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FOR OFFICE USE ONLY

Fee Receipt Date

Rotherham
Metropolitan
Borough Council

Environment &
Development Services

Application for Planning Permission.
Town and Country Planning Act 1990 0034

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional): CORTONWOOD LIMITED

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: MISS First name: HANNAH

Last name: SMEED

Company (optional): WYG PLANNING & DESIGN

Unit: House number: House suffix:

House name: ARNDALE COURT

Address 1: OTLEY ROAD

Address 2: HEADINGLEY

Address 3:

Town: LEEDS

County: WEST YORKSHIRE

Country:

Postcode: LS6 2UJ

3. Description of the Proposal

Please describe the proposed development, including any change of use:

ERECTION OF 5 NON-FOOD UNITS, INCLUDING MEZANINE FLOORS, PROVIDING A TOTAL OF 5,266sq m.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1: LAND AT CORTONWOOD DRIVE

Address 2: BRAMPTON

Address 3: BIERLOW

Town: ROTHERHAM

County:

Postcode (optional): S73 0TB

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

EMMA JACKSON

Reference:

RB/2005/0123

Date (DD/MM/YYYY):
(must be pre-application submission)

18/05/2009

Details of pre-application advice received?

CORRESPONDENCE CONFIRMED THAT PPS6 JUSTIFICATION IS NOT REQUIRED. LETTER CAN BE FOUND AR APPENDIX 2 OF PLANNING STATEMENT.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

THIS WILL BE THE RESPONSIBILITY OF EACH OCCUPIER.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	N/A	MIX OF FACING BRICKWORK COLUMNS COMPOSITE AND VERTICAL TRAPEZOIDAL METAL CLADDING.	☐	☐	2009-042/ REV B
Roof	N/A	METAL CLAD	☐	☐	
Windows	N/A	GREY ALUMINIUM FRAMED GLAZED UNITS	☐	☐	2009-042/ 101 REV B
Doors	N/A	PEDESTRIAN ACCESS, ALUMINIUM FRAME GLAZED. ROLLER SHUTTER.	☐	☐	2009-042/ 101 REV B
Boundary treatments (e.g. fences, walls)	BLACK PALISADE FENCING TO SIDE i.e. ADJACENT PLOT BOUNDARIES	AS EXISTING	☐	☐	
Vehicle access and hard-standing	EXISTING VEHICLE ACCESS ROAD	TARMAC CAR PARK AND CONCRETE SERVICE YARD.	☐	☐	2009-042/ 104 REV B
Lighting	N/A	COLUMN MOUNTED LUMINARIES TO CAR PARK AND SERVICE YARD WITH BUILDING MOUNTED FLOOR LIGHTS.	☐	☐	N/A
Others (please specify)	N/A		☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWING REFS: 2009-042 / 101 B, 102 B, 103 A, 104 B.
DESIGN & ACCESS STATEMENT.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	-	172	172
Light goods vehicles/ public carrier vehicles	-	-	-
Motorcycles	-	-	-
Disability spaces	-	9	9
Cycle spaces	-	5	5
Other (e.g. Bus PARENT & CHILD)	-	-	-
Other (e.g. Bus)	-	8	8

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

YORKSHIRE WATER SEWER PLAN REF SE4C01SW
AND SEE WYG FLOOD RISK ASSESSMENT.

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

15. Existing Use

Please describe the current use of the site:

VACANT (WITHIN BUSINESS PARK) RECLAIMED
DECONTAMINATED SITE.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

CORTONWOOD COLLIERY

When did this use end (if known)?
DD/MM/YYYY
(date where known may be approximate)

1984

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

If Yes, please complete details of the changes in the tables below:

Planning & Regeneration Services

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Total proposed residential units (A + B + C + D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a + b + c + d + e + f + g) =

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes

☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐	N/A	N/A	5,227	N/A
	Net tradable area:	☐			TBC	
A2	Financial and professional services	☒				
A3	Restaurants and cafes	☒				
A4	Drinking establishments	☒				
A5	Hot food takeaways	☒				
B1 (a)	Office (other than A2)	☒				
B1 (b)	Research and development	☒				
B1 (c)	Light industrial	☒				
B2	General industrial	☒				
B8	Storage or distribution	☒				
C1	Hotels and halls of residence	☒				
C2	Residential institutions	☒				
D1	Non-residential institutions	☒				
D2	Assembly and leisure	☒				
OTHER	Please specify	☒				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☒			
C2	Residential Institutions	☒			
Other	Hostels	☒			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	N/A	N/A	N/A	N/A
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha)

1.3ha

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

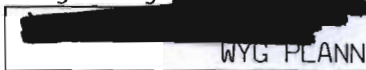
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):


WYG PLANNING & DESIGN

12/01/2010

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper
(circulating in the area where the land is situated):

On the following date (which must not be earlier
than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

WYG PLANNING & DESIGN

Date (DD/MM/YYYY):

12/01/2010.

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☐

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐

The correct fee: ☐

3 copies of a design and access statement: ☐

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☐

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☐

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

WYG PLANNING & DESIGN

Date (DD/MM/YYYY):

12/01/2010

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

25 November 2009

Mr David Newton
St Paul's Developments plc
One Waterside Park
Barnsley
South Yorkshire
S73 0BB



SF895

Dear Mr Newton

CORTONWOOD RETAIL PARK PHASE 4 SITE WALK OVER – ECOLOGICAL APPRAISAL

Smeeden Foreman Limited was commissioned by St Paul's Developments plc to undertake a site walkover of a proposed development site, Cortonwood Retail Park Phase 4, to determine the requirement for further ecological survey. The site is an undeveloped plot within the Cortonwood Retail Park. To the north a belt of tree planting separates the site from the adjacent Dearne Valley Parkway. Previously developed plots border the site to the west and east whilst a site access road separates the site from further development to the south.

A walk over survey of the site was undertaken on 16 July 2009, in fine, dry conditions. The survey noted habitats and species present as well as signs of and potential for the use of the site by protected species.

The site is a pre-formed development plateau which has been prepared and compacted. The compacted substrate is a mix of stone, rocks and rubble of various types and dimensions which has been subject to re-colonisation by a range of waste-ground species typical of this kind of habitat. The vegetation is very sparse, the site consisting of predominantly bare ground with the vegetation becoming denser towards the edges of the site and in patches where areas of finer substrate have accumulated. Ephemeral puddles were present where ground compaction has impeded drainage.

The species present were:-

- dominated by : common centaury *Centaureum erythraea*, smooth hawk's beard *Crepis capillaris*, perforate St John's wort *Hypericum perforatum*, black medick *Medicago lupulina*, and ribwort plantain *Plantago lanceolata*.
- with frequently occurring : common ragwort *Senecio jacobaea*, colt's foot *Tussilago farfara*, weld *Reseda luteola*, bristley ox-tongue *Picris echioides* and pale willow-herb *Epilobium roseum*.
- and occasional : creeping thistle *Cirsium arvense*, creeping buttercup *Ranunculus repens*, dove's foot cranes-bill *Geranium molle*, greater plantain *Plantago major*, rosebay willow-herb *Chamaenerion angustifolium*, dandelion *Taraxacum officinale* and scentless mayweed *Tripleurospermum maritimum*.
- rare species included : wood sage *Teucrium scorodonia* and self heal *Prunella vulgaris* (to the northern and southern edges), yarrow *Achillea millefolium*, common mouse ear *Cerastium holosteoides*, great willow-herb *Epilobium hirsutum*, white campion *Silene alba*, common reed (two small damp patches to the south east corner)

Where the vegetation was thicker grasses became more dominant including red fescue *Festuca rubra*, creeping bent *Agrostis stolonifera*, cock's foot *Dactylis glomerata*.

Small patches of colonising scrub were present to the road frontage and rear of the site, where shrub species from the adjacent plots and tree planting were encroaching on to the site. Such species included gorse *Ulex europaea*, bramble *Rubus fruticosus* agg. and grey alder *Alnus incana*.



Site photographs : July 2009.

The habitats present are generally of low nature conservation value and provide little potential for protected species. The possible exception is ground nesting birds, although no evidence of ground nesting birds was seen during the site walkover. Nesting birds are afforded protection under the Wildlife and Countryside Act 1981 (as amended) with additional protection against disturbance given to those on Schedule 1.

The site has the potential to support little ringed plover, a schedule one protected bird, which nests on rocky substrate with access to water. However, it is considered unlikely that the site would be used due to the disturbance both from adjacent sites and a 'cut through' path across the site which is used by dog walkers and other pedestrians. There is also more suitable habitat for this species within the nearby Old Moor Wetlands, a wetland nature reserve recently created following restoration of former colliery workings, some 1.5km to the east of the development site.

As a precautionary measure it would be recommended to commence site works outside the bird breeding season (breeding season March-August). If this is not possible, a site check for breeding birds should be undertaken, preferably by an appropriately qualified ecologist prior to works commencing on site to ensure that no active nests are present.

There is the potential for site enhancements of benefit to wildlife to be incorporated into the development proposals in accordance with PPS9. This could include:-

- The installation of bird and bat boxes on the facades of new buildings to increase nesting and roosting opportunities for these species. This would be particularly valuable to the rear elevation of the buildings associated with the tree planting along the Dearne Valley Parkway. However, it is acknowledged that this is in the area of the service yard which will be heavily used on a regular basis.

Due to the types of habitat found and the lack of potential for protected species no additional ecological surveys are recommended, other than the pre-start checking survey for breeding birds in the event of works commencing within the breeding season.

Please contact the undersigned should you have any queries concerning the above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'CA White'.

Catherine White
BSc MA(LD) CMLI IEEM

cc Ms Hannah Smeed White Young Green.

CORTONWOOD RETAIL PARK

PHASE 4

Design & Access Statement

Planning & Regeneration Services	
13 JUN 2010	
File No:	10 0034

16 November 2009



DLA ARCHITECTURE

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INTRODUCTION

Scope of Document

This Design and Access Statement has been prepared on behalf of Cortonwood Ltd by DLA Architecture Ltd. The statement accompanies a full planning application for a non-food retail development with associated car parking, access and service yard. The site is located at Cortonwood Retail Park, Cortonwood Drive, Dearne Valley, S73 0TB.

Summary of Proposals

Cortonwood Park has been developed over the past 15 years from the former Cortonwood Colliery site, and has benefitted greatly from its position on the A6195, linking the M1 in the west with the A1(M) in the east.

The Cortonwood Retail Park is now an established retail park with a variety of high profile retail operators including Morrison's, B&Q, Next, Argos, Matalan, Boots, Sports Direct, Halfords and Asda Living, built to date in three phases. In addition, Pizza Hut and McDonalds have a presence on the park.

Other business operators in the close vicinity include Windsor Foods, Forbo Flooring, Parker Distribution, UPS Distribution and Ashton Seals.

The massing and facade treatment of the proposed new units is designed to complement the previous three phases of retail development, and is very similar in nature to the previously approved scheme (RB2005 / 0123) on the same site.

A summary of both the approved and proposed areas are as follows:

The areas approved by RB2005/0123 are:

Unit 1 10,000 sq ft - plus (mezzanine 7500 sq ft)

Unit 2 10,000 sq ft - plus (mezzanine 7500 sq ft)

Unit 3 5,000 sq ft - plus (mezzanine 3750 sq ft)

Unit 4 5,000 sq ft - plus (mezzanine 3750 sq ft)

Unit 5 2,400 sq ft - plus (mezzanine 1800 sq ft)

Unit 6 2,400 sq ft - plus (mezzanine 1800 sq ft)

TOTAL 34,800 sq ft - plus (mezzanine 26,100 sq ft) Grand Total - 60,900 sq ft (5657 sq m)

The revised areas are:

Unit 1 15,000 sq ft - plus (mezzanine 11,250 sq ft)

Unit 2 8,500 sq ft - plus (mezzanine 6,375 sq ft)

Unit 3 7,500 sq ft - plus (mezzanine 5,625 sq ft)

Unit 4 1,000 sq ft

Unit 5 1,000 sq ft

TOTAL 33,000 sq ft - plus (mezzanine 23,250 sq ft) Grand Total - 56,250 sq ft (5226 sq m)



Aerial view showing the position of the site within the Retail Park

This final phase of development will see the completion of this retail park facility which has successfully proved over the years to be of great benefit to the area, revitalising local business and providing much needed employment.

ASSESSMENT



Location Plan of the retail park showing its relationship with the A6195 and the local community

Cortonwood Retail Park is situated in the Dearne Valley, approximately 4 miles south-east of Barnsley. The M1/A1(M) link road (A6195) provides direct dual carriageway access to Junction 36 of the M1 motorway, situated approximately 4 miles to the west, and the A1(M) 9 miles to the east. The A635 is also easily accessed being only 2.25 miles to the north of the park, which provides the main road link between Barnsley and Doncaster.

Site Analysis

The site is level and generally rectangular in shape, sitting approximately on a north–west to south–east axis. The site is accessed from the south–east via an existing direct link to Cortonwood Drive, and is bounded to the north by the A 6195, known as the Dearne Valley Parkway. The site is viewed prominently from Cortonwood Drive with an established access road into the site, completed as part of planning consent RB2005 / 0123. A mature landscape buffer separates the site from the Parkway to the north–west and existing tree lines and level changes form the western boundary to the adjacent Royal Mail building, and hedge mix to eastern boundary. The site sits currently approximately 1m lower than Cortonwood Drive.



Aerial view of the site and its relationship with adjacent buildings



Panoramic view of site towards Cortonwood Drive from the west



Panoramic view of site from Cortonwood Drive from the south-east

Surrounding Buildings and Uses

Immediately adjacent to the site to the west is the Royal Mail Call Centre building of 3 storeys and to the east is the Forbo manufacturing facility. On the opposite side of Cortonwood Drive to the south-east of the site there is an existing SCS Sofa store of 1.5 storey massing, the UPS Distribution Centre (15m clear internal height) and immediately opposing, the Parker Distribution Building of 2-storey massing.

Built Form, Massing and Siting

The function of the building dictates a rectilinear form; however this has been moderated with the use of a variety of surface textures and features and a moulded parapet. The 3 largest units sit parallel to Cortonwood Drive almost spanning the site, presenting each entrance feature predominantly to the main approach. The massing of the proposed building sits comfortably with its neighbours and occupies the same zone on the Retail Park parallel to the Dearne Towns Link Road.

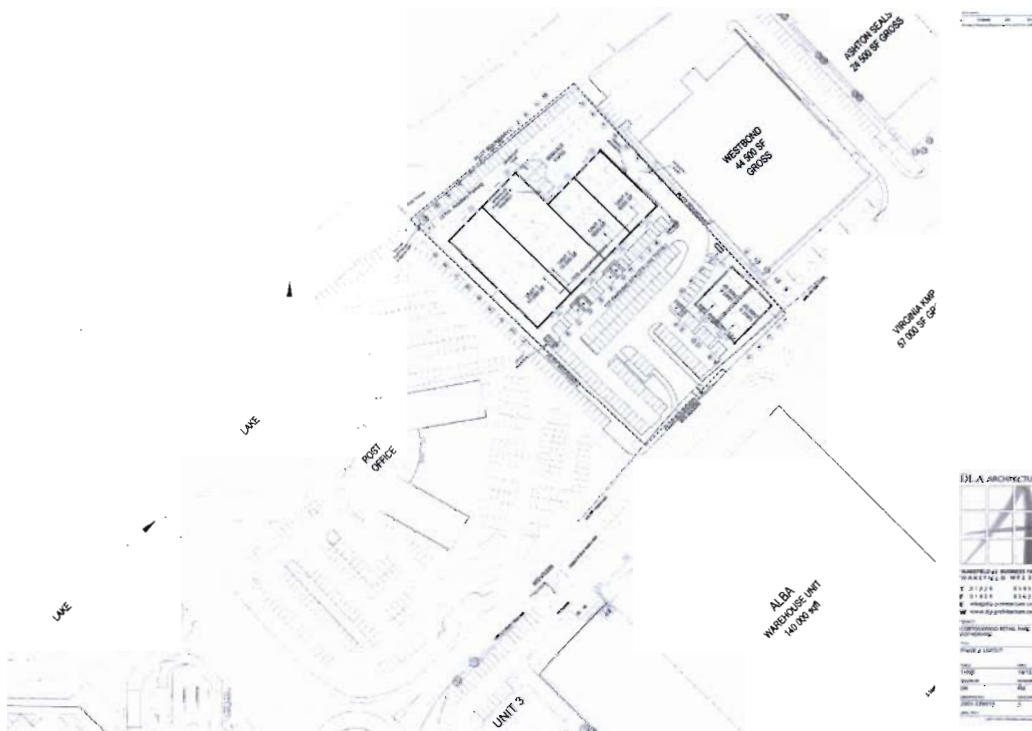
Vernacular Characteristics

The site sits within a larger development and as such takes its cue in terms of elevational treatment and detailing from those existing buildings. The building design aims to produce a modern contemporary feel using simple form and materials.

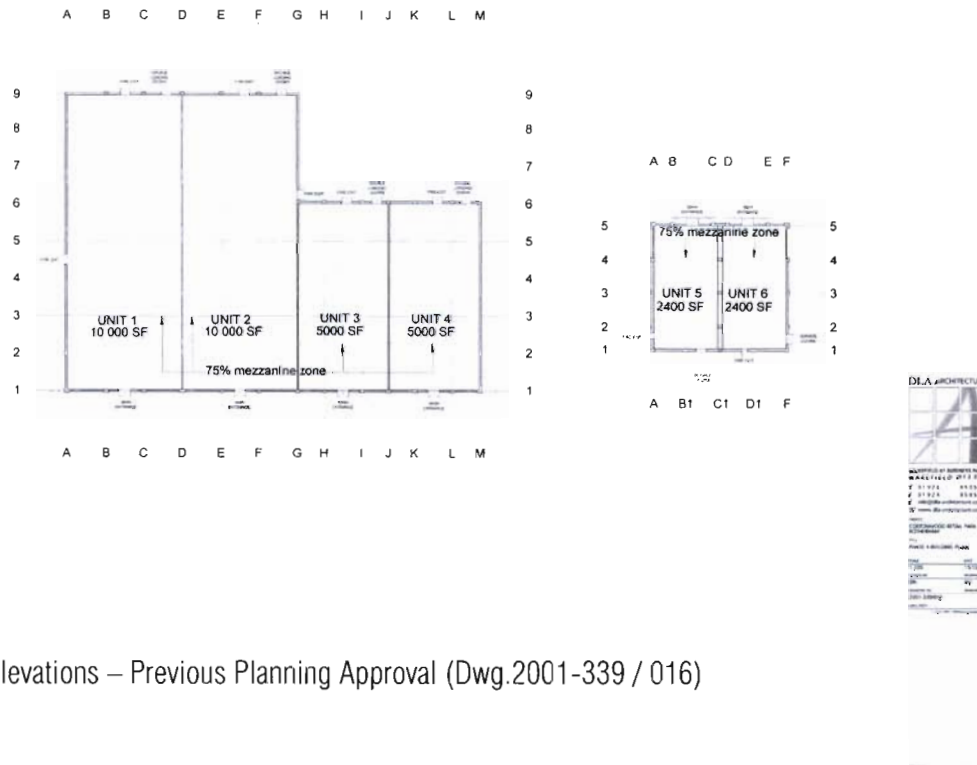
Site History and Current Planning Policy

The site received Reserved Matters planning permission consent in 2005 (Ref: RB/2005-0123(REM)), for 6 units totalling 60,900sf gross (including mezzanines) and 160 no. associated car parking spaces. The new proposals are very similar to the previously approved scheme, with only minor changes to internal building planning and building plan to accommodate new end-user requirements.

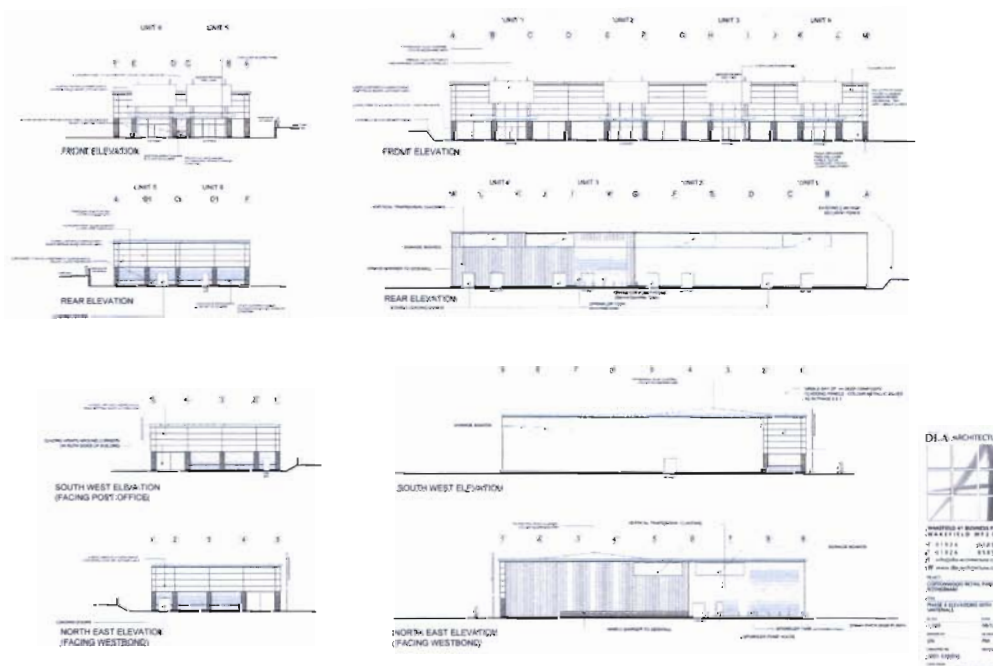
Site Layout – Previous Planning Approval (Dwg.2001-339 / 015A)



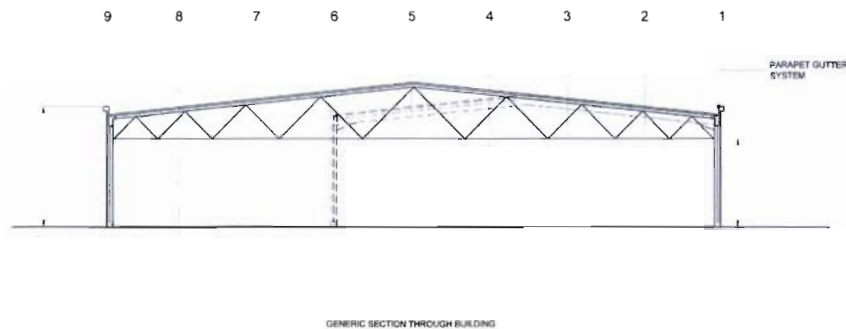
Building Plans – Previous Planning Approval (Dwg.2001-339 / 018)



Elevations – Previous Planning Approval (Dwg.2001-339 / 016)



Cross Section – Previous Planning Approval (Dwg.2001-339 / 019)



INVOLVEMENT

Initial Consultations

- Much work has been done in the way of pre-consultation with the Planning Authority
 - 16th March 2009 – Letter from St Pauls Developments to Rotherham seeking advice as to whether proposals could be dealt with as minor modifications as amendments minimal;
 - 14th April 2009 – Response from Rotherham Council to St Paul's confirming their position that any changes to the approved scheme would need a new application;

- 11th May 2009 – Correspondence from WYG to Rotherham Council outlining reasons why new application would not require any PPS6 justification;
- 18th May 2009 – Response from Rotherham Council to WYG to confirm that no PPS6 statement would be required to support the development proposals.

