cc. Mr S. Green .