

Email: hamish.robertshaw@dtz.com

Direct Tel: +44 (0)113 2337465

Direct Fax: +44 (0)113 2441637

Your Ref:

Our Ref: 140RF500

19 December 2014

FAO Steve Kirkham
Development Management
Barnsley Council
Westgate
Barnsley
S70 9FE

DTZ
St Paul's House
23 Park Square South
Leeds
LS1 2ND
Telephone: +44 (0)113 246 1161
Facsimile: +44 (0)113 244 1637

Dear Sir

PLANNING APPLICATION REFERENCE 2014/1055
HYBRID PLANNING APPLICATION FOR MIXED-USE DEVELOPMENT
"ROCKINGHAM 1", DEARNE VALLEY PARKWAY, HOYLAND

Following various recent meetings and 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

- Access Road General Arrangement ref. 4652-R1 revision D
- Access Road Longitudinal Section ref. 4652-R2 revision C

- Proposed Site Plan (illustrative masterplan) ref. 11462-110 revision L
- Parameters Plan ref. 11462-105 revision E

- Landscape Plan - Western Boundary ref. V11462 L01 revision D
- Coloured Landscape Sections & Elevations ref. V11462 L02 revision A

- Drainage & Flood Risk Statement - 4652.v3 - (15 December 2014)

- Employment and Town Centre Uses: Catchment Area and Sequential Assessment (18 December 2014 rev.1)

A list of directors' names is open to inspection at the above address
DTZ Debenham Tie Leung Limited Registered in England No 2757768
Registered office 125 Old Broad Street London EC2N 2BQ



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Please remove the following plans and documents from your planning application file as they are superseded by the material hereby submitted.

- Access Road General Arrangement 4652-R1 revision A
- Access Road Future Roundabout Layout 4652-R20 revision A
- Access Road Longitudinal Section 4652-R2 revision –

- Proposed Site Plan ref. 11462-111 revision H
- Proposed Site Plan – Future Roundabout Layout ref. 11462-110 revision H
- Parameters Plan ref. 11462-105 revision C

- Drainage & Flood Risk Statement - 4652.v2 - (September 2014)

- Town Centre Uses: Catchment Area and Sequential Assessment (5 December 2014)

Explanation

The revised drawings amend the proposed scheme in response to a range of matters arising in the planning application consultation process, which are summarised as follows.

Neighbouring Amenity

Public consultation and engagement with the Council's Design Review Panel highlighted concerns regarding the proximity of the proposed development/infrastructure to adjacent residential premises, particularly in terms of noise, light and visual prominence. The southwest border of the site has been comprehensively redesigned in response to these matters.

The prospective alignment of any access road to the south has been amended to increase its distance from the residential boundary as shown on the illustrative masterplan. The effect of this is to increase the area for buffer landscaping.

The grass strip between plot 2 of the development and the residential boundary, which served to maintain provision for a possible future vehicular access to land to the north, has now been removed from the proposed scheme. Any such access will now be taken between plots 4 and 5 within the centre of the development site as shown on the illustrative masterplan. The effect of this is to reposition plots 2, 3 and 4 slightly to the southwest of their original position, whilst still retaining a strip for buffer landscaping. There will therefore be no prospect of vehicle movements adjacent to the residential boundary, which will provide a long term amenity benefit.

The landscape proposals within this boundary area have been substantially enhanced. The scheme now incorporates a sculptured landform to raise the levels of planting and fencing above the ground level of the development. As the landscape strip does not need to be retained for a future vehicular access, more substantial tree/shrub planting can be incorporated whilst sitting outside of the overhead powerline easement.

A close boarded acoustic fence is to be provided over the full length of the site's buffer strip. It will follow a curved alignment to closely integrate with the landscape features, whilst remaining close to the development to maximise its effectiveness in noise attenuation.

The revised landscaping design enhances the degree of acoustic screening provided to the adjacent residential premises to the west. This includes increasing the height and extent of the acoustic fencing

compared to what was previously proposed. The level of noise protection has been maximised through the use of the combination of earth bunding and fence where feasible.