EVALUATION

Use and Amount

- Use classes - The use class of the new development is A1 non-food retail.
- Amount - The size of the development will have a total gross internal ground floor area of 33,000 ft², consisting of Unit 1 – 15,000 ft², Unit 2 – 8,500 ft², Unit 3 – 7,500 ft², Unit 4 – 1,000 ft² and Unit 5 – 1,000 ft².

Orientation and Scale

Orientation of the largest three units is along a south-west – north-east axis, with the units presenting their primary elevation to the parking court and Cortonwood Drive. The two smaller units are orientated along a north-west – south-east axis presenting their primary elevation to the parking court to the south-west. The scale of the new units conforms to the massing of the adjacent buildings and is similar to that of the previously approved scheme.

Car and Cycle Parking

A total number of 172 car parking spaces are indicated; this includes 150 no. visitor car parking spaces including 9 no. disabled visitor spaces, 8 no. parent & child spaces and 22 no. ancillary car parking spaces at the rear of the site for staff within the service yard. Cycle parking to Local Authority standard is provided close to the main entrances.

Vehicular Access / Egress

Site access and egress will be via an established access road into the site constructed under an earlier development phase in 2007. The existing access ramps down into the site directly from Cortonwood Drive, an adopted highway, with the proposed adjacent on-site parking protected by retaining walling.



Photographs of the existing site access

Pedestrian and Cycle Link

A pedestrian link at grade and cycle access is available to the site. Cycle parking is provided adjacent to the main entrance of Unit 1 with 5 no "Sheffield Style" cycle hoops.

Servicing

On-site servicing and turning will be provided to the north of units 1, 2 and 3 within a proposed service yard and as a pull-in area from the car parking area to smaller units 4 and 5. An 'Auto-tracking' exercise (attached as Appendix 1) has been carried out and indicates the ability of an articulated vehicle to enter and turn on the site. Facilities for the storage and handling of standard and re-cycled waste will be the responsibility of each individual tenant.

DESIGN COMPONENT

Visual Impact and Appearance

The aesthetics of the proposed retail development is based strongly of that of the previous three phases of non-food retail on the Park, with very little variation in form, function and appearance from the approved scheme, with the only material changes being to the internal layout to satisfy end-user requirements. The building relates sympathetically in scale to its two closest neighbours. The design of the combined signage and canopy treatment has been continued through from the approved scheme so as to maintain a visual continuity throughout the Park.

Form

The form of the building relates to its use as a non-food retail unit, and echo's that previously submitted and approved on the site. The building is rectilinear in nature, sitting well in its built environment.

Roof

The roof of the building has been designed so as to minimise its visual appearance using a series of portal frame structures, containing the roof-scape totally within the height of the parapet. The roof material and colour is as the earlier approved scheme.

Materials, colours and textures

The material palette proposed was established under the previous planning consent in 2005 and is unchanged as follows: Facing Brickwork – Tilcon Wilnecote, County Red Smooth with smooth blue brick banding and plinth; Cladding – Composite panels, metallic silver; Roof – Trapezoidal cladding, Goosewing Grey; Windows / Doors – Polyester powder coated, RAL 7015 (grey) single glazed. The photograph of the existing Phase 2 Retail is attached below to indicate the proposed distribution of materials.

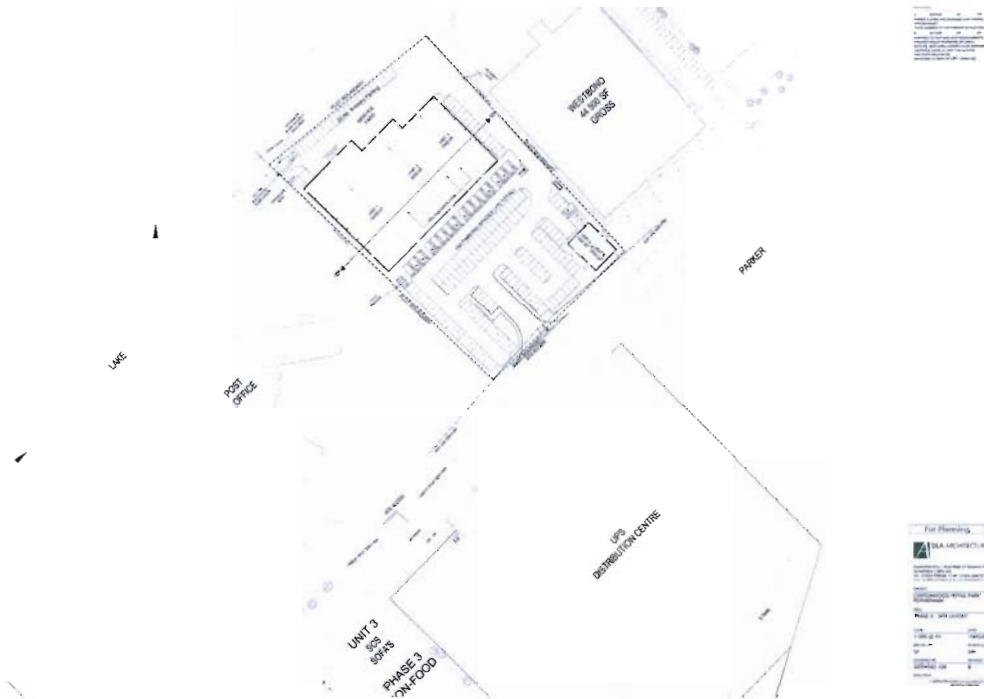


Existing adjacent Phase 2 Retail Development

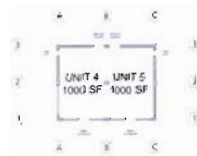
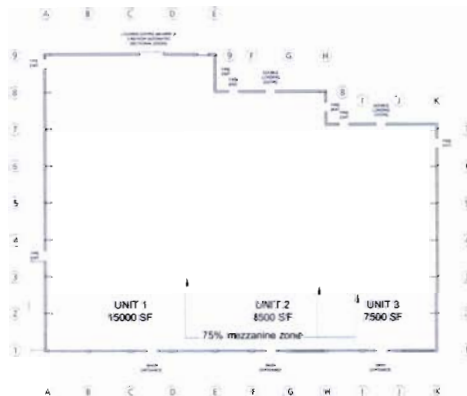
Signage

The details of the entrance signage will be by others.

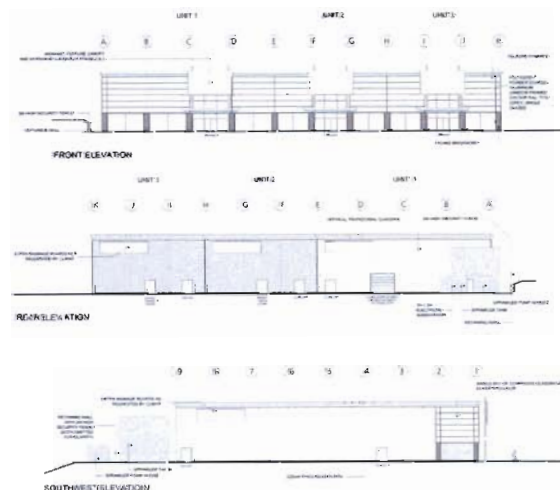
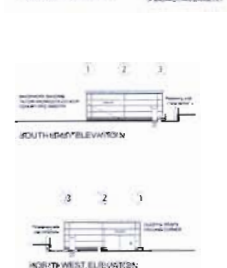
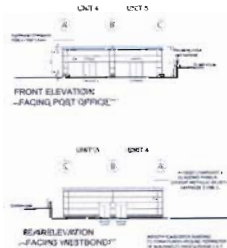
Site Layout – New Proposals (Dwg.2009-042 / 104B)



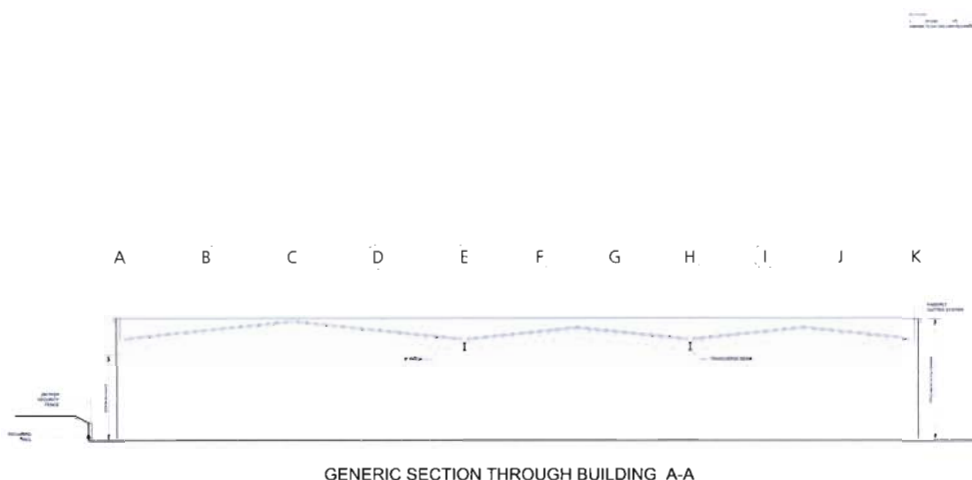
Full disclosure: I'm paid to write.



NOTES: 1. $\text{C}_{10}\text{H}_8\text{O}_2$ (MW 152.15) is a colorless solid. 2. $\text{C}_{10}\text{H}_8\text{O}_2$ (MW 152.15) is a colorless solid.



Cross Section – New Proposals (Dwg.2009-042 / 103A)



Landscape / Lighting

Established buffer landscape exists to the northern boundary and this will be retained. Existing tree planting lies close to the boundary to the east, which will be retained and this perimeter planting enhanced through the proposed development. An existing hedge and shrub mix exists along the west boundary (outside of site). New retaining walls are proposed along the east, west and south boundaries as necessary. New high quality on-site landscaping will be provided at the site perimeter and amongst the car parking (see the landscape architects proposals). On-site lighting will be provided for both safety and amenity, and will be designed to avoid light pollution whilst meeting all local and statutory requirements.

ENVIRONMENTAL CREDENTIALS

Adaptability

The proposed units will provide flexibility in their construction through the use of either portal frame or trussed rafter, minimising column use and enabling future re-planning of internal walls with ease of subdivision and adaptation at a later date if uses or requirements change.

Sustainability Considerations

The development will be designed to incorporate attractively designed, well planned and maintained usable and adaptable spaces, creating an attractive environment for people to visit and work. Measures will be taken where possible, to reduce energy consumption in the retail units, with both natural light and ventilation incorporated into the design. The installation of up to date mechanical and electrical building management systems and high levels of insulation will ensure that the buildings are heated and ventilated as efficiently as possible, thus reducing unnecessary CO2 emissions.

ACCESS COMPONENT

This access statement is intended to accompany the Planning and Building Regulations applications and to inform tenants and purchasers of the steps taken by St Paul's Developments Ltd and their design team to provide accessible buildings.

Site access and servicing strategy

Access footpath to be less than 1 in 20 gradient with level landings at every 500mm rise. Uncontrolled crossing points will be provided with drop kerbs and tactile paving. Road street lighting will be provided to adoptable standards.

Access to the building from site entrance

- Level approach will be provided from car parking areas to entrance.
- Surface width of footpaths will be 1.5M with passing places of 1.8M long x 2.0M wide, passing places will be in sight of each other and max 50M apart.
- Existing site access designed to highways standards, and the remaining site gradient will generally be less than 1:60, where possible.
- Firm durable slip resistant surfaces will be provided.
- Routes will be clearly identified and illuminated.
- Main vehicle entrance route and pedestrian route will be separate as different users enter the site, however, users will be combined within parking area.
- Tactile paving will be provided to uncontrolled road crossings.

Car and cycle parking

- 9 no. disabled parking bays will be provided of sufficient width to meet part M and BS8300 and positioned close to building entrance.
- 8no. parent and child parking spaces
- Disabled parking bays will provided at 5% of the total. A minimum 1200mm associated safety zones will be clearly marked on site.
- Dropped kerb / level access will be provided from parking bays to pedestrian routes
- There will be no undulations in surface finish of more than 3mm.
- All footpaths will provide level access to main entrance doors.
- Cycle parking to Local Authority standard will be provided.

Accessible entrances and entrance doors

- Entrances will be clearly signed and easily identifiable by lighting / visual contrast.
- Structural supports at entrances will not cause a hazard.
- Level landings will be provided in front of entrance door of 1500mm x 1500mm.
- Proposed surfaces will not impede movement of wheelchairs.
- Threshold will be level or no more than 15mm high weather bar.
- A canopy will provide for weather protection at non-powered entrance doors.
- Access control key pad to be positioned 750 to 1000mm high and 200mm from edge of door.

Entrance Doors

- Effective clear width of single door or one leaf of double door will be min 800mm
- Minimum vision panel zone to leading edge will be 500 – 1500mm high AFFL.
- Opening force required at leading edge of entrance doors will be no more than 20N
- Unobstructed spaces of 300mm on pull side of leading edge of manual doors, where applicable.
- Latches will be operable with one hand using a closed fist.
- Door furniture will contrast visually with the surface of the door.
- Door furniture will not be cold to touch. Plastic coated handles to be provided.
- Manifestation will be provided at 2 levels. 850 – 1000mm and 1400 – 1600mm AFFL on glazed areas and will contrast visually with background.
- Glazed doors adjacent to screens clearly differentiated by use of min 125mm top and side rails and 400mm kick zone to bottom of door.

CONCLUSION

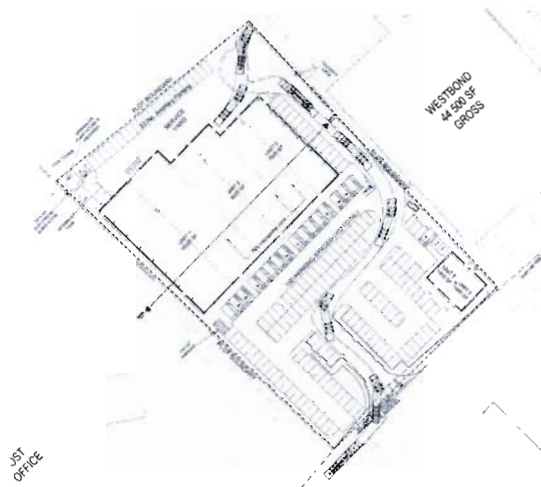
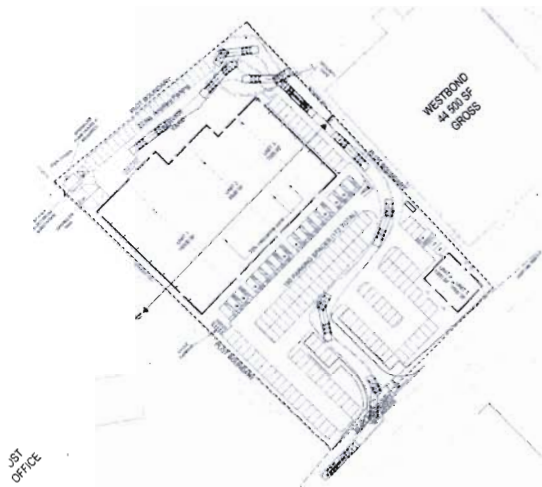
We consider the attached proposals for the Cortonwood Phase 4 Retail Development have been carefully considered, and design principles and strategic proposals for the site are laid out as part of this application.

This development, along with the master-plan as a whole, has evolved through a holistic consultation process, and has been designed with particular end-users in mind. It is considered that this development will deliver high quality retail space, and offering a blend of genuine employment prospects, integrated with its existing adjacent retail and commercial neighbours, will be of true benefit to the local community.

Other factors that have informed the layout and design are site access, relationships with adjacent buildings, aspect to the approach road and parking, and importantly the synergy with the previous phases of retail development, creating a family of units comfortable within the context of the surrounding area whilst relating intimately with the details of the previous planning approval on the site.

Overall it is considered that the scheme submitted is both appropriate and beneficial, and the Council are therefore invited to support the application proposals in order to realize the continuing regeneration and local benefits that it can provide.

Auto-track exercises to indicate the service vehicle turning and manoeuvring in the service yard.





Cortonwood Limited

Cortonwood Retail Park

A056078 - Planning Statement

8th January 2010



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3	08/01/2010	Final Draft
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Appendix Contents

Appendix 1	List of Retailers at Cortonwood Retail Park
Appendix 2	Letter from Rotherham Metropolitan Borough Council dated 18 th May 2009



1.0 Introduction

- 1.1 This statement is submitted on behalf of Cortonwood Limited (a wholly owned subsidiary of St Pauls Developments) in support of a full planning application for non-food retail development at Cortonwood retail park. The proposals are for a total of 5,227 sq m (gross) which will be split into 5 different retail units providing varying footprints of 1,394 sq m down to 93 sq m. The proposals will also provide car parking for the site.
- 1.2 The proposals pursuant of this application have been the subject of some pre-application discussions and correspondence with Emma Jackson at Rotherham Metropolitan Borough Council.
- 1.3 This statement considers the relevant planning policy aspects of the development and is supported by the following technical information, as agreed with Emma Jackson:
 - Planning Statement prepared by WYG Planning & Design (this document)
 - Design and Access Statement prepared by DLA (to include lighting assessment, foul sewerage and utilities assessment and waste management plan)
 - Ecological Walkover carried out by Smeeden and Foreman
 - Flood Risk Assessment carried out by WYG Engineering
 - Phase 1 Report prepared by Scott Wilson
 - Landscape Plan prepared by Smeeden and Foreman
 - Transport Statement by WYG Transport (to include parking provision details)
- 1.4 The format of this report is as follows:
 - Section 2 of the report considers the site and surroundings as well as providing relevant background information
 - Section 3 describes the application proposals
 - Section 4 provides an overview of planning policy
 - Section 5 provides planning analysis and conclusions



2.0 Relevant Background Information

- 2.1 The application site, which forms part of the former Cortonwood Colliery, is situated within the Cortonwood Retail Park. The retail park is situated in the most northerly part of Rotherham and the northern part of the retail park boundary forms the administrative boundary between Rotherham and Barnsley.
- 2.2 The retail park is situated off the A6195, the Dearne Valley Parkway. Access is gained via a roundabout off the A6195.
- 2.3 The retail park also accommodates a number of large retail outlets including, Morrisons foodstore, Next, Argos, B&Q, Matalan and ScS Sofas (a full list of retailers can be found in appendix 1).
- 2.4 The north of the site is bounded by the A6195, and beyond that there is a residential area. To the east and south of the site there are large areas of residential development. To the west of the site it is largely open fields and areas of undeveloped land.
- 2.5 The current scheme has been proposed in order that the retail accommodation at Cortonwood can meet changes in market demands.

Planning History

- 2.6 The planning history for this site is relatively complex having been the subject to several outline applications (including renewals of outline consent) and subsequent reserved matters submissions. For the purposes of this statement, we refer only to the three most relevant applications.
- 2.7 Outline planning permission for development at Cortonwood was originally approved in 1989 (LPA Ref R1989/0166P) for industrial, office, leisure, retail and residential development. After a series of reserved matters and variation of condition applications, application R/1999/1523P was approved to allow an extension of time to submit reserved matters, which was approved on 2nd February 2000. Subsequently application RB/2005/0123 (REM) was approved on 15th September 2005 for "*details of the erection of 6 No. non-food retail units (reserved by outline R99/1523) at Land at Cortonwood Drive...*". This reserved matters approval has been implemented by virtue of the client making a material start on site in August 2008 by way of the construction of the new access road kerbs and the provision of some car parking.



- 2.8 This full application is necessary because whilst it replaces the reserved matters approval (RB/2005/0123), it has to be in 'full' because the time scale for the submission of reserved matters, as dictated by the original outline permission, has now lapsed. Furthermore, the local planning authority advised that the amendments being made to the previously approved reserved matters could not be dealt with as a minor amendment.
- 2.7 The decision notice for application RB/2005/0123 does not refer to approved floorspaces, but the application form, which is attached to the stamped approved decision notice refers to 5,658 sq m of retail floorspace. Similarly, the Committee Report for the application refers to this level of floorspace as approved. The new application is for less floorspace than currently consented through the reserved matters approval (RB/2005/0123)

Statutory Designations

- 2.8 The site is allocated in the Rotherham Unitary Development Plan (UDP) adopted June 1999 (with policies saved as of 17th September 2007) as an Industrial and Business Area, as being within the Dearne Valley Enterprise Zone and an allocated Development Site.
- 2.9 The site is not within or adjacent to a Conservation Area. There are no Listed Buildings on the site, or within close proximity to it. There are no trees protected by Tree Preservation Orders on site that must be accounted for.



3.0 Development Proposals

- 3.1 The approval of reserved matters RB/2005/0123 (REM) allows 5,657 sq m, (which included 2,425 sq m as mezzanine floorspace), of non-food retail floorspace, which was divided into 6 units, each comprising a ground floor and a mezzanine floor. The units varied in size from 223 sq m to 1,929 sq m on ground floor level.
- 3.2 This application proposes a total of 5,227 sq m (431 sq m less than approved by the application outlined in paragraph 3.1). The floorspace will now be split into 5 units and will also include ground floor and mezzanine floor accommodation. The floorspaces will be broken down as follows:

Unit Number	Ground floor (sq m)	Mezzanine (sq m)	Total
1	1,394	1,045	2,439
2	790	592	1,382
3	697	523	1,220
4	93	n/a	93
5	93	n/a	93
Total	3,067	2,160	5,227

- 3.3 Access to the unit will be gained from the internal roads already in existence throughout the retail park. The site will provide for public carparking for those visiting the site and safe pedestrian routes through the carpark to the proposed retail units will be provided.
- 3.4 As set out in section 2 of this statement, retail development, similar to these current proposals has already been consented through the approval of reserved matters RB/2005/0123 and as such, the consent is a material consideration. With this in mind, please find below a summary of the changes to the scheme from the originally granted permission and the current scheme:



- The footprint of the building will remain predominately as consented, albeit in a slightly reduced format from the consented 5,657 sq m to 5,227 sq m (a reduction of 431 sq m);
- Reduction in number of units from 6 to 5;
- The overall height and massing of the building will not be significantly altered;
- There will be some minor changes to the approved elevational treatment to allow for altered positions of shop opening; and
- Provision of a total of 172 parking spaces (including 8 parent and child spaces) plus 9 disabled parking spaces and 22 staff parking spaces. This is a slight increase from that approved by the reserved matters submission.



4.0 Planning Policy

- 4.1 This section of the report provides an overview of the planning policy framework in respect of the proposals. This includes reference to government policy contained in PPS6: Planning for Town Centres, regional planning guidance and the development plan.

(a) National Policy

- 4.2 **PPS1 Delivering Sustainable Development** (February 2005) sets out the Government's approach to planning, emphasising sustainable and inclusive patterns of urban and rural development by ensuring high quality development through good and inclusive design. The Guidance states that planning authorities should promote urban and rural regeneration to improve the well being of communities and improve facilities (paragraph 27). PPS 1 also advocates the sustainability merits of mixed use developments and how authorities should promote the more efficient use of land through the use of previously developed land.
- 4.3 In December 2009, the Government issued **PPS4 Planning for Sustainable Economic Growth**, which replaces PPG4, 5, and PPS6, and parts of PPS7 and PPG13.
- 4.4 Policy EC14 of PPS4 provides guidance on 'Supporting Evidence for Planning Applications for Main Town Centre Uses'. This policy stipulates that planning application for main town centre uses not in allocated centres or not in accordance with an up to date development plan should be supported by evidence that the sequential assessment has been passed, and that there is no unacceptable impact on existing, committed or planning public or private investment or on town centre vitality and viability. Policies EC15 and EC16 provide further guidance on the requirement for completing the sequential assessment and a review of impact.
- 4.5 Policy EC17 provides guidance on "*the consideration of planning application for development of main town centre uses not in a centre and not in accordance with an up to date development plan*". This policy require compliance with the sequential assessment and for developers to demonstrate that there is no significant adverse impact on other existing or planned retail development. Where no significant adverse impact has been identified, PPS4 encourages local authorities to take account of:
- "*the positive and negative impact of the proposal in terms of EC10.2 and EC16.1 and any other material considerations; and*



- *The likely cumulative effect of recent permissions, development under construction and completed developments".*

Policies EC10.2 advocates that local authorities should assess applications for economic development against factors such as the carbon dioxide emissions over the life time of the development, accessibility of the site by choice of means of transport, ensuring that the development is of a high quality and inclusive design, consider the impact on economic and physical regeneration and the impact of the development on the local economy. As set out above, policy EC16.1 relates back to how to complete an impact assessment for development proposals.

- 4.6 **PPG13 : Transport** (March 2001) aims to promote more sustainable transport choices, promote accessibility to jobs, shopping, leisure facilities and services by public transport, cycling and walking and to reduce the need to travel, especially by car (Paragraph 4). It reiterates the guidance contained within PPS6 regarding the sequential approach and gives guidance on the importance of reviewing parking standards. Where developments have significant transport implications, transport assessments should be prepared and submitted alongside the relevant planning applications for developments (Paragraph 23).

(b) The Development Plan

Regional Spatial Strategy

- 4.7 The Regional Spatial Strategy (RSS) for Yorkshire and Humber was published in May 2008. The review of the RSS has been halted, as the Joint Regional Board has decided to prepare a Integrated Regional Strategy.
- 4.8 The RSS has a number of policy which are relevant to the application proposals at Cortonwood. Policy SY1 "South Yorkshire Sub Area" at point G2, it states that the roles of Rotherham, as well as Sheffield, Doncaster and Barnsley should not be developed to be contrary to the role of the region as a whole. Paragraph 4.4 of the same section states that, amongst other towns in the South Yorkshire Sub Area, Rotherham "*represents major physical and social investment capital, which are being comprehensively enhanced through distinctive urban renaissance programmes, continuing to develop the main urban area is essential.*"
- 4.9 Policy E1 entitled "Creating successful and competitive regional economies" recognises the role that retail can contribute to the regional economy and states "*E1 (I) the potential of the 'non-business*



class' sectors including health, sport, retail, leisure, tourism and education as key economic and employment generators".

- 4.10 Policy E2 "Town centres and major facilities" states "*C – no further development of new, or large-scale expansion of existing, out-of-centre regional or sub-regional shopping centres should be permitted. Proposals for small-scale expansion should be assessed in line with PPS6*".

Rotherham Unitary Development Plan

- 4.11 The Rotherham Unitary Development Plan (UDP) was adopted in June 1999. The changes to the development plan system are such that the UDP is not being reviewed until the Local Development Framework is adopted. In the interim, as of 17th September 2007, a number of policies within the UDP have been saved and are therefore still used for development control purposes.

- 4.12 The site is allocated as land for industrial and business development. Policy EC2 states that approximately 430ha of land within the Borough has been allocated for this purpose. Policy EC2.1 goes further to state:

"Land is allocated for future industrial and business uses in a variety of areas with particular emphasis on strategic locations close to the Borough's primary transportation networks at Manvers, Cortonwood, Templeborough, Waverly, Aldwarke and Dinnington. A variety of sites, in terms of size and location will be made available:

E1 Cortonwood Business Park – 13.0ha"

- 4.13 Policy EC3 deals with Industrial and Business Development and states:

"The Council will encourage a wide range of industrial and business activities subject to no adverse effect on the character of the area or on residential amenity, adequate arrangements for the parking and manoeuvring of vehicles associated with the proposed development and compatibility with adjacent existing and proposed land-uses".

- 4.14 Although none of the policy which relate to the allocation of the site refer to retail as a potential use, it is recognised that the development of Corton Wood offered a substantial regeneration opportunity and provision of retail within the development has a role in this regeneration.

- 4.15 Policy RET2 is relevant as is deals with New Retail Development and it reads:



"The Council will promote and support retail developments of an appropriate type and scale within or immediately adjoining defined town centres, and will apply a sequential test to proposal of a new retail development. The first preference will be for sites in defined town centres, followed by edge-of-centre sites and only then by out-of-centre sites. Out-of-centre proposals will only be permitted provided it can be demonstrated that:

- (i) no suitable town centre, or edge-of-centre site is available;*
- (ii) there is no detrimental impact on the vitality and viability of defined town centres*
- (iii) the site is accessible to a choice of means of transport and to the primary road network; and*
- (iv) the development of the site would not have an adverse impact on overall travel patterns or on the demand for car travel.*

4.16 Policy RET2 is reflective of the guidance set out in PPS6 which has been cancelled as a result of the recent publication of PPS4. It is worth remembering that paragraph 38(6) of the Planning and Compulsory Purchase Act 2004 does require that *"where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise"*. As such, whilst PPS6 has been cancelled, until the development plan has been updated to accord with PPS4, the requirements of PPS6 do, to a certain extent, remain valid as the PPS6 tests remain in place within the development plan.

4.17 The site is also allocated as a development site, but there are no policies relevant to this is the UDP.

4.18 In 1995 the application site was also identified as part of the Dearne Valley Enterprise Zone. However, this designation was only valid for a period of 10 years and subsequently expired on 3rd December 2005.

Retail Assessment

4.19 In 2004, WYG completed a retail assessment for Rotherham MBC. This statement concludes that there is quantitative capacity to support between 7,680 sq m and 13,190 sq m of new comparison floorspace within the borough as a whole over the period to 2009. By 2001, capacity rises to between 12,230 sq m and 20,340 sq m. In the longer terms to 2016, capacity rises to between



5.0 Planning Analysis and Conclusions

- 5.1 In order to assess whether the development proposals are appropriate, it is necessary to look at the relevant planning policy background and the planning history for the site and other material considerations.
- 5.2 The proposals are not compliant with the development plan insofar as the land use allocations defined in the UDP do not specifically state that retail use in this location would be acceptable. However, the original outline consent recognised retail use to be a key component of the development and regeneration of Cortonwood. Furthermore, the previous reserved matters consent (RB/2005/0123) is a material consideration, a point which has been accepted by Officers at Rotherham Council (please refer to appendix 2 for letter from Rotherham Council dated 18th May 2009.)
- 5.3 With this in mind, the main tests are whether the proposal complies with PPS4, the Rotherham UDP and the findings of the Council's 2004 Retail Assessment. Having considered the application details in light of the retail advice contained within the above documents, we have concluded that a full retail assessment would not be required to support the amended proposals. A point that the Council have agreed on (please refer to appendix 2). Whilst the Council's letter refers to policy guidance within PPS6, this has now been replaced by PPS4, it is considered that the guidance within each of these documents is, in principle, the same and if the proposals are acceptable under PPS6, they are therefore acceptable under the requirements of PPS4. The following paragraphs set out the justification as to why a PPS6 justification is not required in support of the proposals.

Retail Policy

- 5.4 Policy EC17 provides guidance on "*the consideration of planning application for development of main town centre uses not in a centre and not in accordance with an update to date development plan*". This states that applicants need to apply the sequential approach and demonstrate that there is no significant adverse impact to other existing or planned development in the same catchment area. PPS4 removes the requirement for an applicant to demonstrate need. Policy EC10 places greater emphasis on other benefits that town centre uses can bring to an area such as employment generation, economic and physical regeneration, improved social inclusion and so on.



(c) High Quality and Inclusive Design

5.15 The Design and Access Statement prepared to support the application provides full details of the evolving design process and demonstrates that consideration to visual impact and appearance, form, roof design, use of materials colours and textures, as well as landscaping and lighting have all be taken into account during the design process. Such attention has ensured a proposal of high quality design. Consideration has also been given to the way in which the rest of Cortonwood Retail Park has been developed to ensure that this site is built out in a way which is in keeping with its neighbouring uses.

(d) Economic and Physical Regeneration

5.16 Looking at economic generation, it is considered that developing this parcel of land within an already prosperous Retail Park will enhance the retail offer that Cortonwood provides to customers. It is intended that the proposals will encourage linked trips between the new development and existing operators such as Morrisons, Argos and Next, as well as generating new customers, who may in turn take the opportunity to visit other operators within the retail park. The generation of new customers, and enhancing the offer for existing customers, will encourage further economic activity in this area of Rotherham, which will be beneficial to the wider local and regional economy. Completing this part of Cortonwood Retail Park will finalise the revitalisation of this area, boosting local business and creating much needed local employment.

5.17 In terms of physical regeneration, Cortonwood has been an area of regeneration for a considerable length of time and the application site forms part of the wider retail park and has lain vacant for some time. These proposals offer an exciting opportunity to complete Cortonwood Retail Park which will enhance the overall appearance of the Park and complete the successful transformation of this area of Rotherham. Careful consideration has been given throughout the design process to ensure that the site is developed to reflect the scale and massing of other buildings on the Park to ensure that the development proposals complement the rest of the Park and that the design is well informed, taking into account the wider aims for regeneration of Cortonwood.

(e) Local Employment

5.18 At present, it is not yet known how many jobs this retail development will create. However, local jobs will be created both during construction and when the units are operational.



Correspondence from Rotherham Council

- 5.19 WYG received a letter from Rotherham Council dated 18th May (attached at appendix 2), the Council states "*it is considered that the extant planning permission represents a 'fallback' position which has been shown in case law to be a material planning consideration. On this basis, it is considered that justification under PPS6 will not be required in this instance*".
- 5.20 Whilst this correspondence refers to PPS6 which has now been replaced by PPS4, as demonstrated above, the main thrust of PPS4 is very similar to that of PPS6. PPS4 places greater emphasis on testing development proposals against impact assessments, as such, is much more rigorous in its consideration of impact than its predecessor. WYG has therefore concluded that if the impact of the proposals of the previous application (RB/2005/0123) was acceptable to the Council under the terms of PPS6, it should be acceptable under the provisions made in PPS4. This conclusion has been followed through during the consideration of the other PPS4 tests and their similarity to the requirements of PPS6.
- 5.21 It should be noted that the letter from Rotherham Council refers to just ground floor floorspaces and does not account for the floorspace proposed by the mezzanine levels. However, as the previous planning consent did allow for the inclusion of the floorspace accommodated by the mezzanine floorspace, and the proposed floorspace from the current proposals are less than what was previously approved, the Council's logic into agreeing that PPS6 justification is not required remains valid.

Conclusions

- 5.22 Whilst the proposals run contrary to the UDP as the site is not allocated for retail uses there are clear material considerations which must be taken into account when determining this application. These are as follows:
- (i) Principle of this level of retail is previously approved;
 - (ii) It has been demonstrated that the PPS4 tests have been passed;
 - (iii) Since 1989, Cortonwood has been recognised by the Council to be a major development site, supported by mixed uses including significant amount of retail floorspace. This has made Cortonwood the success it is as a regeneration proposal.



This scheme continues to support that success and will enable completion of the retail park.



Appendices



Appendix 1: Store Directory

Store Directory

Argos

Asda Living

B&Q

Boots

Halfords

Matalan

McDonalds

Morrisons

Next

Pizza Hut

ScS Sofas

Sports Direct.com



Appendix 2: Letter From Rotherham MBC

Environment & Development Services

Development Control | PO Box 652 | Rotherham S60 9DE
Telephone: 01709 823839 Fax: 01709 822164
Email: emma.jackson@rotherham.gov.uk

Our Ref.
RB2005/0123

Your Ref.

Please ask for:
Emma Jackson

18 May 2009

Ms Smeed
WYG Planning & Design
Arndale Court
Otley Road
Headingley
Leeds
LS6 2UJ

Dear Ms Smeed

**APPLICATION REFERENCE RB2005/0123
CORTONWOOD DRIVE, BRAMPTON.**

I write further to your letter dated 11 May 2009 in which you question the need to provide a PPS6 Retail Statement to support a planning application for an amended proposed retail development scheme at Cortonwood Drive, Cortonwood.

The reserved matters application reference RB2005/0123 to which you refer, related to outline planning permission reference RB99/1523, which expired in February 2005. Therefore any further application for amendments would need to be an application for full planning permission. On this basis, it would be normal practice for a Planning Policy Statement 6 Assessment to assess the proposed development against National Planning Policy. However, in light of your letter, I have consulted with the Council's Forward Planning Section who has advised as follows:

"...given that there is an extant permission for a greater amount of retail floorspace on this site, it is not considered that a PPS6 Assessment would be required."

Taking this one step further, as you state in your letter, there is an extant planning permission for the construction of 3,233 square metres of retail floorspace. It is considered that the extant planning permission represents a 'fallback' position which has been shown in case law to be a material planning consideration. On this basis, it is considered that justification under PPS6 will not be required in this instance.

In terms of clarification, the amended details submitted as a request for a minor modification makes reference to a mezzanine floor, could you please confirm that the 75% mezzanine floor is included in the floorspace figures quoted i.e. 3,084 sq metres.



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10 0034

Flood Risk Assessment

Proposed Retail Development Cortonwood Retail Park



Flood Risk Assessment



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Appendix B – Site Plans (existing and proposed)

Appendix C – Correspondence

Appendix D – Reclamation Works Summary

Appendix E – Calculations



EXECUTIVE SUMMARY

Cortonwood Limited wishes to erect a retail development on land designated as Phase 4, within the Cortonwood Retail Park off Cortonwood Drive, outside of Brampton in Rotherham. The proposed development which will consist of five buildings of various sizes and provide 172 parking spaces, will be built upon the 1.3 ha site.

WYG has been commissioned to produce a Flood Risk Assessment (FRA) to accompany a planning application for the proposed development.

This report has identified the following:

- The site is shown on the EA flood risk map as lying in Flood Zone 1; outside the extent of 0.1% (1 in 1000) risk of flooding from major watercourse.
- The site is therefore considered to be at low risk of flooding.
- Dependant upon development proposals, the approximate 1.3 ha site could potentially be almost entirely covered by impermeable surfaces. If not managed properly, this could lead to increases in flood risk to the development itself and to other areas.
- The reclamation strategy of the site through excavation of contaminated made ground, and its replacement with compacted made ground which has resulted in a low permeable surface. As such, the compacted colliery shale is not suitable for Infiltration SUDS design.
- The balancing ponds for the Corton Wood Retail Park, to which this site drains, were designed to receive 1 in 30 flows from the site, without the addition of climate change.
- It is assumed from the drainage design undertaken by Scott Wilson, that the 1.3 ha site discharges freely from site to the balancing ponds.

Based on the above, the following recommendations are made:

- Discharge should be limited to an estimated 140 l/s/ha or 200 l/s. However, it is a requirement of Rotherham Metropolitan Borough Council (RMDC) to include a 30% reduction for a brownfield site. As such discharge from the site should be limited to 140 l/s.

Flood Risk Assessment



- Further remodelling of the site surface water drainage design is required to identify the on site storage required taking into account the 30% reduction required by Rotherham MBC and the 20% increase due to climate change.
- An estimated volume of 260m³ additional storage onsite will be required in order to attenuate surface water up to the 1 in 100 storm event return period including the 20% addition for climate change.
- Detailed drainage design of the site should incorporate design guidance such as the CIRIA report C635 and aim, for example, to provide additional storage by setting levels such that local and temporary flooding of the parking area and landscaping occurs. It is estimated that a designated area of 2500m² used to attenuate the estimate 260m³ would create a storage depth of around 105mm the surface of the development site.
- Alternatively, a below ground storage tank could be incorporated in the detailed drainage design to accommodate the required surface water attenuation stated above.
- It should be noted that these estimates of storage volumes are initial estimates only and are based on runoff estimated, as they were contained within the drainage design received. The storage estimates will therefore need to be reviewed at detailed design stage.
- To minimise the risk of flooding from overland flow as a result of excessive rainfall it is recommended that finished floor levels be set a minimum 150mm above adjacent ground levels. It is also recommended that external levels are set such that overland flows are conveyed away from buildings to prevent the internal flooding of buildings.



Flood Risk Assessment

1 INTRODUCTION

1.1 PROPOSED DEVELOPMENT

Cortonwood Limited wishes to erect a retail development on land designated as Phase 4, within the Cortonwood Retail Park off Cortonwood Drive, outside of Brampton in Rotherham. The proposed development which will consist of five buildings of various sizes and provide 172 parking spaces, will be built upon the 1.3 ha site.

WYG has been commissioned to produce a Flood Risk Assessment (FRA) to accompany a planning application for the proposed development.

1.2 PURPOSE OF THE REPORT

According to flood mapping produced by the Environment Agency (EA), the site is in Flood Zone 1, outside the extent of the 0.1% (1 in 1000) flood. This site is therefore considered to be at low risk of flooding from fluvial sources.

However, the EA is a statutory consultee for all planning applications greater than 1 ha in area, and therefore an FRA is required in order to demonstrate how flood risk will be managed¹. An FRA is required in order to assess surface water runoff generated by the site, and to establish a management regime for that runoff. If not managed properly, surface water runoff from the site could potentially lead to increases in flood risk to other areas or the development itself. In this case the FRA should therefore primarily consider the management of surface water runoff.

In line with PPS25, the FRA will also consider other potential sources of flood risk, such as sewers, overland flow routes, groundwater flooding, and minor watercourses not shown on EA flood map.

1.3 REPORT COMPLIANCE WITH PPS 25

To ensure that this report is in compliance with the requirements of PPS25, it was checked against the PPS25 Practice Guide pro-forma, which is included as Appendix A.

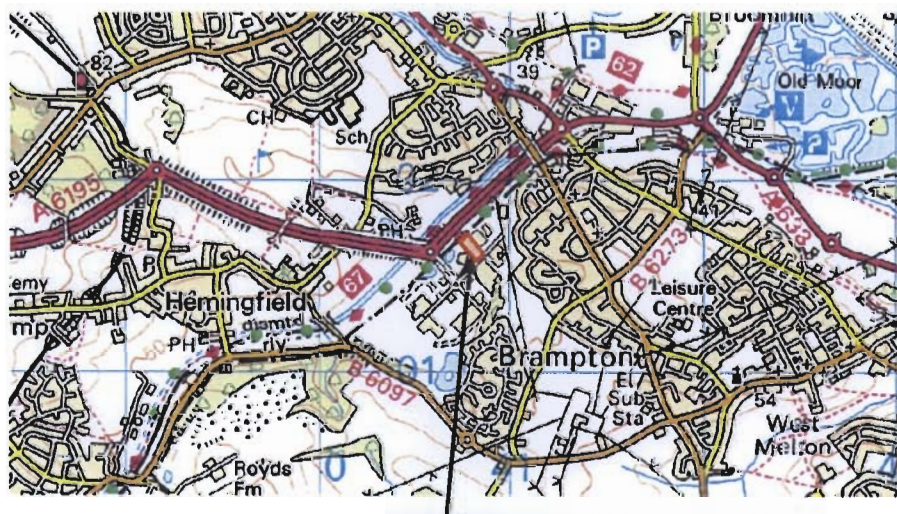
¹ <http://www.environment-agency.gov.uk/research/planning/82584.aspx>

2 SITE DESCRIPTION

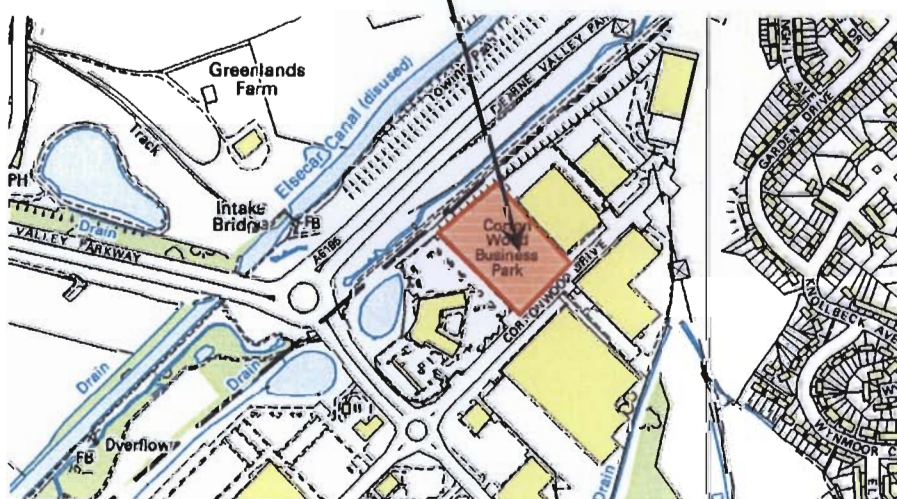
2.1 EXISTING SITE

The development is located on land off Cortonwood Drive, outside Brampton in Rotherham. Figure 1 below shows the site location.

Figure 1 – Site Location²



Site Location – Cortonwood Drive, Brampton, Rotherham, S730UF



² Crown Copyright 2007. All rights reserved. OS mapping generated using Promap (www.promap.co.uk), Licence Number 100020449. OS mapping reproduced under White Young Green Consulting Paper Map Reproduction Licence Number 100017603.

The Phase 4 development site is within a reclaimed decontaminated development site and is therefore brownfield. The site is located within the Cortonwood Retail Park. The east and west boundaries are bordered by existing buildings within the retail park; Cortonwood Drive borders the southern boundary; whilst the north-west of the site is bordered by the A6195.

Examination of the Ordnance Survey (OS) maps shows that the site falls from around 39m AOD along the southern boundary to around 36m AOD along the northern boundary, over a distance of 125m.

2.1.1 Existing drainage

Yorkshire Water (YW) reported that there is 375mm surface water sewer flowing east along Cortonwood Drive to the south of the development site. This sewer then flows east around the development within a 450mm diameter sewer, which is upsized to a 750mm diameter as it flows along the northern boundary and finally within a 825mm diameter sewer before discharging into the balancing pond to the west of the development.

Furthermore there is a 300mm diameter foul water sewer flowing east along the northern boundary of the development site, which is upsized to a 375mm sewer towards the north east of the development.

Correspondences with YW, including sewer records have been included in Appendix C.

The watercourse Knoll Beck flows north-east around 30m from the north-west boundary, between the development site and the A6195. The Elsecar Canal runs parallel to the site around 130m north from the development site on the north side of the A6195.