Pedestrian Access

The raised earthworks, more substantial planting, integrated acoustic fence are combined with a realigned footpath to provide a high quality environment for pedestrians accessing or passing through the site.

Informal footpath provision is maintained to the west and north boundaries of the development site. The illustrative masterplan also increases pedestrian permeability by creating a new route from land to the north, via the spine and spur roads, to the site's main access point. Subject to separate approvals, this new alignment will accommodate the public right of way which crosses the site.

The road infrastructure within the site provides typically 2m wide footways with enhanced landscape planting to the plot boundaries. A wider avenue of trees is proposed along the spine road.

Vehicular access

The provision for a roundabout within the site has been omitted following the removal of potential access to land to the north from the southwest of the site. Any potential future access to land to the south may be achieved via a priority junction arrangement (subject to acceptable levels of off-site traffic generation) to the proposed spine road in the same location as the access to plot 9.

The proposed alignment of the spine road has been adjusted slightly in this location to optimise land-use and accommodate forward visibility splays, as shown on the Access Road General Arrangement drawing.

Surface Water Drainage

The original planning application submission indicated that surface water drainage would be accommodated by either surface ponds or underground pipes, without giving details of these. Further assessments and a site meeting with the Council's drainage officers have taken place to allow the preferred drainage solution to be defined.

This is to be a pond located beyond the development platform within the northeast part of the application site where an existing watercourse and pond are located. Additional capacity will be provided by scraping out soil from the centre to create a slightly raised landform around the perimeter. No works will take place at or around the existing pond which will remain in situ.

Creation of the pond will require removal of some existing vegetation including scrub/shrubs and immature planted trees. The location of the pond ensures retention of the existing areas of plantation trees as well as the footpaths in this area. Following creation of the pond, grasses will be allowed to colonise naturally whilst new trees/shrubs will be planted to replace those lost.

The pond will have a capacity of 3800 m³ and will therefore only hold water to its capacity in rare storm events. The majority of the time the pond will be marshy or dry and form an ecological area.

Any water storage beyond the capacity of the pond will be held in pipes beneath the development site. Please refer to the updated Drainage and Flood Risk Statement by JPG which outlines the scheme. Further technical details including a catchment analysis are being undertaken for submission with reserved matters details (see below) or pursuant to condition. Full landscape works and planting details will be provided with the reserved matters submission.

Ecology

A separate submission is made in parallel with this one to provide updated and revised ecological surveys and assessments to take full account of the proposed drainage pond.

Employment and Town Centre Uses

In response to the Council's request, given the inclusion of food/drink and hotel uses within the employment-led mixed use development, an Employment and Town Centre Uses: Catchment Area and Sequential Assessment statement has been prepared (rev.1 - 18th December 2014). This concludes that the proposed development conforms to national and local policy including the sequential test and is therefore acceptable in this location.

Forthcoming Reserved Matter Submission

Given the objective to bring forward the employment-led mixed use development on this site as soon as possible, a reserved matters application is being prepared for submission in January 2015. This will correspond fully with the details hereby submitted to the hybrid planning application and will seek detailed approval of plots 2, 3 and 4, the landscape buffer to the residential area, the sustainable drainage system and landscaping to the northeast.

It is proposed to arrange a meeting between yourself and Harworth Estates to discuss the material hereby submitted with a view to resolving all matters to allow determination of the application at Planning Board on 20th January 2015. At this meeting we will also introduce the proposed reserved matters details which are being worked up at present.

I trust that this is of assistance to the determination of this application and that you will agree that the revisions respond very positively to each of the matters raised. I would be grateful if you could undertake any necessary further consultation as a matter of priority.

Should you have any queries or wish to discuss further then please contact me on the number above. Otherwise I look forward to meeting early in the new year.

Yours faithfully



Hamish Robertshaw

Associate Director - Planning

Enc.