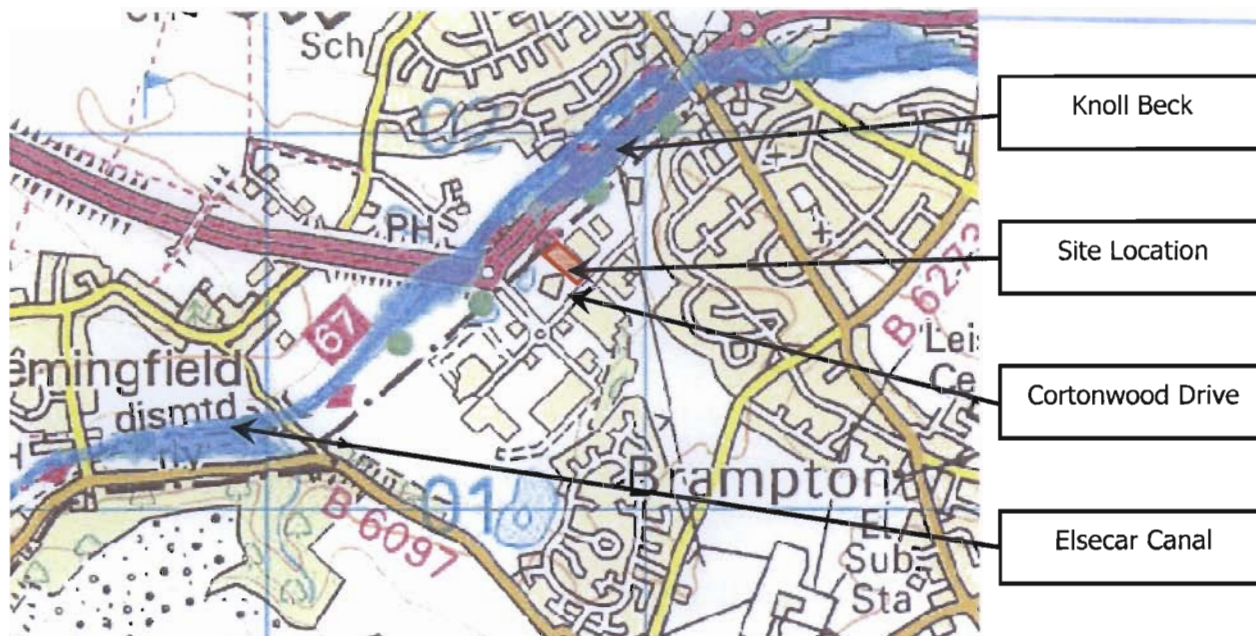
Furthermore, there are a number of drains which flow around the Cortonwood Retail Park, and discharge into Knoll Beck. Additionally there are two attenuation ponds located within and serving the retail park. These are located 65m and 185m southwest from the development site.

2.2 FLOOD RISK

According to flood risk mapping provided by the EA, the site is located within Flood Zone 1, outside the extent of the 0.1% (1 in 1000) from major fluvial sources. An extract of the EA flood risk map is shown in Figure 2, below. As the site is located in Flood Zone 1, it is considered to be at low risk of flooding from fluvial sources.

Flood Risk Assessment

Figure 2 – Extract of EA flood risk map (downloaded 06/07/2009)



Correspondence with the EA identified that the proposed site was located within the June 2007 flood event extent. Since the development site is located within the EA flood risk map as Flood Zone 1, it is likely that the 2007 flood extent was caused by pluvial flooding and has been confirmed by the site owner. The detailed drainage design for the development site will mitigate this.

Correspondences with the EA have been included within Appendix C.

2.2.1 Other sources of flood risk

YW has reported that there are no records of recent reoccurring blockage problems in the locality, however, YW state that public sewers may be liable to surcharging at anytime but can confirm that there is a flow control device downstream on the foul sewer.

2.3 SUMMARY OF FLOOD RISK

Overall, given the various data sources available at the time that this FRA was prepared, the site is considered to be at low risk of flooding from watercourse. However, pluvial of the site occurred during 2007. The history of the Cortonwood development has shown that the reclamation and high levels of associated groundworks compaction has resulted in well compacted ground with a very impermeable surface leading to ponding of the surface water following high volume rainfall events.

3 DEVELOPMENT PROPOSALS

3.1 PROPOSED DEVELOPMENT

The proposed development is located off Cortonwood Drive, within the Cortonwood Retail Park, and will accommodate a new retail development upon the 1.3 ha site.

An indicative layout of the development is included in Appendix B.

3.2 PPS25 SEQUENTIAL TEST

One of the aims of PPS 25 is to steer development away from zones of high flood risk towards Flood Zone 1. This application site falls within Flood Zone 1; therefore the proposed development is considered to be suitable for the site³ and is considered to pass the PPS25 Sequential Test.

3.3 DEVELOPMENT AND FLOOD RISK

3.3.1 Flood risk to the site

As discussed in Section 2.2, the application site is considered to be at low risk of fluvial flooding and also at low risk of flooding from other sources, such as sewer flooding and overland flow. The proposed development will be largely impermeable. Considerations must therefore be made for ensuring surface water runoff from this development is managed without increasing flood risk elsewhere. Therefore, there is a need to consider mitigation against any flood risk from surface water runoff as well as accounting for future potential increases in rainfall intensity and frequency due to climate change.

3.3.2 Flood risk from the site

As the application site is located within Flood Zone 1, and is considered to be at low risk of flooding from watercourse, no mitigation measures to protect the development areas from fluvial flooding have been proposed. However, it is recommended that the finished floor levels be set at a minimum 150mm above surrounding ground level to reduce the risk of flooding from overland flows. Alternatively, a below ground storage tank could be incorporated into the detailed drainage design to accommodate the required surface water attenuation.

³ Refer to Table D3 of PPS25 (Flood Risk Vulnerability and Flood Zone 'Compatibility')

3.4 PROPOSED MITIGATION

3.4.1 Flood risk due to surface water runoff from the site

In order to ensure that surface water runoff from the site does not cause an increase in flood risk the management of runoff has been considered via a sequential approach, in line with Building Regulations. The following options for the disposal of surface water runoff were considered, in order of preference⁴:

- i) A soakaway or some other infiltration system,
- ii) A watercourse
- iii) A sewer

Discharge to soakaway

A Reclamation Works Summary report⁵ was completed in December 2002. The report describes the reclamation strategy of the site through excavation of contaminated made ground, and its replacement with compacted made ground which has resulted in a low permeable surface. Water 'ponded' on the site during 2007 suggests that the surface water strata is indeed impermeable. As such, the compacted colliery shale is not suitable for Infiltration SUDS design.

A copy of the Reclamation Works Summary report has been included within Appendix D.

Discharge to watercourse

Knoll Beck flows along the north boundary of the development site. The site drainage for Phase 4 plot has already been designed, and incorporates two balancing lakes which are operational and control the surface water run off for the overall Cortonwood development.

The balancing ponds for the Corton Wood Retail Park, to which this site drains, were designed to receive 1 in 30 storm event flows from the site, without the addition of climate change. It is assumed from the drainage design undertaken by Scott Wilson (a copy is included in Appendix B) that when developed, the

⁴ Building Regulations H3(3), Rainwater drainage

⁵ Scott Wilson. 2002. St Paul's Development Plc: Cortonwood Colliery Reclamation and Redevelopment, Reclamation Works Summary. December 2002.



1.3 ha site will be able to discharge freely into the (825mm diameter sewer to the north of the site) for events up to and including the 1 in 30 storm event.

Based on a preliminary assessment of the run off from the site for the 1 in 30 year storm (without climate change) the discharge would be estimated at 200 l/s which is a typical provision for a development site of this nature. However, it is a requirement of Rotherham Metropolitan Borough Council (RMDC) to include a 30% reduction for a brownfield site and as such the discharge from the site should be limited to 140 l/s.

In order to fully establish the additional storage that will be required on site taking into account the 30% reduction in run off and the 20% increase in rainfall due to climate change, the original drainage design for the 1 in 30 year storm event requires to be reassessed. The additional storage can be provided through a variety of techniques including permeable paving, over sized pipes or below ground storage tanks.

Furthermore additional onsite storage will be required in order to attenuate excess surface water run off from more extreme events, up to the 1 in 100 storm event return period including a 20% addition for climate change. An estimate of the storage required is 260m³ and a copy of these calculations performed using WinDes Microdrainage have been included within Appendix E.

However, detailed design of the site should incorporate design guidance such as the CIRIA report C635 (Designing for Exceedance in Urban Drainage – Good Practice) and aim, for example, to provide additional storage required to cope with the 1 in 100 year storm event by setting levels such that local and temporary flooding of the parking area and landscaping occurs. It is estimated that a designated area of 2500m² used to attenuate the estimate 260m³ would create a storage depth of around 105mm on the surface of the development site.

It should be noted that these estimates of storage volumes are initial estimates only and are based on runoff estimated, as they were not made available with the drainage design received. The storage estimates will therefore need to be revised at detailed design stage.

3.5 RESIDUAL FLOOD RISK

If the flood risk mitigation measures proposed above are provided, the primary residual risk of flooding would be as a result of some type of failure of the site drainage system during the life of the development. Regular, ongoing maintenance will be required to ensure that the capacity of the system is maintained as it has been designed.

Flood Risk Assessment



In addition, as discussed above, there remains a residual risk of a storm event that exceeds the capacity of the drainage system. Whilst the risk of such an event is low, its potential impact should be considered in design.

4 CONCLUSIONS AND RECOMMENDATIONS

This report has identified the following:

- The site is shown on the EA flood risk map as lying in Flood Zone 1; outside the extent of 0.1% (1 in 1000) risk of flooding from major watercourse.
- The site is therefore considered to be at low risk of flooding.
- Dependant upon development proposals, the approximate 1.3 ha site could potentially be almost entirely covered by impermeable surfaces. If not managed properly, this could lead to increases in flood risk to the development itself and to other areas.
- The reclamation strategy of the site through excavation of contaminated made ground, and its replacement with compacted made ground which has resulted in a low permeable surface. As such, the compacted colliery shale is not suitable for Infiltration SUDS design.
- The balancing ponds for the Corton Wood Retail Park, to which this site drains, were designed to receive 1 in 30 flows from the site, without the addition of climate change.
- It is assumed from the drainage design that the 1.3 ha site discharges freely from site to the balancing ponds.

Based on the above, the following recommendations are made:

- Discharge should be limited to an estimated 140 l/s/ha or 200 l/s. However, it is a requirement of Rotherham Metropolitan Borough Council (RMDC) to include a 30% reduction for a brownfield site. As such discharge from the site should be limited to 140 l/s.
- Further remodelling of the site surface water drainage design is required to identify the on site storage required taking into account the 30% reduction required by Rotherham MBC and the 20% increase due to climate change.
- An estimated volume of 260m³ additional storage onsite will be required in order to attenuate surface water up to the 1 in 100 storm event return period including the 20% addition for climate change.
- Detailed drainage design of the site should incorporate design guidance such as the CIRIA report C635 and aim, for example, to provide additional storage by setting levels such that local and temporary flooding of the parking area and landscaping occurs. It is estimated that a designated area of 2500m²

Flood Risk Assessment



used to attenuate the estimate 260m^3 would create a storage depth of around 105mm the surface of the development site.

- Alternatively, a below ground storage tank could be incorporated in the detailed drainage design to accommodate the required surface water attenuation stated above.
- It should be noted that these estimates of storage volumes are initial estimates only and are based on runoff estimated, as they were contained within the drainage design received. The storage estimates will therefore need to be reviewed at detailed design stage.
- To minimise the risk of flooding from overland flow as a result of excessive rainfall it is recommended that finished floor levels be set a minimum 150mm above adjacent ground levels. It is also recommended that external levels are set such that overland flows are conveyed away from buildings to prevent the internal flooding of buildings.



Appendix A

PPS25 Practice Guide Proforma

PPS25 PRACTICE GUIDE PRO-FORMA

The table below provides an easy cross-reference between the PPS25 Practice Guide Pro-form (ref. Appendix C of PPS25 Practice Guide) and this WYG Flood Risk Assessment.

PPS25 Practice Guide section		WYG Report ref.	
1	Description and location	Para.	Page
1a	Development description and location?	1.1	3
1b	EA vulnerability classification?	1.2	3
1c	Consistency with Local Development Documents?	1.3	3
1d	Evidence that the sequential test or exception test (PPS25) has been applied in the selection of this site for this development type.	3.2	7
2	Definition of the flood hazard		
2a	What are the sources of flooding that could affect the site?	2.2	5
2b	Description of flood mechanics for all sources and any historical flooding.	2.2	5
2c	Existing surface water drainage arrangements for the site?	2.1.1	6
3	Probability		
3a	EA Flood Zone classification?	2.3	6
3b	Reference to any Strategic Flood Risk Assessment covering this site?	-	-
3c	Probability of the site flooding taking account of the contents of the SFRA and of any further site-specific assessment?	-	-
3d	Existing rates and volumes of run-off generated by the site?	3.4	8
4	Climate change		
4a	Influence of climatic change on the site?	3.3.1	7
5	Detailed development proposals		
5a	Details of the development layout, referring to the relevant drawings.	3.1	7
5b	Where appropriate, demonstrate how land-uses most sensitive to flood damage have been placed in areas within the site that are at least risk of flooding.	3.2	7
6	Flood risk management measures		
6a	How will the site be protected from flooding, including the potential impacts of climate change, over the development's lifetime?	3.4	8
7	Off site impacts		
7a	How will you ensure that the measures to protect your site from flooding will not increase flood risk elsewhere?	3.4	8

Flood Risk Assessment



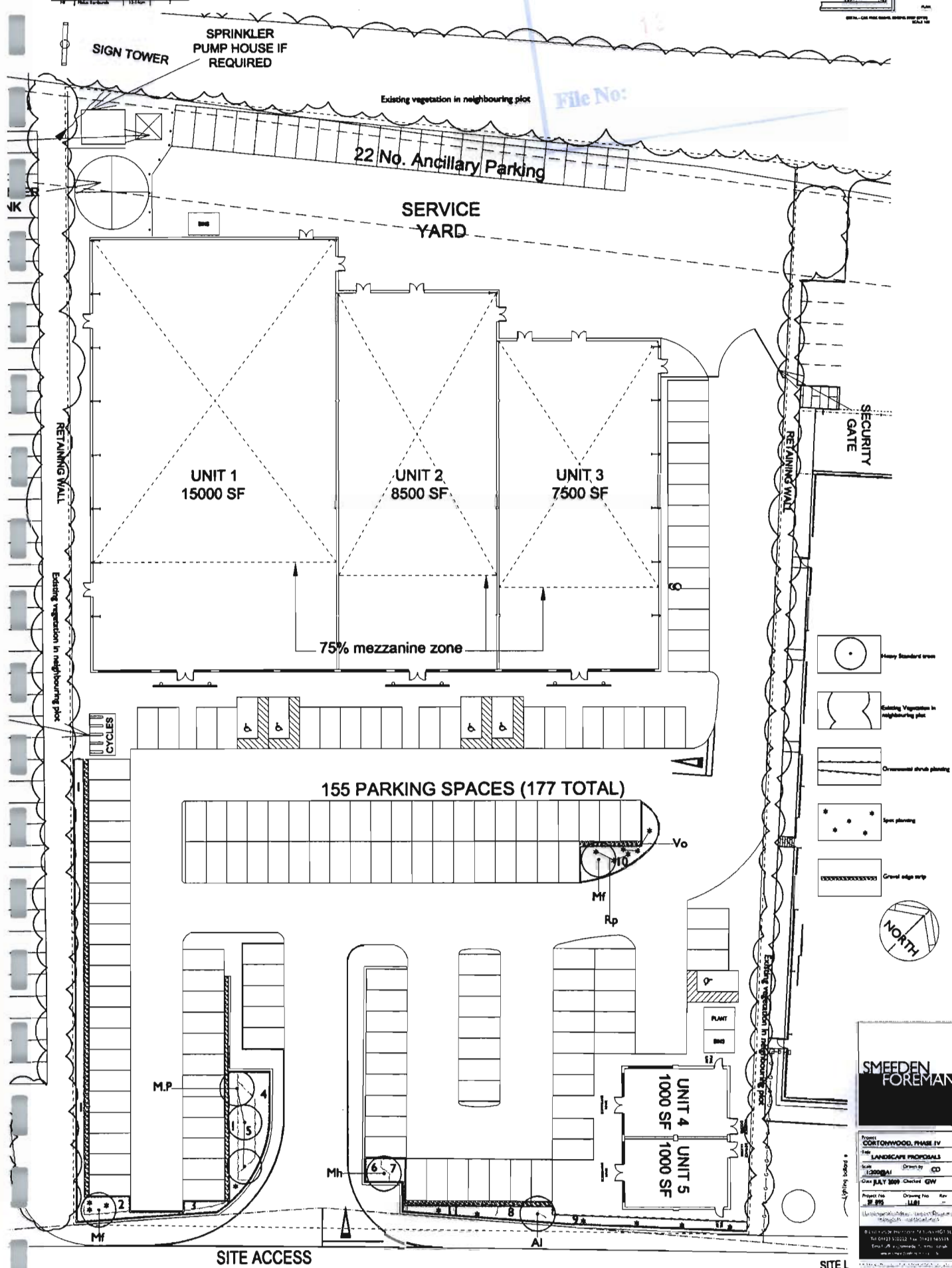
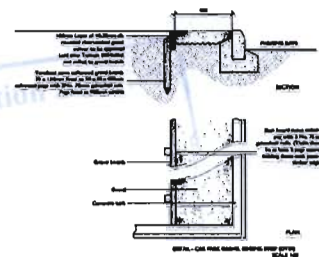
PPS25 Practice Guide section		WYG Report ref.	
7b	How will you prevent run-off from the completed development causing an impact elsewhere?	3.4	8
8 Residual risks			
8a	What flood-related risks will remain after you have implemented the measures to protect the site from flooding?	3.4	8
8b	How, and by whom, will these risks be managed over the lifetime of the development	3.4	8



Appendix B

Site Plans (existing and proposed)

Seed	Plant Species	Number
1	Rosa rugosa 'Yas Oghuzi Haseup'	240
2	Phytolacca sp.	1
3	Berberis 'Purpurea'	78
4	Viburnum sp.	111
5	Rosa sp.	87
6	Cornus alba 'Aurea'	24
7	Berberis 'Purpurea'	80
8	Hydrangea sp.	13
9	Cornus alba 'Aurea'	120
10	Hydrangea sp.	4
11	Lygodesmia 'Tobias'	242
12	Viburnum sp.	3
13	Ardisia coccinea 'Pinkie'	3
14	Ardisia coccinea 'Pinkie'	95



DEARNE TOWNS LINK ROAD

KNOLL BECK

WESTBOND
PLOT BOUNDARY

CANAL
CORE
PLOT BOUNDARY

FOR BUILDING AREAS
SEE DLA DRAWING
9815/1700 A

Service Area
25m Dia

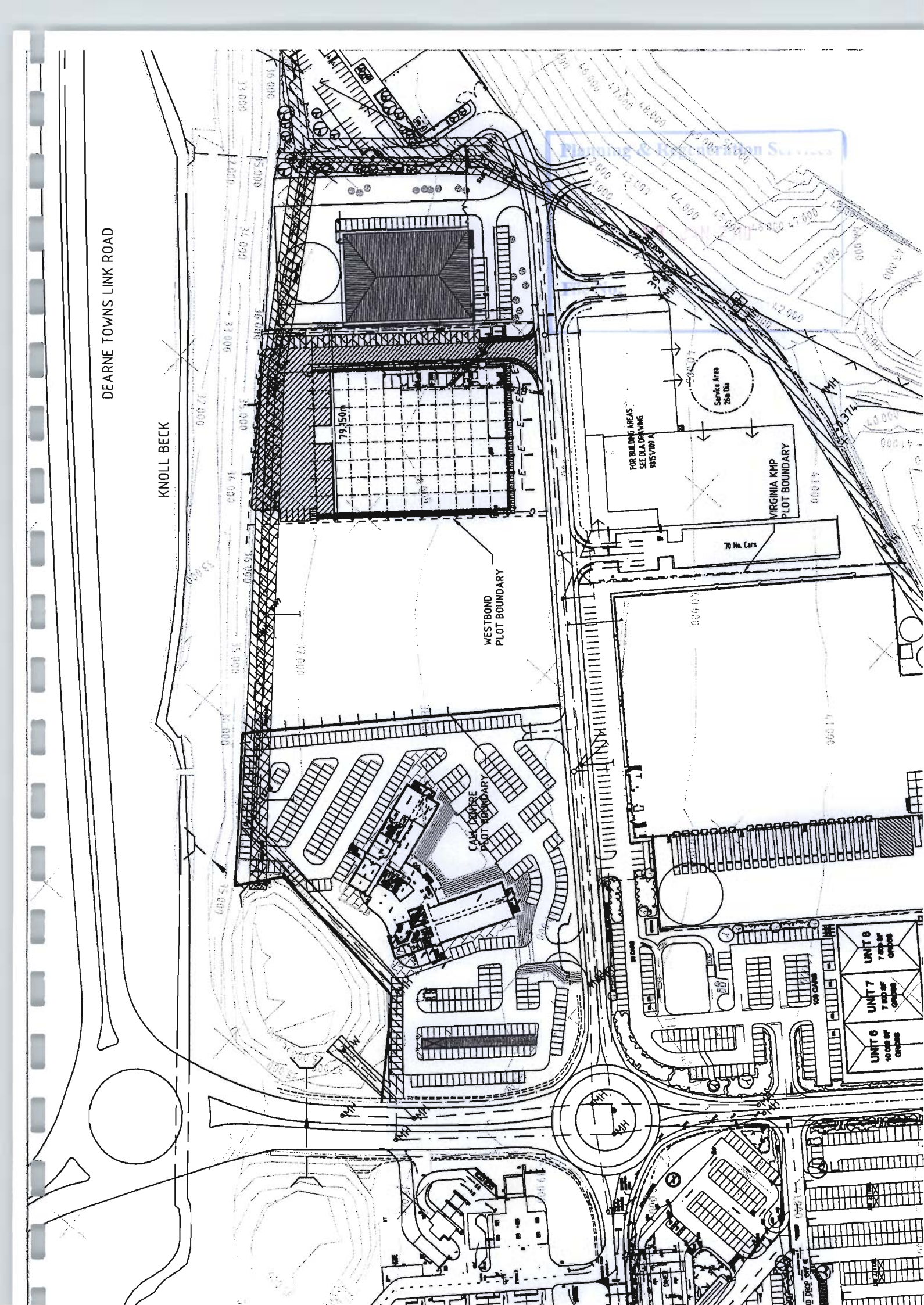
VIRGINIA KMP
PLOT BOUNDARY

70 No. Cars

UNIT 8
7 m² or
containing
garages

UNIT 7
7 m² or
containing
garages

UNIT 6
10 m² or
containing
garages



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91AVC

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Scott W.

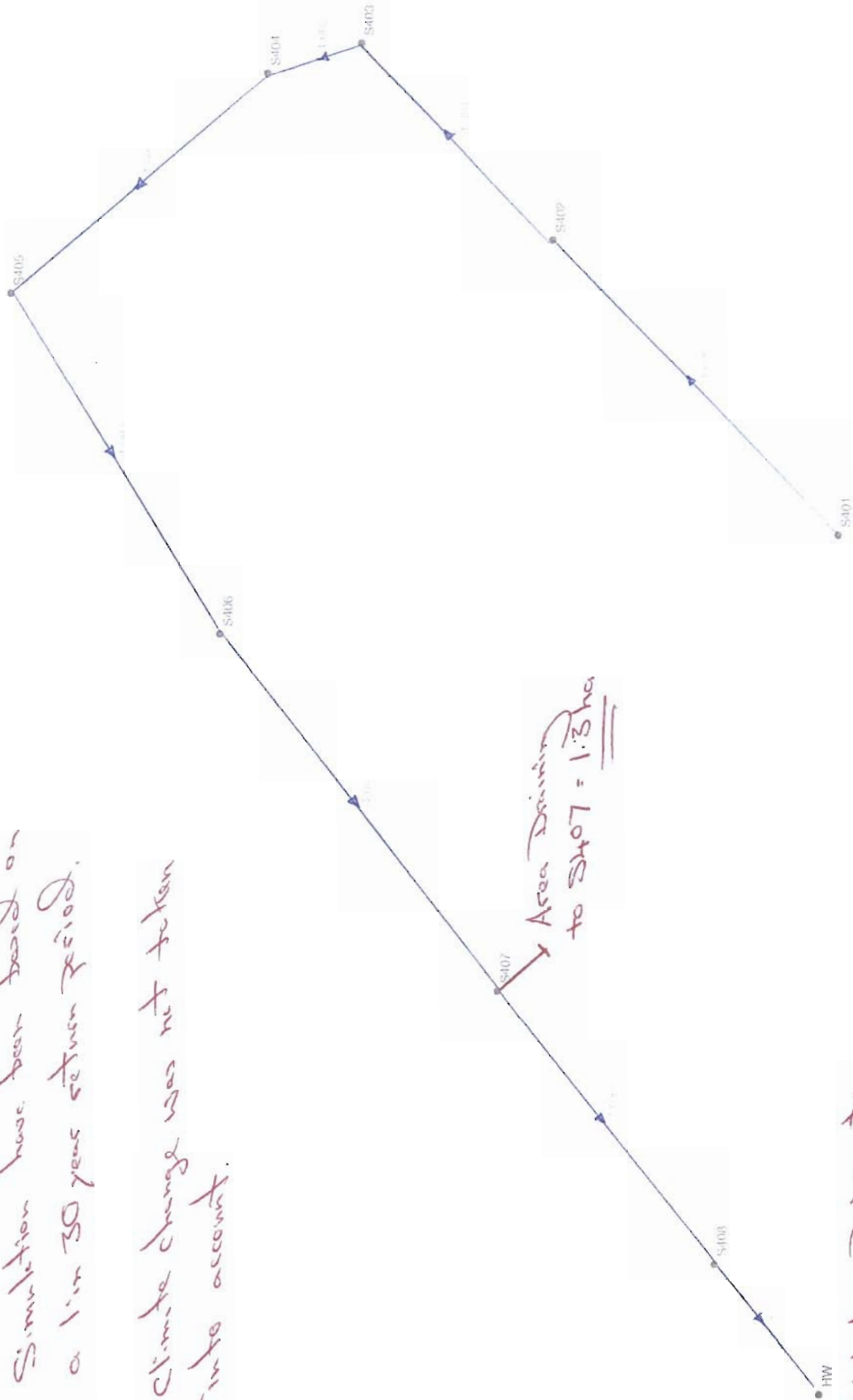
Scott Wilson

0) 000

1

1) Simulation have been based on a 1 in 30 years return period.

2) Climate change was not taken into account.



Area Draining to S407 = 6.1ha



Appendix C Correspondence

daniel.alstead

From: simon.mann
Sent: 22 July 2009 15:30
To: daniel.alstead; matthew.elliott
Subject: FW: Your Enquiry: CORTONWOOD RETAIL PARK, ROTHERHAM
Follow Up Flag: Follow up
Flag Status: Red

Regards

Simon Mann
Engineer

Tel: +44 (0)113 2787111

.....
WYG Engineering Ltd. Registered in England number: 1959704. Registered Office: Arndale Court, Otley Road, Headingley,
Leeds, West Yorkshire LS6 2UJ VAT No: 431-0326-08

From: Gould, Alicia [mailto:alicia.gould@environment-agency.gov.uk]
Sent: 22 July 2009 14:31
To: simon.mann
Subject: Your Enquiry: CORTONWOOD RETAIL PARK, ROTHERHAM

Our Ref: RFI/2009/9517

Dear Simon

RE: CORTONWOOD RETAIL PARK, ROTHERHAM

Thank you for your enquiry dated 9 July 2009.

Flood History

Flood History

See the enclosed map showing the flood history for this site. The extent of flooding, and/or flood level information is only shown for those watercourses surveyed after the flood. Other flooding may have occurred which is not shown. This is the best information currently available.

Assets

Asset Drawings

Please find enclosed asset drawing showing location of all (Agency and non Agency

24/07/2009

maintained) flood defences and channels, as well as condition ratings.

Description of Works

See following table with description of the defences and structures shown on the above drawing.

Asset Ref.	Asset Type	Description	Location	Bank	Maintainer	Design Standard
1231332120101R11	maintained channel	OPEN MAINTAINED CHANNEL	Dearne Valley Parkway Corton Wood to Wath Road	right	private	30
1231332120101R12	culverted channel	CULVERT	ENTRANCE TO CORTONWOOD BUSINESS PK.	right	private	30

Privately Maintained Defences

You will see that the Environment Agency does not maintain any of those defences. However we undertake regular risk based visual inspections. We do not hold design levels and have no height information on these defences or structures.

Asset Condition Ratings

The performance of a flood defence asset is recorded as the condition of the asset. Our asset inspectors subjectively assess the conditions of assets (during visual inspection site visits) with reference to a national standard template. Each asset is given a rating between one and five with one being very good condition and five being very poor. A condition rating of 3, or 'fair' is the minimal acceptable standard for a critical asset, such as a defence wall that protects properties. We are striving to improve all assets below 'fair' to an acceptable standard.

Asset inspections are done on average every six months, although some critical assets are assessed on a more regular basis. It is possible that adjacent assets are inspected on different dates, which may result in two assets of a similar state of repair having different condition ratings.

Condition ratings of assets may also be affected by the time of year the surveys are conducted, as vegetation may obscure the asset in the summer months, or accessibility may be an issue during winter months. These factors would not usually affect the recorded condition rating of an asset unless the asset is on a borderline between two ratings.

Modelling

Modelling Information

We do not have any modelling information at this location.

Other

LIDAR Data

Light Detection and Ranging (LIDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. This technique results in the production of an accurate, cost-effective terrain model suitable for assessing flood risk and other environmental applications.

The Environment Agency owns two LIDAR systems, which are installed in a survey aircraft along with its other operational remote sensing instruments.

The aircraft is positioned and navigated using Global Positioning System (GPS) corrected to known ground reference points. The aircraft typically flies at a height of about 800 metres above ground level and a scanning mirror allows a swath width of about 600 metres to be surveyed during a flight.

To get a license for the data you will need to contact our Science Group, stating the area you are interested in (preferably an OS Grid Reference, or a map with the area outlined). There may be a charge for this data.

High resolution Data is also returned as an ASCII grid, in 0.5km x 0.5km tiles, at a resolution between 0.125 and 0.5m.

To obtain the data and license agreement or view the current catalogue, please contact:

Environment Agency Geomatics
Phoenix House
Lower Bristol Road
Bath BA2 9ES
Tel: 01225 487658
Fax: 01225 487643
E-mail: archived-lidardata@environment-agency.gov.uk

Or visit the website at www.geomatics-group.co.uk

This information is based on data that is currently available to the Environment Agency and is subject to our standard notice. The Agency accepts no liability for any loss or damage arising from its use. The interpretation of the information is your responsibility.

If you require any further help, please do not hesitate to contact me.

Yours sincerely,

Alicia Gould

External Relations

0113 213 4888

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Environment
Agency

www.environment-agency.gov.uk

General Enquiries: 08708 506 506
General Enquiries (Minicom): 08702 422 549

Flood Extent and Flood Levels - Information

The extent of flooding is only shown for those watercourses surveyed after the flood event. Other flooding may have occurred which is not shown. This is the best information currently available.

Flooding History: Flood Levels & Flood Extents

Legend

- Main River
- June 2007 Flood Event Extent

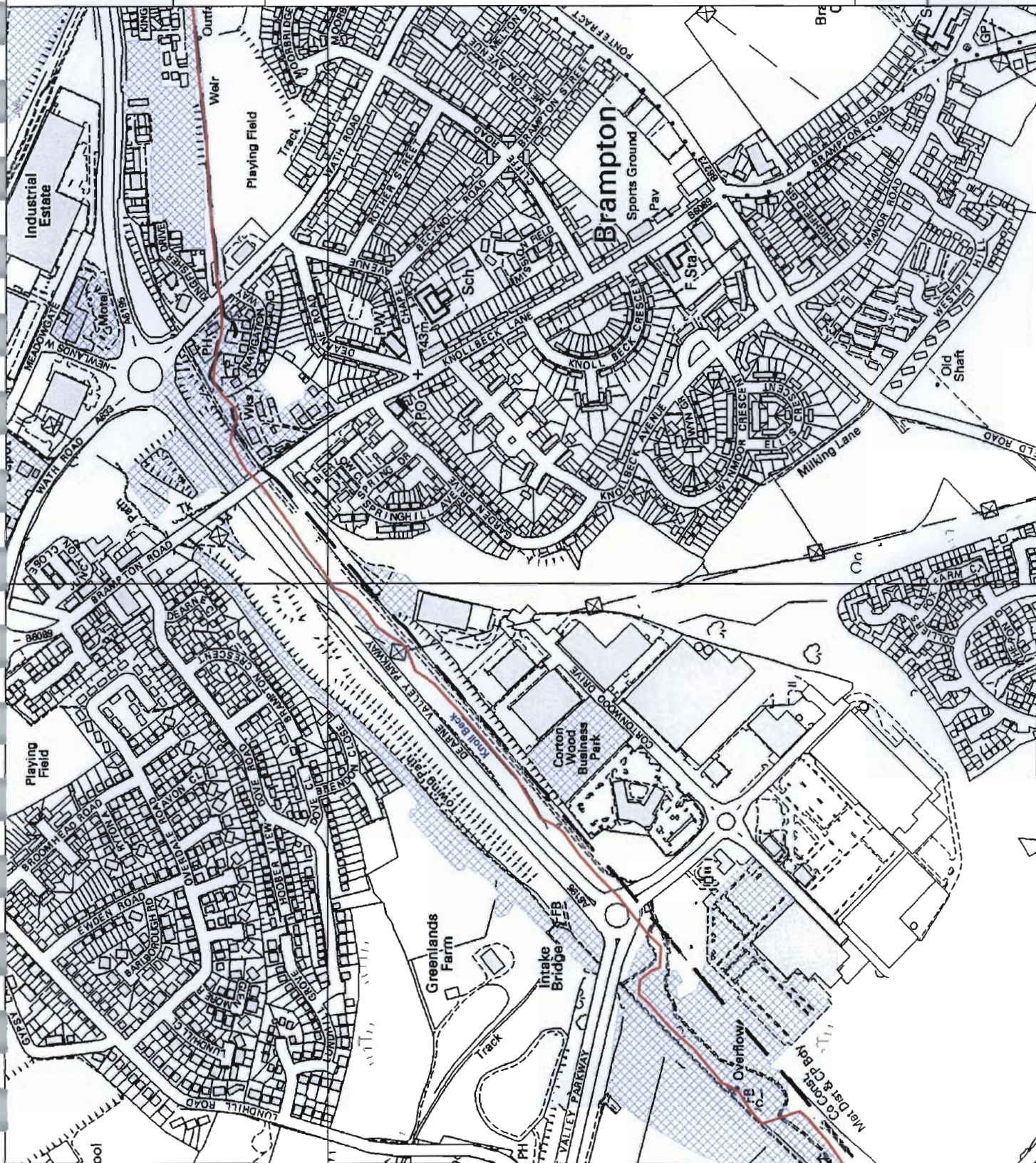
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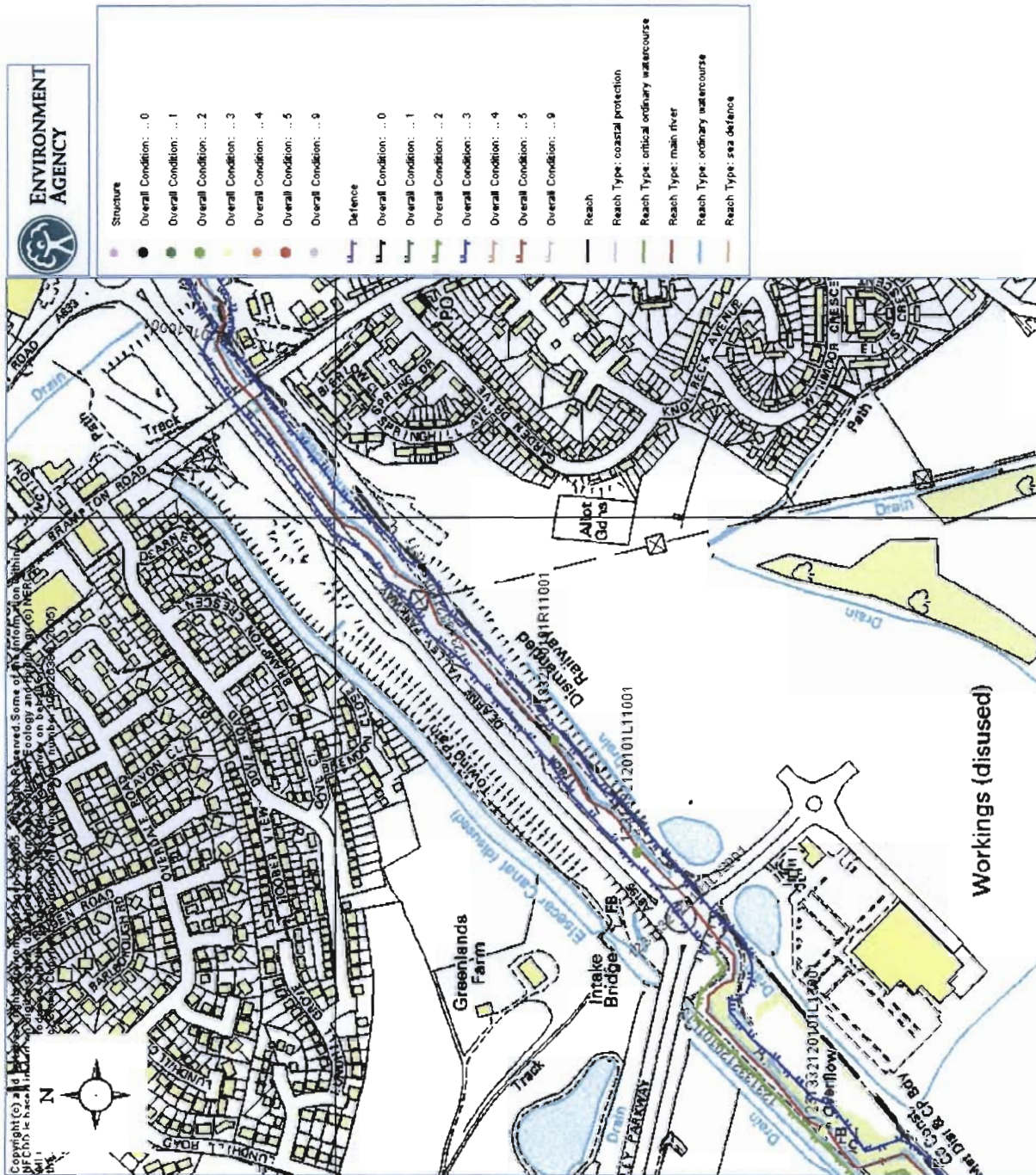
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Environment Agency, 100026380, 2008.





Planning & Regeneration System

13 JAN 1 10

File No:

Close

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11. Please contact us if you need permission for any other use.

It is important that you also read any additional information or warning we give you about specific information.



YorkshireWater

White Young Green
Arndale Court
Otley Road
Headingley
LEEDS
LS6 2UJ

Yorkshire Water
New Development Team Sewerage
Western House
Halifax Road
PO Box 500
Bradford
BD6 2LZ

Tel: (0845)1242424
Fax: (01274) 372 834

For the attention of Mr Simon Mann

Email:
Planning.Sewerage@yorkshrewater.co.uk

Your Ref:
Our Ref: K004291

For telephone enquiries ring:
Neil Hampshire on (0845)1242424

16th July 2009

WYG		20 JUL 2009	
NO	6	PROJECT	
ACT	SM	FILE REF	
INFO			
INIT			

Dear Sir/Madam,

Cortonwood Retail Park, Brampton, Rotherham S73 0UF - Pre-Planning Sewerage Enquiry - FRA Retail Park

Thank you for your enquiry received 10 July 2009. Our charge of £150.00 (plus VAT) will be added to your account with us, reference WYG074. You will receive an invoice for your account in due course.

Please find enclosed a complimentary extract from the Statutory Sewer Map. This indicates the recorded position of the public sewers. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site:

The local Waste Water Treatment Works (WWTW) is Wath upon Deane. It is understood that this WWTW may only have limited spare capacity, if any, available. We have contacted the Area Asset Manager for more information regarding the proposed development and will contact you when an assessment has been made.

Development of the site should take place with separate systems for foul and surface water drainage. The separate system should extend to the public sewer.

Foul water domestic waste should discharge to the 300 mm diameter public foul water sewer recorded crossing the site.

Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

Yorkshire Water's Industrial Waste Manager must be consulted in respect of any proposed trade effluent discharge to the public sewer.

The local public sewer network does not have capacity to accept any discharge of surface water from the proposal site.

Surface water may discharge to the 825 mm diameter private (Section 104 - prospectively adoptable) surface water sewer recorded crossing the site subject to private owner agreements.

Please note further restrictions on surface water disposal from the site may be imposed. You are strongly advised to seek advice/comments from the local Planning Authority, Land Drainage Authority and Environment Agency with regard to surface water disposal from the site.

Surface water run-off from communal parking (50 or more parking spaces) and hardstanding (greater than 800 square metres) must pass through an oil, petrol and grit interceptor/separator of adequate design before any discharge to prospectively adoptable sewer/public sewer network. Roof water should not pass through the traditional 'stage' or full retention type of interceptor/separator. It is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

An off-site foul and an off-site surface water sewer may be required which may be provided by the developer and considered for adoption under Section 104 of the Water Industry Act 1991. Please telephone 0845 124 24 24 for advice on sewer adoptions. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991 for which an application must be made in writing. For further information, please telephone 0845 124 24 24.

The site is within an area that may be affected by watercourse/river flooding. We would advise you to contact the Environment Agency for details.

The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. Highway drainage, however, may be accepted under certain circumstances; for instance, if SUDS are not a viable option and there is no highway drain available and if capacity is available within the public sewer network. In this event, the developer will be required to enter into a formal agreement with Yorkshire Water Services under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network.

No land drainage to be connected/discharged to public sewer.

Any new connection to an existing public sewer will require the approval of Yorkshire Water. You may obtain an application form from our website Yorkshirewater.com or by telephoning 0845 124 24 24.

In response to your specific questions regarding this site there are records of recent reoccurring blockage problems in the locality. As you are aware public sewers may be liable to surcharge at anytime; however, I can confirm that there is a flow control device downstream on the foul/combined sewer.

The above comments are based upon the information and records available at the present time. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not generally reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

Yours faithfully



New Development Team



Appendix D

Reclamation Works Summary



St Paul's Developments plc

Cortonwood Colliery Reclamation and Redevelopment Reclamation Works Summary

Final

December 2002

ST PAUL'S DEVELOPMENTS PLC
CORTONWOOD COLLIERY RECLAMATION
AND REDEVELOPMENT
RECLAMATION WORKS SUMMARY

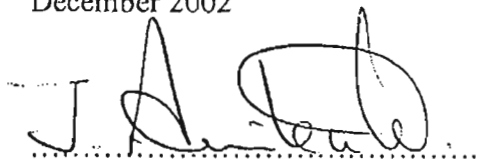
ST PAUL'S DEVELOPMENTS PLC
1 WATERSIDE PARK
WOMBWELL
BARNSELY
SOUTH YORKSHIRE
S73 0BB

Document No: 91AVC/CIV/101

Job Status: Final

Date: December 2002

Approved:



.....

Scott Wilson Kirkpatrick & Co Ltd
Bayheath House
Rose Hill West
Chesterfield
Derbyshire
S40 1JF

Tel: 01246 210221
Fax: 01246 210349

3 GEOLOGY AND MINING

Prior to reclamation, the made ground covering the site varied in thickness from 0.5m in the central area to 24 m in the areas of the two tips. This material was predominantly colliery spoil and comprised fine sandy clay and clayey ash with gravel fragments of coal, mudstone and shale, and occasional masonry fragments and other demolition debris. Relatively small volumes of made ground were grossly polluted by the organic contamination derived from the coal by-products plant which formerly occupied the site. A large proportion of the remainder of the made ground was contaminated at lower levels mostly by naturally occurring chemicals associated with Coal Measures mudstones

The made ground overlaid interbedded mudstones and sandstones with two coal seams, the Newhill seam outcropping in the central area of the site, and the deeper Meltonfield coal seam outcropping in the south. Strata dips are generally shallow (typically 1:14) towards the north east. No major faults are present within the site boundary.

Two aquifers (or water bearing strata) underlie the site; the Wooley Edge Rock and the extensively mined underlying Meltonfield coal seam, and the Newhill Coal seam and overlying sandstone unit. Water quality is generally that which would be anticipated in the Coal Measures rocks. There are no licensed abstractions in the immediate vicinity of the site.

4 RECLAMATION METHODOLOGY

Following the completion of a number of geotechnical and chemical investigations into the site, a Site Reclamation Strategy was produced outlining the reclamation methodology to be adopted. This was subsequently used to prepare the Specification for the Reclamation Contract (the Works). The strategy included a chemical classification scheme to assess the acceptability of the excavated soil for re-use within the works based on minimising risk to human health whilst taking into account risks to ground and surface water.

The Reclamation Strategy, which was developed following consultation with the Environment Agency (formerly the National Rivers Authority) and the Local Planning Authority, comprised the following:

- excavation of all made ground within the main site area away from the two tips, including the removal of old foundations, etc;
- classification of excavated material on the basis of geotechnical and chemical parameters to determine acceptability for re-use in the Works;
- replacement and compaction in an engineered manner of all excavated material classified as acceptable for re-use in the Works, according to the end-use (eg residential or industrial) specified for each of the different development platforms;
- excavation of up to 16 m of fill from the 'New' tip, down to 1 m below finished level, including the removal of soft spots below this level followed by the placement of up to 1 m of clean sandstone fill;
- excavation of all material from the 'Old' tip at temperatures in excess of 100°C, and cooling prior to re-use in the works;
- containment of chemically contaminated material within a purpose built, fully engineered, licensed cell created by excavation within the body of the 'Old' tip;
- excavation of the shallow Newhill and Meltonfield coal seams and associated previous workings to eliminate risks of ground collapse;
- location and treatment of mineshafts by excavation and/or capping to eliminate risks of ground collapse.

5 RECLAMATION

5.1 General

The reclamation works were undertaken by VHE Construction plc over a five year period and were substantially completed by August 1998. The two tips were significantly reduced in size, with approximately 100,000 m³ of material from the New Tip exported from site. Overall approximately 3,000,000 m³ of material was moved during the reclamation of the whole of the Cortonwood Site.

The works were undertaken in accordance with the Specification for the Works (based on the Highways Agency Standard Specification for Roadworks) which took into account the approved Site Reclamation Strategy. The Specification included a rigorous testing regime designed to both control the works on site, and to enable an assessment to be made of the standards achieved following completion of the works.

Monitoring and testing of the works were supervised by site staff provided full time on site by Scott Wilson, and in-situ and laboratory tests undertaken by both the Contractor and independent testing laboratories.

5.2 Chemical Testing

During the reclamation contract, material excavated was inspected and representative samples were taken and subjected to chemical analysis. The classification of each type of material was thereby confirmed, and the material deposited in accordance with the earthworks chemical classification scheme described above.

Additional chemical testing of ground and surface water was also carried out on a regular basis.

5.3 Geotechnical Testing

Monitoring of the compaction was carried out by frequent visual inspection of the areas of compaction, and performance under the load of site traffic, supplemented by a comprehensive programme of in-situ and laboratory testing. This consisted of in-situ density testing of the compacted layers by nuclear density gauge and sand replacement tests. Samples of the fill were also regularly taken for additional laboratory tests.

5.4 Gas Monitoring

Gas monitoring for methane, carbon dioxide, oxygen, and hydrogen sulphide was carried out on a regular basis at various locations around the site.

6 SUMMARY

The Specification for the Works and the Site Reclamation Strategy were designed and prepared by Scott Wilson to high environmental and geotechnical standards agreed with the relevant regulatory authorities.

The results of the geotechnical and chemical testing regime adopted both during and following the completion of the works have demonstrated that the reclamation works undertaken by VHE Construction plc have, within the practical limits of site operations, been carried out in accordance with the guidance contained within the above named documents.

Despite the high quality of the reclamation carried out, it would be prudent, prior to any on-site construction work being undertaken, for appropriate site investigation works to be carried out along with a detailed review of the prepared technical documentation listed overleaf. On the basis of this, a professional assessment should be made of the ground conditions at the actual site to be developed with due regard for the requirements of the proposed project.

7 REFERENCES

1 Initial Site Investigations/Reports

Preliminary Geological and Mining Report (Contract No C8577)	Exploration Associates Limited	1989
Abandonment Report (Regulation 12, Report No 8)	British Coal Board	1989
Report on Geotechnical Investigation	West Yorkshire Highways, Engineering and Technical Services Joint Committee	1989
Report on Geotechnical Investigation	Haiste Limited	1989
Mineral Report	South Yorkshire Mining Advisory Service	

2 Further Site Investigations/Reports

Methodology for Site Investigation	Scott Wilson	1991
Central Valley Area Report on Acceptability of Soils for Re-use in Earthworks	Scott Wilson	1992
Hydrogeological Desk Study	Scott Wilson	1992
Cortonwood Tip, Tipping Plan Report	Scott Wilson	1992
Old Tip Investigation, Report on Acceptability of Materials Encountered	Scott Wilson	1992
Investigation of Potential Ground Contamination	Aspinwall & Company	1992
Cortonwood Reclamation Treatment Proposals	Scott Wilson	1992
Report on Landfill Liner Material	Leeds University	1992
Cortonwood Landfill Site – Working Plan and Engineering Details	Scott Wilson	1993
Report on Options for the Reclamation of the Northern Valley area	Scott Wilson	1993
Review of Land Remediation Programme	Cramer and Warner	1993
Cortonwood, Site Reclamation Strategy	Scott Wilson	1994

3 **Completion Reports**

Cortonwood Business Parks Old "Burning" Tip Reclamation Summary Report	Scott Wilson	1995
Summary Report on Opencast Backfilling and Compaction Operations	Scott Wilson	1995
Old "Burning" Tip Reclamation Summary Report	Scott Wilson	1995
Industrial/Office/Retail/Leisure Area Completion Report	Scott Wilson	1998
Residential Area Completion Report	Scott Wilson	1999
Cortonwood Residential Development. Addendum to Residential Area Completion Report, May 1999. Search for Mineshafts Nos 616 and 616A	Scott Wilson	2000
Cortonwood Residential Development. Addendum to Residential Area Completion Report, May 1999. Further Searches and Subsequent Treatment of Mineshafts	Scott Wilson	2000
Waste Management Licence Surrender Report	Scott Wilson	2001

8 **FIGURES**

Figure 1 Historical and Pre-Reclamation Features

Figure 2 Post Reclamation Features and Development



Appendix E Calculations

Quick Storage Estimate

Variables	Result	Design	Overview 2D	Overview 3D	Vt	
Region	England & Wales					
Return Period (years)	100					
Map	M5-60 (mm)	19.000				
Ratio R	0.358					
					Cv (Summer)	0.750
					Cv (Winter)	0.840
					Impermeable Area (ha)	1.3
					Maximum Allowable Discharge (l/s)	140
					Infil Coefficient (m/hr)	0
					Safety Factor	1
					Climate Change %	20
						Apply

Done Help

WinDes Quick Storage Estimate – 1 in 100 input values

Quick Storage Estimate

Variables	Result	Design	Overview 2D	Overview 3D	Vt
Global Variables require approximate storage of between 170 m³ and 351 m³. These values are estimates only and should not be used for design purposes.					

Done Help

WinDes Quick Storage Estimate – 1 in 100 event results

10 0034

Transport Statement

Proposed Retail Development, Cortonwood Retail Park



**REPORT CONTROL**

Document: Transport Statement

Project: Cortonwood Retail Park

Client: Cortonwood Ltd

Job Number: A056078

Document Checking:

Primary Author: Tony Harrigan

Initialled: 

Checker: John Booth

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Approver: John Booth

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2 THE EXISTING SITE AND HIGHWAY NETWORK 2

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- Appendix A: Cortonwood Retail Park Internal Road Layout
- Appendix B: Strategic Highway Network
- Appendix C: Proposed Site Layout
- Appendix D: TRICS Analysis Results

1 INTRODUCTION

- 1.1 WYG has been appointed by Cortonwood Ltd to prepare a Transport Statement in support of a full planning application for a retail development at Cortonwood Retail Park near Rotherham.
- 1.2 This Transport Statement will investigate the traffic generation of the proposed development based on the gross floor area (GFA) of the proposals and comment on the proposed parking provision.
- 1.3 The site currently has detailed consent for non-food retail use (ref RB2005/0123). This Transport Statement will therefore compare the traffic implications of this application proposal with the consented development and provide a comment on the net impact of the generated traffic on the adjacent highway.
- 1.4 This report has been prepared in accordance with the guidance set out in the DfT publication "Guidance on Transport Assessment".
- 1.5 As there is a reduction in the quantum of development there is a corresponding net traffic benefit as a result of the proposals when compared with the consented scheme.

Purpose of the Report

- 1.6 The purpose of this Transport Statement is to outline the revised proposals and to assess the impact of the generated vehicular trips.
- 1.7 The remainder of this report is structured as follows:
 - Chapter 2 describes the existing site, surrounding highway network and planning history;
 - Chapter 3 describes the existing traffic flows;
 - Chapter 4 describes the development proposals;
 - Chapter 5 assesses the traffic impact; and
 - Chapter 6 provides a summary to the report and sets out the conclusions.

2 THE EXISTING SITE AND HIGHWAY NETWORK

The Site

- 2.1 Cortonwood Retail Park lies approximately 9km north of Rotherham town centre and 8km to the south of Barnsley town centre. Within the retail park there are a number of food and non food superstores, a fast food outlet and car parking.
- 2.2 The site is served internally by a number of roads which give access to the various units on the site. The plan at Appendix A shows the internal road network of the retail park.
- 2.3 The site area is bounded by the A6195 Dearne Valley Parkway to the north and by an existing warehouse to the east. The southern boundary of the site is formed by a road known as Cortonwood Drive and the western boundary of the site is formed by an existing call centre / office facility.

The Adjacent Highway Network

- 2.4 Access to the retail park from the wider area is by way of the A6195 Dearne Valley Parkway which is a busy distributor road.
- 2.5 Dearne Valley Parkway is a dual carriageway road in the vicinity of the site that connects the M1 motorway (at junction 36) on the western side of the site to the A635 Barnsley Road in the east and the A1/M at junction 37.
- 2.6 Cortonwood is a short section of dual carriageway, approximately 150m long that connects the site to the Dearne Valley Parkway at a 3 arm roundabout.
- 2.7 Cortonwood Drive is a single carriageway road which provides access to the development site. It connects to Cortonwood at a 4 arm roundabout which provides access to the rest of the retail park.
- 2.8 A plan showing the site in relation to the strategic highway network is included at Appendix B.

Planning History

- 2.9 Outline planning permission for the retail development at Cortonwood was originally approved in 1989 under the LPA Ref: R1989/0166P.
- 2.10 Application number R/199/1523P was approved to allow an extension of time to submit reserved matters, which was approved on 2nd Feb 2000.
- 2.11 Application number RB/2005/0123(REM) was approved on 15th Sept 2005 for "details of the erection of 6 No. non-food retail units (reserved by outline R99/1523) at land at Cortonwood Drive". This will be referred to in this report as the consented development.
- 2.12 This consent establishes the principle and quantum of development for the site.

Bus Services

- 2.13 Stagecoach provide a direct bus service to the site (service 200) which operates on a 30 minute frequency, 7 days per week.
- 2.14 Additional services (service 222, 226 and 229), operating on a 20 minute frequency, are available on Knollbeck Lane, which is within a 15 minute walk of the site.

3 EXISTING TRAFFIC FLOWS

Existing Traffic Flows

- 3.1 Manual Classified Turning Count surveys were undertaken on the 9th, 10th & 11th of February 2007 at the junctions which serve the retail park. The surveys considered the existing traffic movements at:
- Junction A – Entry and Exit flows for the retail park at the Cortonwood roundabout;
 - Junction B – Access to the Halfords area of the retail park;
 - Junction C – Access to the B&Q area of the retail park;
 - Junction D - Access to the McDonalds area of the retail park; and
 - Junction E – Access to the Morrisons area of the retail park.
- 3.2 It is assumed that the surveyed flows will not be subject to traffic growth effects as there is no through access at the site. Therefore the surveyed flows are assumed to represent the existing traffic conditions, as no significant changes to the retail park have been implemented since the surveys were carried out.

4 DEVELOPMENT PROPOSALS

- 4.1 The application proposes a total of 5227m² of A1 (non-food retail) floor space set out into 5 units as follows.

Unit No.	Gross Floor Area m ²		Total
	Ground floor	Mezzanine	
1	1,394	1,045	2,439
2	790	592	1,382
3	697	523	1,220
4	93	0	93
5	93	0	93

Table 4.1: Proposed Development Content

- 4.2 Access to the development will be gained from the existing internal road network within the retail park.
- 4.3 Safe pedestrian routes will connect from the site into the existing pedestrian facilities within the retail park.

Car Parking

- 4.4 The RMBC parking standards require a maximum of 1 space for every 25m² of GFA for this Use Class. This equates to a maximum of 215 car parking spaces.
- 4.5 However, this is not a "stand alone" development and the proposed units will form a part of the wider retail park. Furthermore, the surveys carried out at the site show that around 21% of trips to the retail park are linked with other uses on the site.
- 4.6 Therefore, it is proposed to provide approximately 80% of the maximum number of parking spaces for this development, which is considered appropriate for the operational needs of the site.
- 4.7 The resulting number of parking spaces is therefore 163 standard parking bays (including 8 Parent and Child) and 9 disabled bays (an additional 5%).
- 4.8 A plan showing the proposed layout of the development which shows the 172 car parking spaces including 8 parent and child spaces and 9 disabled spaces is included at Appendix C.

5 TRAFFIC IMPACT

Introduction

- 5.1 The Trip Rate Information and Calculation System (TRICS) database has been used to derive appropriate trip rates for the development.
- 5.2 TRICS has also been used to derive the likely generated traffic flows for the consented development. This will enable a comparison to be made with the proposed development from which the net impact can be determined.
- 5.3 Table 5.1 summarises the results of the TRICS analysis and the full results are included at Appendix D

Trip Rate (per 100m ² GFA)	Arrivals	Departures
Friday (1600 – 1700)	0.716	0.833
Saturday (1300 – 1400)	1.641	1.612
Sunday (1300 – 1400)	1.782	1.767

Table 5.1: Trip rates

Consented Development Generated Trips

- 5.4 The consented development comprised of several units of non-food retail (class A1) totalling 5657m² GFA. The generated traffic flows associated with the consented development are summarised in table 5.2.

Time Period	Vehicle Trips		
	Arrive	Depart	Total
Weekday Peak (1600 – 1700)	41	47	88
Saturday Peak (1300 – 1400)	93	91	184
Sunday Peak (1300 – 1400)	101	100	201

Table 5.2: Summary of consented development generated trips

- 5.5 The results of the TRICS analysis show that the peak time of operation would occur during the Sunday peak hour with some 201 vehicle trips.

Proposed Development Generated Trips

- 5.6 The proposed development comprises of 5367m² GFA of A1 development across the whole site area.
- 5.7 The total proposed trips have been calculated and are summarised in Table 5.3.

Time Period	Vehicle Trips		
	Arrive	Depart	Total
Weekday Peak (1600 – 1700)	38	45	83
Saturday Peak (1300 – 1400)	88	86	175
Sunday Peak (1300 – 1400)	96	95	190

Table 5.3: Summary of proposed development generated trips

- 5.8 The results of the TRICS analyses show that the Saturday and Sunday peak periods generate the greatest volumes of traffic. These results are supported by the traffic surveys carried out at the site which showed that approximately twice as many vehicles visited the site during the weekend peak periods than a typical weekday evening peak period.

Traffic Impact

- 5.9 The proposed GFA of the development is some 290m² less than the consented development proposals. Therefore the development will generate fewer trips on the local highway network. Table 5.4 shows the net change in traffic flows when the traffic generated by the proposed development is compared with the consented development.

Time Period	Vehicle Trips					
	Arrive		Depart		Total	
	Veh	% change	Veh	% change	Veh	% change
Weekday Peak (1600 – 1700)	-4	-7%	-2	-4%	-6	-6%
Saturday Peak (1300 – 1400)	-5	-5%	-5	-6%	-10	-5%
Sunday Peak (1300 – 1400)	-5	-5%	-5	-5%	-10	-6%

Table 5.4: Net Impact

- 5.10 The comparison shows that the proposed development will generate approximately 6% fewer trips than the consented development during the peak periods of operation. This will have a corresponding beneficial impact on the local highway network.
- 5.11 The surveys carried out at the site show that the Saturday and Sunday two-way peak hour flows on Cortonwood are 2612 and 2531 vehicles respectively. Therefore the proposed generated traffic flows represent an increase in flows on this link of 6.7% and 7.5% respectively.
- 5.12 However, the traffic surveys also show that approximately 21% of trips to the site are linked with other uses at the retail park. Therefore, by making an allowance for linked trips within the proposed development, the impact of the generated traffic flows becomes 5.2% and 5.9% for Saturday and Sunday respectively and only 3.2% on a weekday evening peak period. This is not considered to be a material increase in traffic flows, as the day to day variation in traffic flows on a given link can be up to 10% (Guidelines for Traffic Impact Assessment, Institution of Highways and Transportation, 1994).

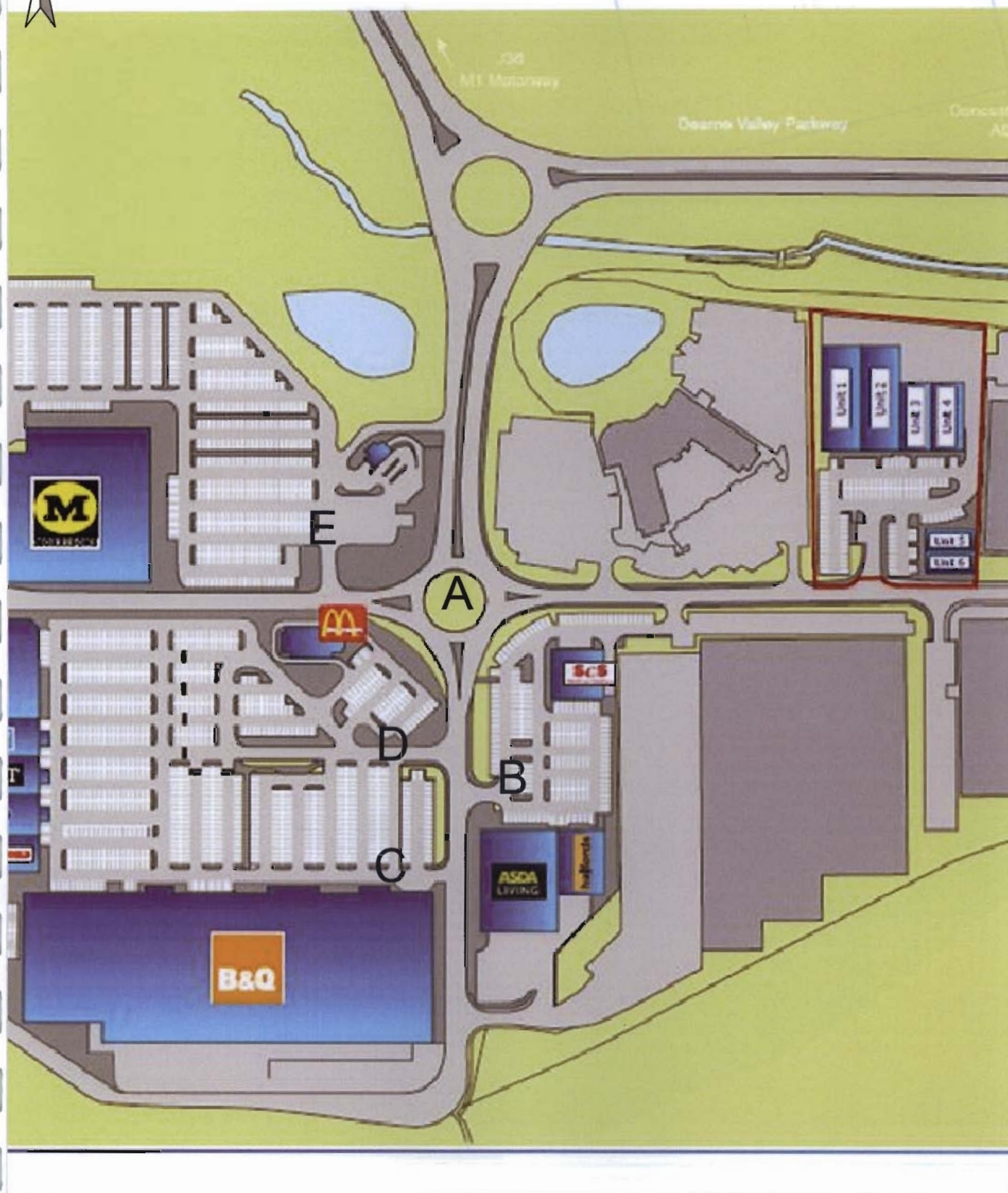
- 5.13 These impacts are measured on the Cortonwood link which serves as the main access into the site. It is therefore likely that the impact on the operation of the Dearne Valley Parkway will be much less when the vehicular flows associated with passing traffic are taken into account.
- 5.14 Furthermore, the Dearne Valley Parkway, on the approach to the retail park from the east, has a dedicated left turn lane for vehicles visiting the site. This means that other traffic using the Parkway is unlikely to be delayed by those visiting the retail park, which is particularly true during the weekday peak hours when the link is likely to be used by commuter traffic heading to/from the motorway.
- 5.15 It is therefore concluded that the proposed development will not have any significant impact upon the existing highway network. Indeed, it will represent a lower impact than would be the case if the consented development was implemented.

6 SUMMARY AND CONCLUSIONS

- 6.1 This Transport Statement has been prepared in support of a full planning application for a non-food retail development on Cortonwood Retail Park in Rotherham.
- 6.2 The proposed development will provide 5,226m² of floor space which is less than the consented development for the same use class on the site.
- 6.3 The results show a reduction of around 6% in generated trips at the site when assessed against the consented development.
- 6.4 This will result in the proposed development having a more beneficial impact on the operation of the local highway network than the consented development.
- 6.5 Therefore, there are no highway related issues that would prevent the development from being approved.

Transport Statement
Proposed Retail Development, Cortonwood

Appendix A



REV	DESCRIPTION				BY	CHK	APP	DATE
HIGHWAY NETWORK	Scale	Drawn	Date	Checked	Date	Approved	Date	
	1:50000	TH	10/6/09	JAB	10/6/09			
	Project No.	Office	Type	Drawing No.		Revision		
	A0560078	21	EPT	SK002		P1		

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Transport Statement
Proposed Retail Development, Cortonwood

Appendix B



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mail: info@wyg.com



Client
ST PAUL'S DEVELOPMENTS PLC

Project
CORTONWOOD RETAIL PARK

Drawing Title
STRATEGIC HIGHWAY NETWORK

Scale @	Drawn	Date	Checked	Date	Approved	Date
1:50000	JAB	3/8/09	JAB	3/8/09		
Project No.	Office	Type	Drawing No.	Revision		
A056078	21	EPT	SK005	P1		

Transport Statement
Proposed Retail Development, Cortonwood

Appendix C



DLA ARCHITECTURE

TITLE
PHASE 4 - SITE LAYOUT

T: 2009V2009-04ZOLA AUTOCAD DWG V0
ORIGINAL PAPER SIZE A

Appendix D

TRICS	MAIN MENU	INITIAL PARAMETERS	MAIN PARAMETERS	Help Desk	Log Out																																																																										
Land Use	01 - RETAIL	G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE																																																																													
Reset Main Selections Secondary Parameters Help Previous Screen																																																																															
Main selection <table border="1"> <thead> <tr> <th>Description</th> <th>No. of surveys</th> <th>Include</th> </tr> </thead> <tbody> <tr> <td>Gross floor area</td> <td>53</td> <td>☒</td> </tr> <tr> <td>Retail floor area</td> <td>49</td> <td>☐</td> </tr> <tr> <td>Parking spaces</td> <td>53</td> <td>☐</td> </tr> <tr> <td>Number of Employees</td> <td>44</td> <td>☐</td> </tr> </tbody> </table> Minimum/maximum range Selection by: gross floor area Units: sqm Minimum: 290 From: 2000 Maximum: 22300 To: 10000 Data range Minimum: 02/07/87 From: 01/01/01 To: 01/01/01 Maximum: 19/07/08 To: 19/07/08 To: [] The default lower date has been set to 01/01/01 in order to exclude old data from the calculation. If this is accepted, 26 days will be excluded. The minimum date may be manually set to any date down to the lowest date shown which will have the effect of including some or all of these days. The default cut-off is set in Settings from the Main Menu (note for TRICS 6.2.1 this date is preset to 01/01/00 until changed by the user). 20th century dates: 01/01/76-31/12/99 21st century dates: 01/01/00-31/12/09						Description	No. of surveys	Include	Gross floor area	53	☒	Retail floor area	49	☐	Parking spaces	53	☐	Number of Employees	44	☐																																																											
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High Street		☒																																																																													
No Club Category	1	☒																																																																													

Proposed

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE												
Calculation Factor: 100 sqm												
ARRIVALS				DEPARTURES				TOTALS				
No.	Ave.	Trip	No.	Ave.	Trip	No.	Ave.	Trip	No.	Ave.	Trip	
Time Rang Days	GFA	Rate	Days	GFA	Rate	Days	GFA	Rate	Days	GFA	Rate	
00:00-01:0	0	0	0	0	0	0	0	0	0	0	0	
01:00-02:0	0	0	0	0	0	0	0	0	0	0	0	
02:00-03:0	0	0	0	0	0	0	0	0	0	0	0	
03:00-04:0	0	0	0	0	0	0	0	0	0	0	0	
04:00-05:0	0	0	0	0	0	0	0	0	0	0	0	
05:00-06:0	0	0	0	0	0	0	0	0	0	0	0	
06:00-07:0	0	0	0	0	0	0	0	0	0	0	0	
07:00-08:0	1	22300	0.063	1	22300	0.009	1	22300	0.072	1	22300	0.072
08:00-09:0	6	7089	0.223	6	7089	0.056	6	7089	0.279	6	7089	0.279
09:00-10:0	8	5660	0.643	8	5660	0.338	8	5660	0.981	8	5660	0.981
10:00-11:0	8	5660	0.967	8	5660	0.808	8	5660	1.775	8	5660	1.775
11:00-12:0	8	5660	1	8	5660	0.958	8	5660	1.958	8	5660	1.958
12:00-13:0	8	5660	1.1	8	5660	1.045	8	5660	2.145	8	5660	2.145
13:00-14:0	8	5660	1.089	8	5660	1.148	8	5660	2.237	8	5660	2.237
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22:00-23:0	0	0	0	0	0	0	0	0	0	0	0	
23:00-24:0	0	0	0	0	0	0	0	0	0	0	0	
Daily Trip Rates:			9.299			9.416			18.715			

GFA100msq		56.57	
	ARR	DEP	TOT
PM	41	47	88

GFA1100msq		53.65	
PM	ARR	DEP	TOT
	38	45	83

Not including Greater manchester Sites

GFA not in use criteria	YES
Include "GFA not in use" in GFA trip rate calculations	
Number of selected surveys that include a known "GFA not in use" figure	2
Number of surveys that do not have this information available	0

Daily Trip Rates:	12.212	12.361	24.573
-------------------	--------	--------	--------

Previous

Proposed

ICSMAIN MENU ▶ INITIAL PARAMETERS ▶ RETAIL G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE

Help Desk

Log Out

SELECT REGIONS

SELECT REGION

☒ GREATER LONDON

☒ SOUTH EAST

☒ SOUTH WEST

☒ EAST ANGLIA

☒ EAST MIDLANDS

☒ WEST MIDLANDS

☒ YORKSHIRE & NORTH LINCOLNSHIRE

☒ NORTH WEST

☒ NORTH

☒ WALES

☐ SCOTLAND

☐ CONNAUGHT

☐ MUNSTER

☐ LEINSTER

☐ GREATER DUBLIN

☐ ULSTER (REPUBLIC OF IRELAND)

☐ ULSTER (NORTHERN IRELAND)

TRICSMAIN MENU ▶ INITIAL PARAMETERS ▶ MAIN PARAMETERS

Help Desk

Log Out

Land Use01 - RETAIL G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE

Reset Main Selections

Secondary Parameters

Help

Previous Screen

Map selection

Description

No. of surveys

Include

Gross floor area

53

☒

Retail floor area

49

☐

Parking spaces

53

☐

Number of Employees

44

☐

Definitions

Selection by: Gross floor area

Units: sqm

From: 2000

Maximum: 22300

To: 10000

Date range

Minimum: 02/07/87

From: 01/01/01

To: 19/07/08

Maximum: 19/07/08

20th century dates:

01/01/70-31/12/99

21st century dates:

01/01/00-31/12/69

The default lower date has been set to 01/01/01 in order to exclude nil data from the calculation. If this is accepted, 26 days will be excluded.

The minimum date may be manually set to any date down to the lowest date shown which will have the effect of including some or all of these days. The default cut off is set in Settings from the Main Menu (note for TRICS 6.2.1 this date is preset to 01/01/00 until changed by the user).

Survey Types to include

Survey type

No. of surveys

Include

Manual count

8

☒

Directional ATC Count

☐

GFA not in use statistics

Include "GFA not in use" in GFA trip rate calculations

YES

Number of selected surveys that include a known "GFA not in use" figure

0

Number of surveys that do not have this information available

8

Week days to include

Day of week

No. of surveys

Include

Monday

0

☒

Tuesday

0

☒

Wednesday

0

☒

Thursday

0

☒

Friday

0

☐

Saturday

0

☐

Sunday

0

☐

Location types to include

Location type

No. of surveys

Include

Town Centre

1

☒

Edge of Town Centre

4

☒

Suburban Area

3

☒

Edge of Town

3

☒

Neighbourhood Centre

0

☒

Free Standing

0

☒

Not Known

0

☒

Sub-categories

Industrial Zone

1

☒

Commercial Zone

2

☒

Development Zone

0

☒

Retail Zone

3

☒

Residential Zone

1

☒

Built-Up Zone

0

☒

Village

0

☒

Out of Town

0

☒

High Street

0

☒

No Sub Category

1

☒

TRIP RATE for Land Use 01 - RETAIL G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE
Calculation Factor: 100 sqm

ARRIVALS				DEPARTURES				TOTALS			
No.	Ave.	Trip	No.	Ave.	Trip	No.	Ave.	Trip	No.	Ave.	Trip
Time Rang Days	GFA	Rate	Days	GFA	Rate	Days	GFA	Rate	Days	GFA	Rate
00:00-01:0	0	0	0	0	0	0	0	0	0	0	0
01:00-02:0	0	0	0	0	0	0	0	0	0	0	0
02:00-03:0	0	0	0	0	0	0	0	0	0	0	0
03:00-04:0	0	0	0	0	0	0	0	0	0	0	0
04:00-05:0	0	0	0	0	0	0	0	0	0	0	0
05:00-06:0	0	0	0	0	0	0	0	0	0	0	0
06:00-07:0	0	0	0	0	0	0	0	0	0	0	0
07:00-08:0	1	22300	0	1	22300	0	1	22300	1	22300	0
08:00-09:0	1	22300	0	1	22300	0	1	22300	1	22300	0
09:00-10:0	1	22300	0	1	22300	0	1	22300	1	22300	0
10:00-11:0	8	5660	0.671	8	5660	0.232	8	5660	8	5660	0.903
11:00-12:0	8	5660	1.636	8	5660	1.104	8	5660	8	5660	2.74
12:00-13:0	8	5660	1.731	8	5660	1.583	8	5660	8	5660	3.314
13:00-14:0	8	5660	1.782	8	5660	1.767	8	5660	8	5660	3.549 PEAK
14:00-15:0	8	5660	1.857	8	5660	1.798	8	5660	8	5660	3.655
15:00-16:0	8	5660	1.513	8	5660	1.734	8	5660	8	5660	3.247
16:00-17:0	7	6291	0.722	7	6291	1.351	7	6291	7	6291	2.073
17:00-18:0	6	7089	0.099	6	7089	0.513	6	7089	6	7089	0.612
18:00-19:0	0	0	0	0	0	0	0	0	0	0	0
19:00-20:0	0	0	0	0	0	0	0	0	0	0	0
20:00-21:0	0	0	0	0	0	0	0	0	0	0	0
21:00-22:0	0	0	0	0	0	0	0	0	0	0	0
22:00-23:0	0	0	0	0	0	0	0	0	0	0	0
23:00-24:0	0	0	0	0	0	0	0	0	0	0	0
Daily Trip Rates:			10.047			10.104					20.151

Previous

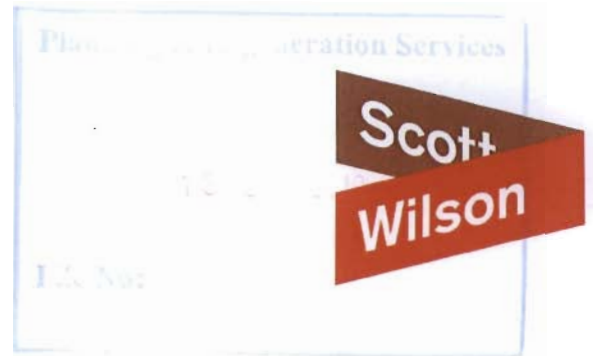
GFA/100msq 56.57

PEAK	ARR	DEP	TOT
	101	100	201

Proposed

GFA/100msq 53.65

PEAK	ARR	DEP	TOT
	96	95	190



10 0034

St Paul's Developments plc

Cortonwood Colliery Reclamation and Redevelopment Reclamation Works Summary

Final

December 2002

1800 01

ST PAUL'S DEVELOPMENTS PLC
CORTONWOOD COLLIERY RECLAMATION
AND REDEVELOPMENT
RECLAMATION WORKS SUMMARY

ST PAUL'S DEVELOPMENTS PLC
1 WATERSIDE PARK
WOMBWELL
BARNSELY
SOUTH YORKSHIRE
S73 0BB

Document No: 91AVC/CIV/101

Job Status: Final

Date: December 2002

Approved:



Scott Wilson Kirkpatrick & Co Ltd
Bayheath House
Rose Hill West
Chesterfield
Derbyshire
S40 1JF

Tel: 01246 210221
Fax: 01246 210349

3 GEOLOGY AND MINING

Prior to reclamation, the made ground covering the site varied in thickness from 0.5m in the central area to 24 m in the areas of the two tips. This material was predominantly colliery spoil and comprised fine sandy clay and clayey ash with gravel fragments of coal, mudstone and shale, and occasional masonry fragments and other demolition debris. Relatively small volumes of made ground were grossly polluted by the organic contamination derived from the coal by-products plant which formerly occupied the site. A large proportion of the remainder of the made ground was contaminated at lower levels mostly by naturally occurring chemicals associated with Coal Measures mudstones

The made ground overlaid interbedded mudstones and sandstones with two coal seams, the Newhill seam outcropping in the central area of the site, and the deeper Meltonfield coal seam outcropping in the south. Strata dips are generally shallow (typically 1:14) towards the north east. No major faults are present within the site boundary.

Two aquifers (or water bearing strata) underlie the site; the Wooley Edge Rock and the extensively mined underlying Meltonfield coal seam, and the Newhill Coal seam and overlying sandstone unit. Water quality is generally that which would be anticipated in the Coal Measures rocks. There are no licensed abstractions in the immediate vicinity of the site.

4 RECLAMATION METHODOLOGY

Following the completion of a number of geotechnical and chemical investigations into the site, a Site Reclamation Strategy was produced outlining the reclamation methodology to be adopted. This was subsequently used to prepare the Specification for the Reclamation Contract (the Works). The strategy included a chemical classification scheme to assess the acceptability of the excavated soil for re-use within the works based on minimising risk to human health whilst taking into account risks to ground and surface water.

The Reclamation Strategy, which was developed following consultation with the Environment Agency (formerly the National Rivers Authority) and the Local Planning Authority, comprised the following:

- excavation of all made ground within the main site area away from the two tips, including the removal of old foundations, etc;
- classification of excavated material on the basis of geotechnical and chemical parameters to determine acceptability for re-use in the Works;
- replacement and compaction in an engineered manner of all excavated material classified as acceptable for re-use in the Works, according to the end-use (eg residential or industrial) specified for each of the different development platforms;
- excavation of up to 16 m of fill from the 'New' tip, down to 1 m below finished level, including the removal of soft spots below this level followed by the placement of up to 1 m of clean sandstone fill;
- excavation of all material from the 'Old' tip at temperatures in excess of 100°C, and cooling prior to re-use in the works;
- containment of chemically contaminated material within a purpose built, fully engineered, licensed cell created by excavation within the body of the 'Old' tip;
- excavation of the shallow Newhill and Meltonfield coal seams and associated previous workings to eliminate risks of ground collapse;
- location and treatment of mineshafts by excavation and/or capping to eliminate risks of ground collapse.

5 RECLAMATION

5.1 General

The reclamation works were undertaken by VHE Construction plc over a five year period and were substantially completed by August 1998. The two tips were significantly reduced in size, with approximately 100,000 m³ of material from the New Tip exported from site. Overall approximately 3,000,000 m³ of material was moved during the reclamation of the whole of the Cortonwood Site.

The works were undertaken in accordance with the Specification for the Works (based on the Highways Agency Standard Specification for Roadworks) which took into account the approved Site Reclamation Strategy. The Specification included a rigorous testing regime designed to both control the works on site, and to enable an assessment to be made of the standards achieved following completion of the works.

Monitoring and testing of the works were supervised by site staff provided full time on site by Scott Wilson, and in-situ and laboratory tests undertaken by both the Contractor and independent testing laboratories.

5.2 Chemical Testing

During the reclamation contract, material excavated was inspected and representative samples were taken and subjected to chemical analysis. The classification of each type of material was thereby confirmed, and the material deposited in accordance with the earthworks chemical classification scheme described above.

Additional chemical testing of ground and surface water was also carried out on a regular basis.

5.3 Geotechnical Testing

Monitoring of the compaction was carried out by frequent visual inspection of the areas of compaction, and performance under the load of site traffic, supplemented by a comprehensive programme of in-situ and laboratory testing. This consisted of in-situ density testing of the compacted layers by nuclear density gauge and sand replacement tests. Samples of the fill were also regularly taken for additional laboratory tests.

5.4 Gas Monitoring

Gas monitoring for methane, carbon dioxide, oxygen, and hydrogen sulphide was carried out on a regular basis at various locations around the site.

6 SUMMARY

The Specification for the Works and the Site Reclamation Strategy were designed and prepared by Scott Wilson to high environmental and geotechnical standards agreed with the relevant regulatory authorities.

The results of the geotechnical and chemical testing regime adopted both during and following the completion of the works have demonstrated that the reclamation works undertaken by VHE Construction plc have, within the practical limits of site operations, been carried out in accordance with the guidance contained within the above named documents.

Despite the high quality of the reclamation carried out, it would be prudent, prior to any on-site construction work being undertaken, for appropriate site investigation works to be carried out along with a detailed review of the prepared technical documentation listed overleaf. On the basis of this, a professional assessment should be made of the ground conditions at the actual site to be developed with due regard for the requirements of the proposed project.

7 REFERENCES

1 Initial Site Investigations/Reports

Preliminary Geological and Mining Report (Contract No C8577)	Exploration Associates Limited	1989
Abandonment Report (Regulation 12, Report No 8)	British Coal Board	1989
Report on Geotechnical Investigation	West Yorkshire Highways, Engineering and Technical Services Joint Committee	1989
Report on Geotechnical Investigation	Haiste Limited	1989
Mineral Report	South Yorkshire Mining Advisory Service	

2 Further Site Investigations/Reports

Methodology for Site Investigation	Scott Wilson	1991
Central Valley Area Report on Acceptability of Soils for Re-use in Earthworks	Scott Wilson	1992
Hydrogeological Desk Study	Scott Wilson	1992
Cortonwood Tip, Tipping Plan Report	Scott Wilson	1992
Old Tip Investigation, Report on Acceptability of Materials Encountered	Scott Wilson	1992
Investigation of Potential Ground Contamination	Aspinwall & Company	1992
Cortonwood Reclamation Treatment Proposals	Scott Wilson	1992
Report on Landfill Liner Material	Leeds University	1992
Cortonwood Landfill Site – Working Plan and Engineering Details	Scott Wilson	1993
Report on Options for the Reclamation of the Northern Valley area	Scott Wilson	1993
Review of Land Remediation Programme	Cramer and Warner	1993
Cortonwood, Site Reclamation Strategy	Scott Wilson	1994

3 Completion Reports

Cortonwood Business Parks Old "Burning" Tip Reclamation Summary Report	Scott Wilson	1995
Summary Report on Opencast Backfilling and Compaction Operations	Scott Wilson	1995
Old "Burning" Tip Reclamation Summary Report	Scott Wilson	1995
Industrial/Office/Retail/Leisure Area Completion Report	Scott Wilson	1998
Residential Area Completion Report	Scott Wilson	1999
Cortonwood Residential Development. Addendum to Residential Area Completion Report, May 1999. Search for Mineshafts Nos 616 and 616A	Scott Wilson	2000
Cortonwood Residential Development. Addendum to Residential Area Completion Report, May 1999. Further Searches and Subsequent Treatment of Mineshafts	Scott Wilson	2000
Waste Management Licence Surrender Report	Scott Wilson	2001

8 FIGURES

Figure 1 Historical and Pre-Reclamation Features

Figure 2 Post Reclamation Features and Development

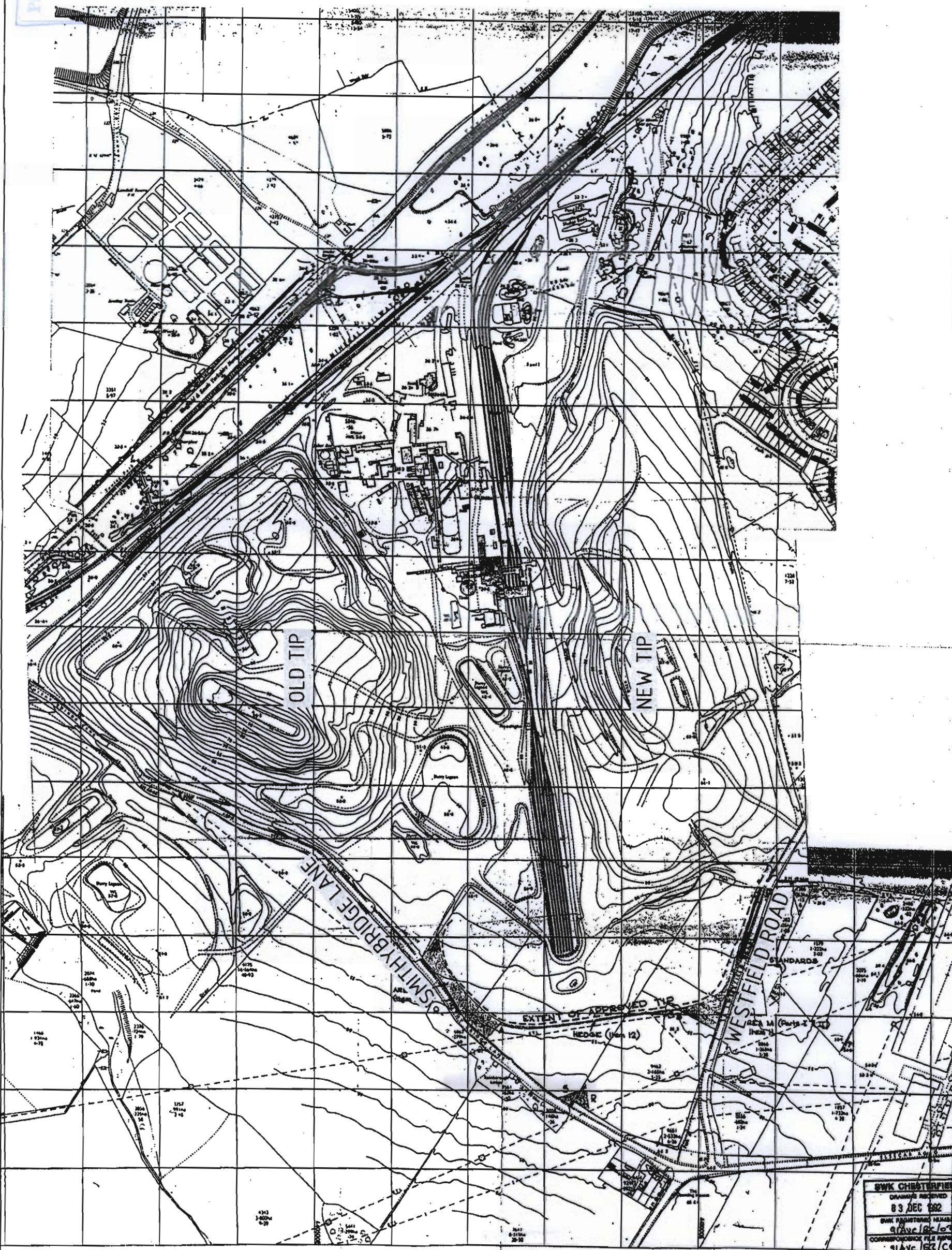


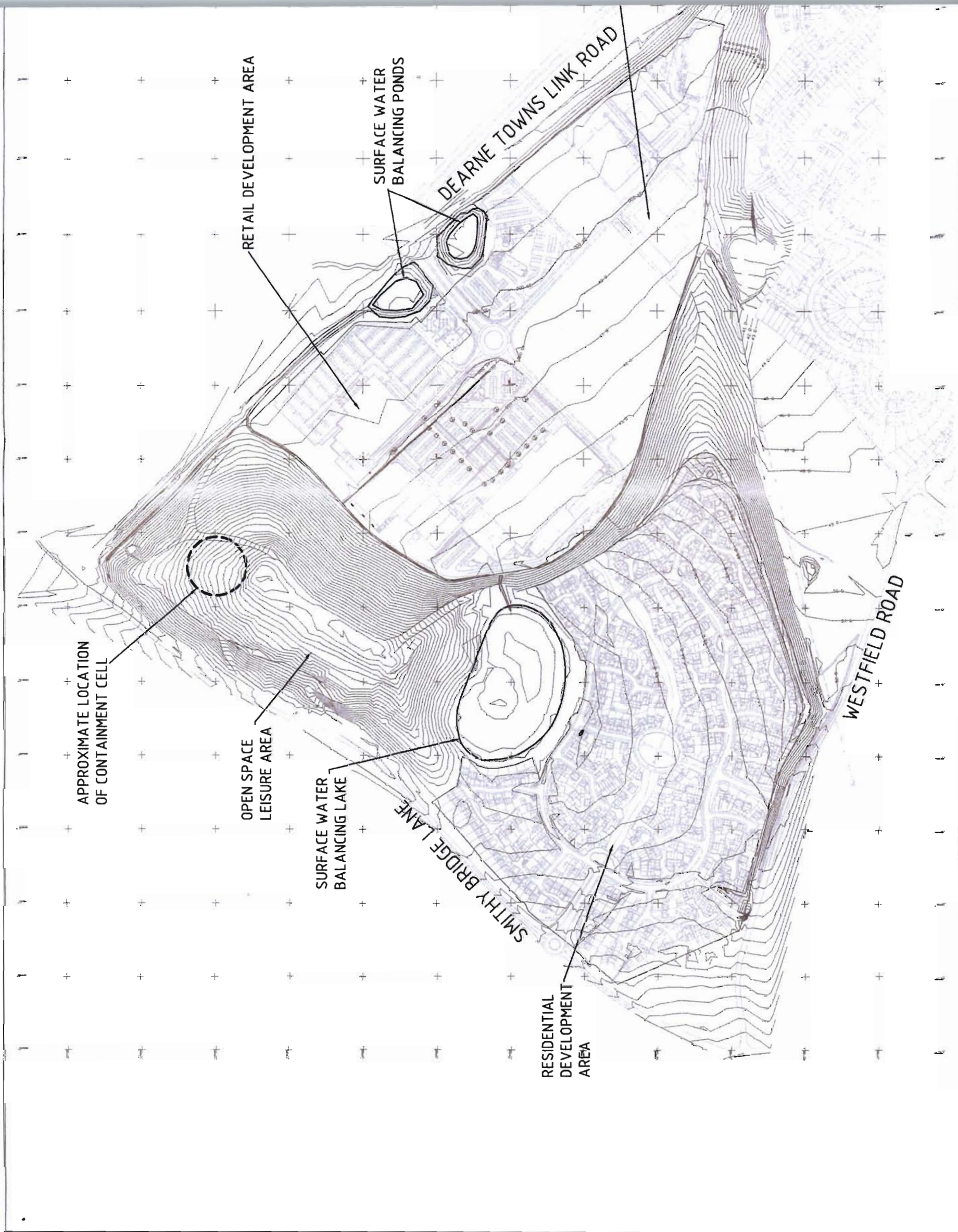
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Drawn	Approved	Revised	
RJO	SA		
Checked	Date	Date	
SA	10/82	10/82	

HISTORICAL AND PRE-RECLAMATION FEATURES

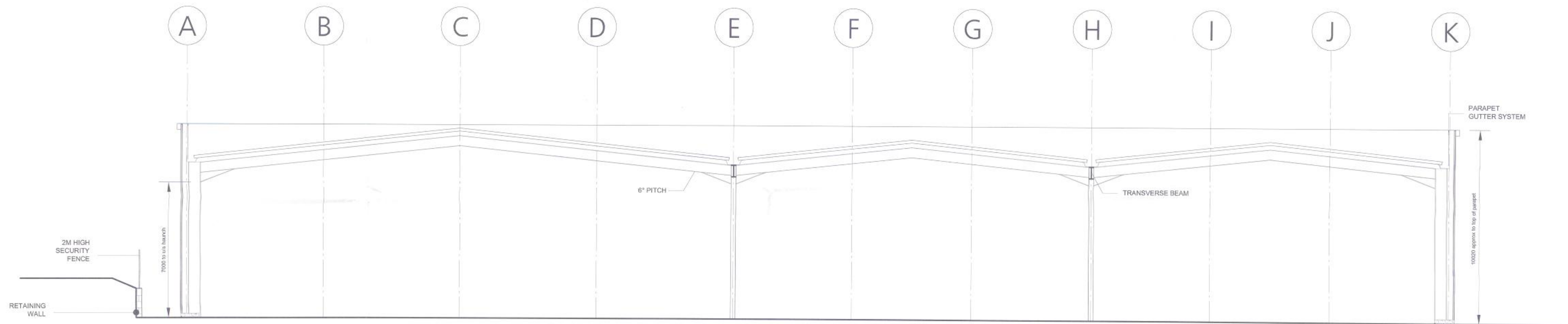
RECLAMATION WORKS SUMMARY

ST PAULS
DEVELOPMENTS LTD
CORTONWOOD SITE 3

wing Title



ST PAULS DEVELOPMENTS LTD CORTONWOOD SITE 3	RECLAMATION WORKS SUMMARY	POST RECLAMATION FEATURES AND DEVELOPMENT	F
			Scale at A3
			Drm RJO
			Chk JA



GENERIC SECTION THROUGH BUILDING A-A

For Planning



South Park Way | Wakefield 41 Business Park
WAKEFIELD | WF2 0XJ
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Email : info@dl-a-architecture.co.uk | www.dla-architecture.co.uk

PROJECT
CORTONWOOD RETAIL PARK
ROTHERHAM

TITLE
PHASE 4
GENERIC BUILDING SECTION

SCALE DATE
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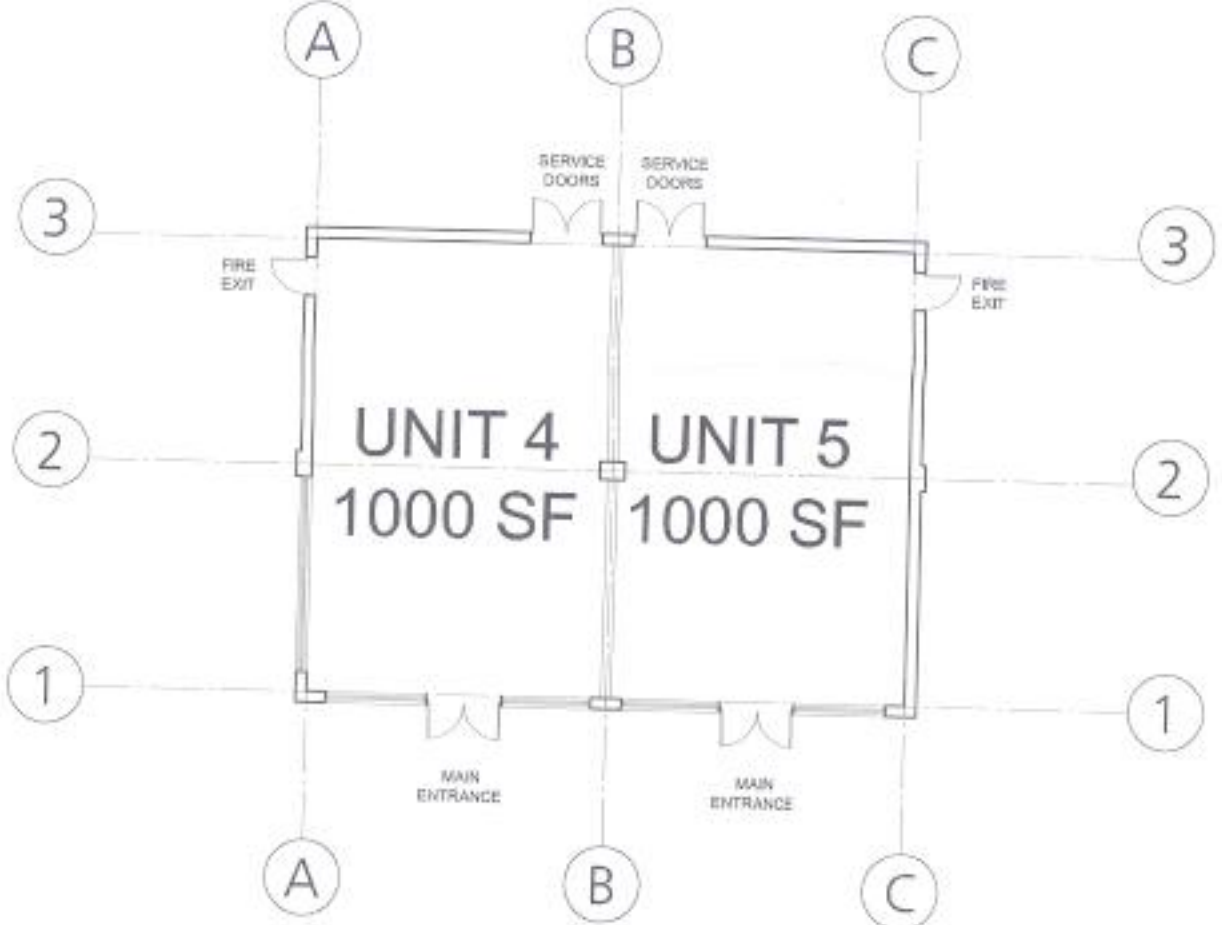
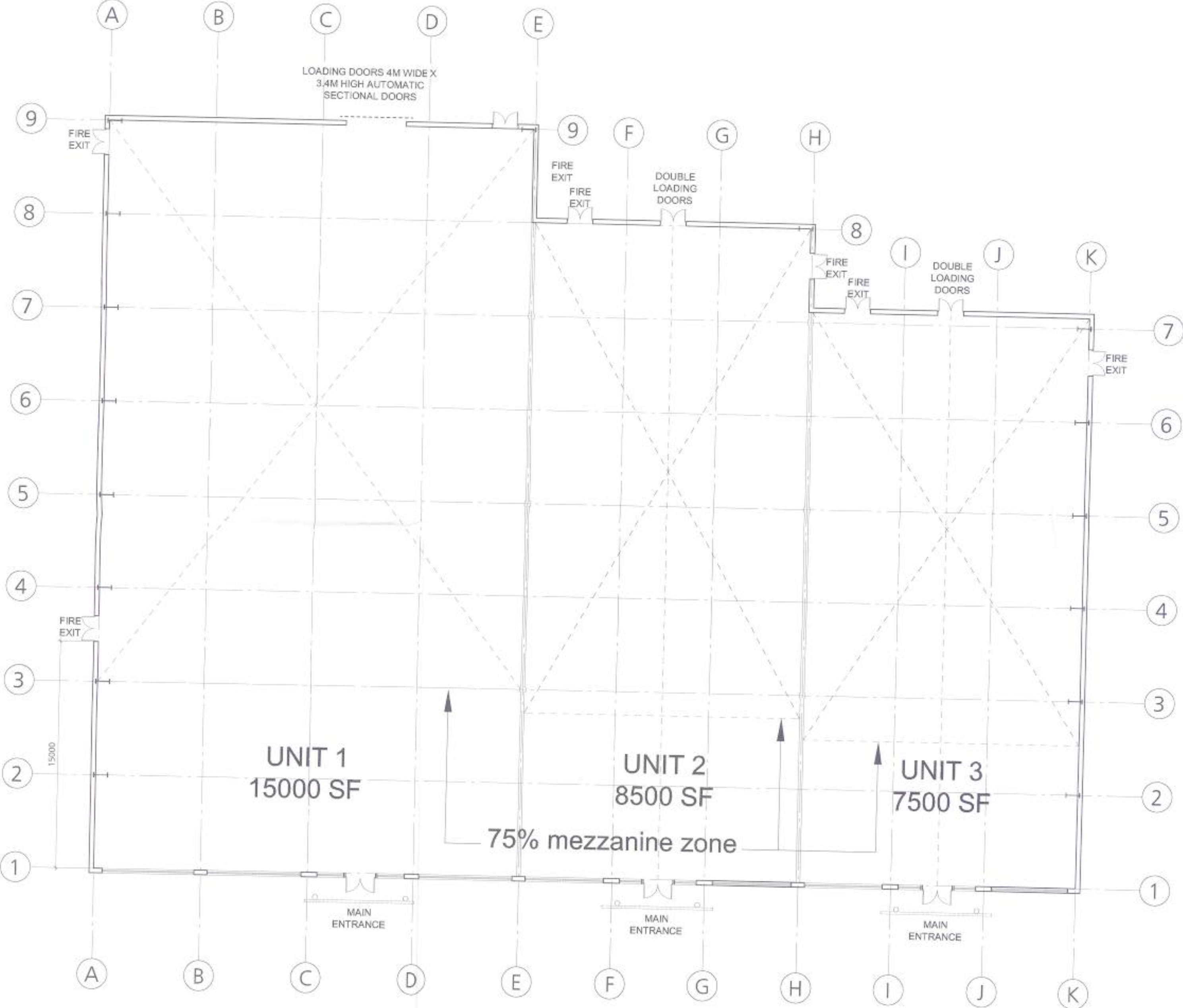
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SP DH

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2009-042/103 A

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B	29/10/09	AN	DH
DOUBLE LOADING DOORS TO UNIT 1 REAR OMITTED			
C	29/10/09	AN	DH
AMENDED TO SUIT END USER REQUIREMENTS.			
PARAPET HEIGHT INCREASED BY 350mm.			
NOTE RE. SECTIONAL LOADING DOOR AMENDED.			
ENTRANCE DOOR TO UNIT 1 RELOCATED.			
FIRE EXITS RELOCATED.			

10 0034



For Planning

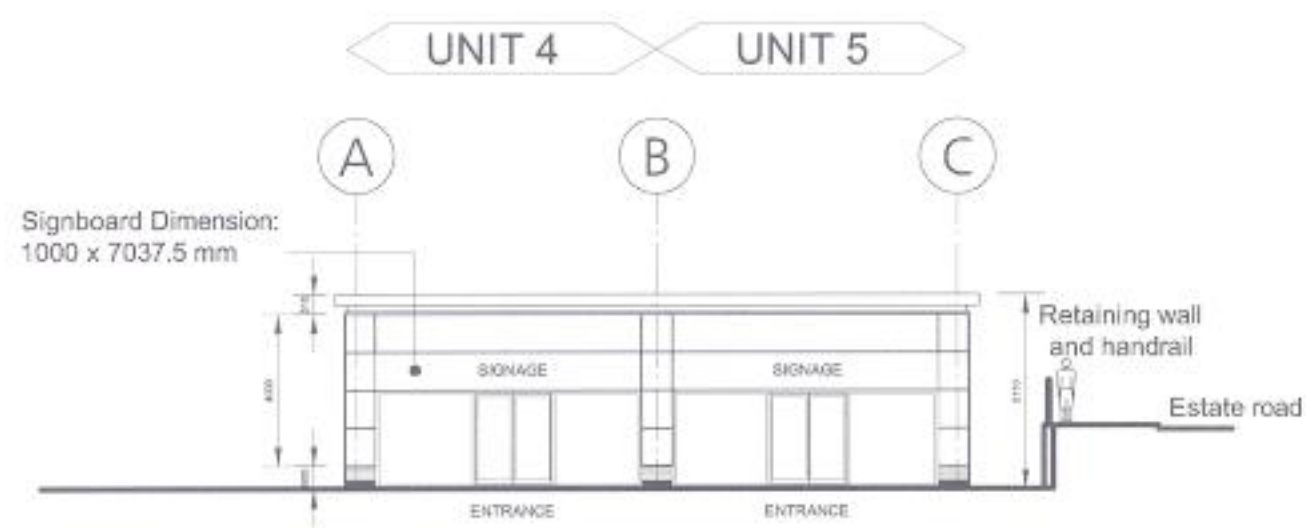


South Park Way | Wakefield 41 Business Park
WAKEFIELD | WF2 0XJ
Tel : 01924 858585 | Fax : 01924 858555
Email : info@dl-a-architecture.co.uk | www.dla-architecture.co.uk

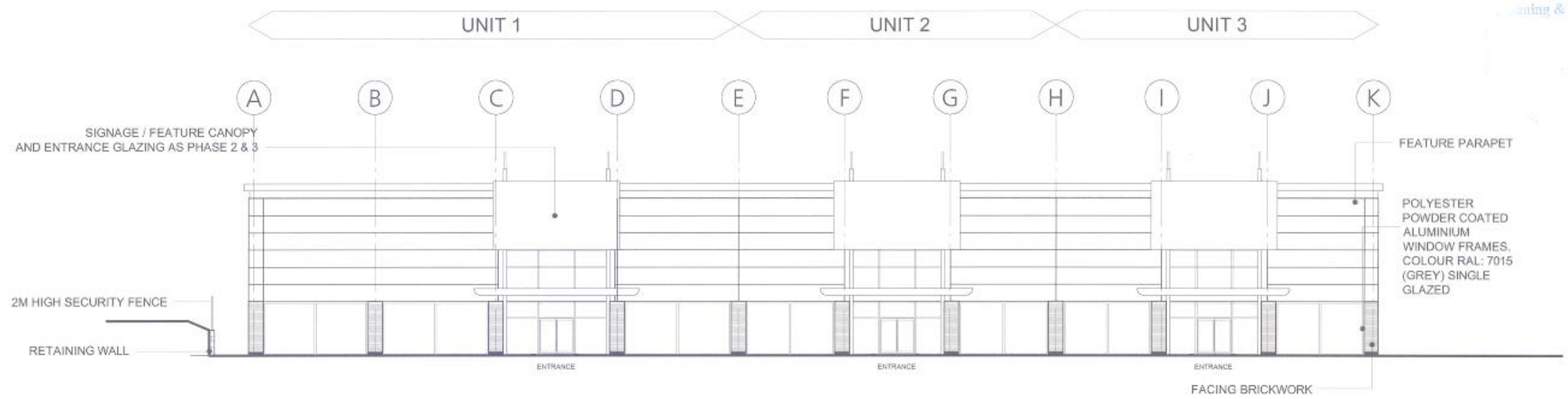
PROJECT
CORTONWOOD RETAIL PARK
ROTHERHAM
TITLE
PHASE 4 - BUILDING PLANS

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SP	DH
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2009-042/102	B

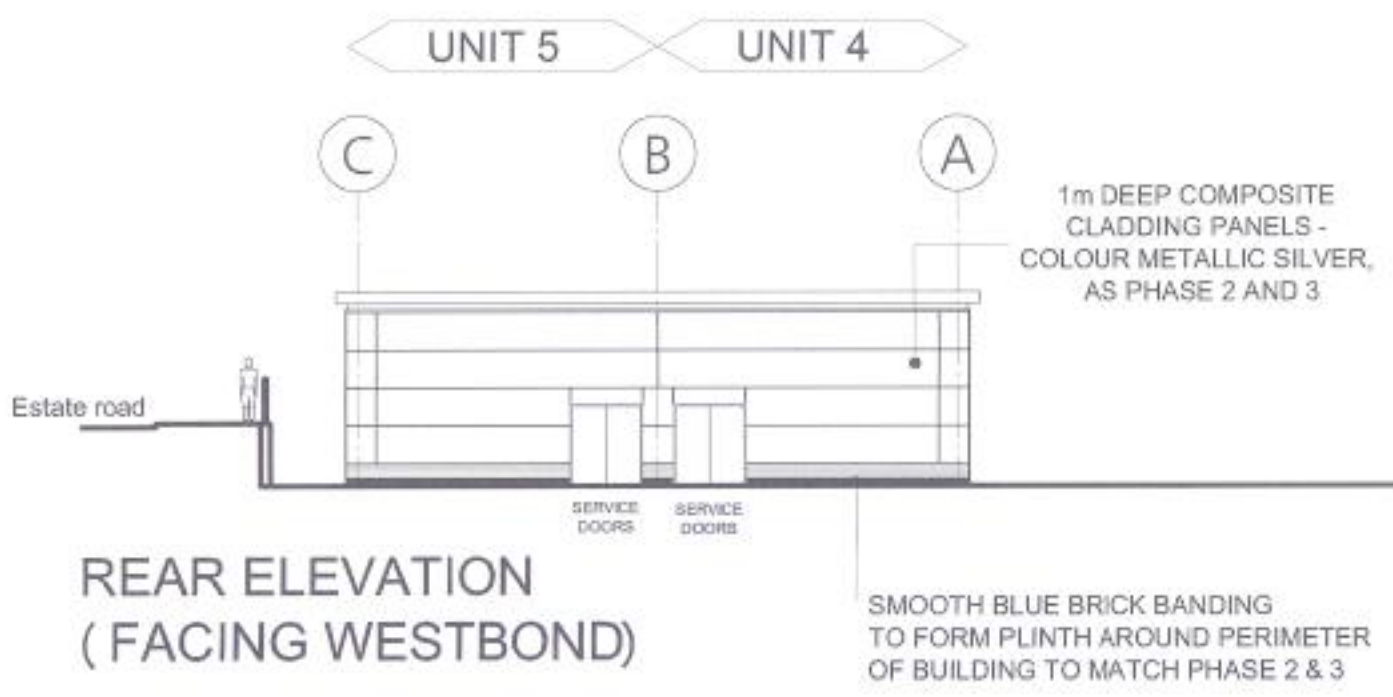
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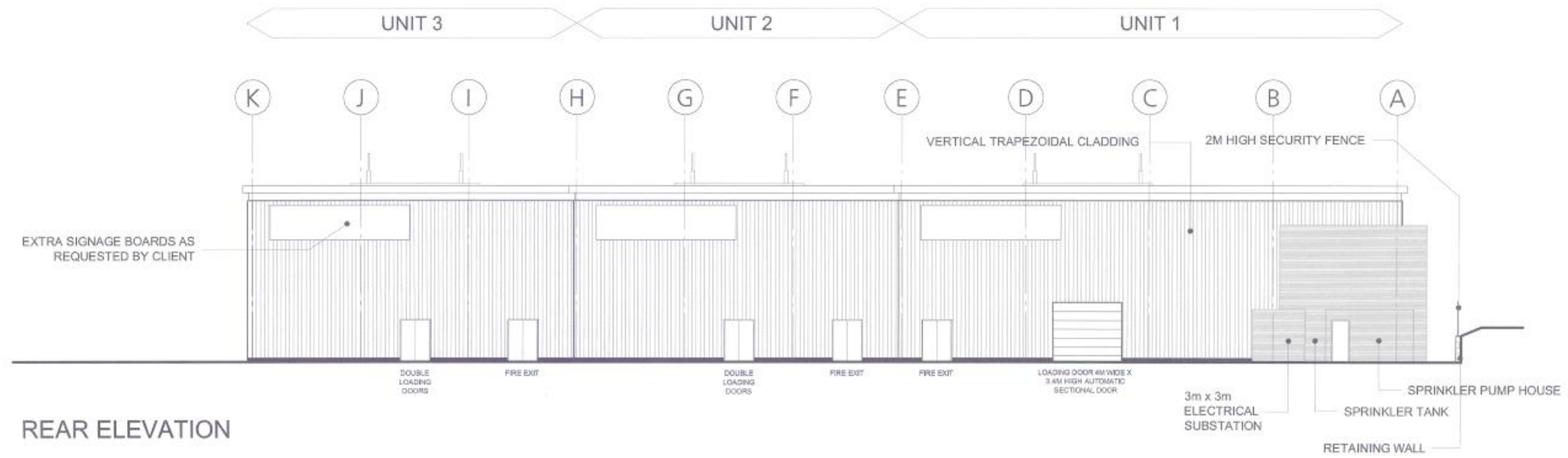
FRONT ELEVATION
(FACING POST OFFICE)



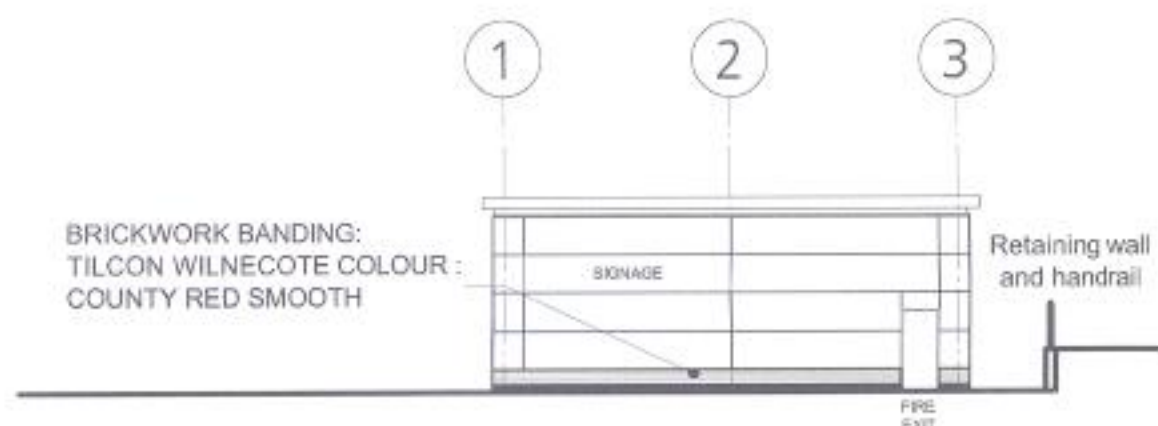
FRONT ELEVATION



REAR ELEVATION
(FACING WESTBOND)



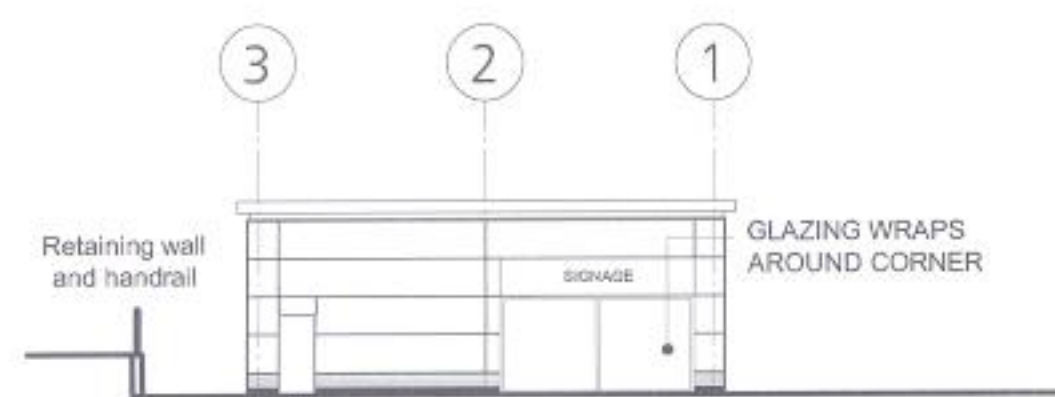
REAR ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION
(FACING WESTBOND)

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AUTOMATIC LOADING DOOR ADDED TO REAR ELEVATION DOUBLE PANEL LOADING DOOR TO REAR ELEVATION OMITTED			
B	29/10/09	AN	DH
AMENDED TO SUIT END USER REQUIREMENTS. PARAPET HEIGHT INCREASED BY 150mm. NOTE RE: SECTIONAL LOADING DOOR AMENDED. ENTRANCE DOOR TO UNIT 1 RELOCATED. FIRE EXITS RELOCATED.			

10 0034

For Planning



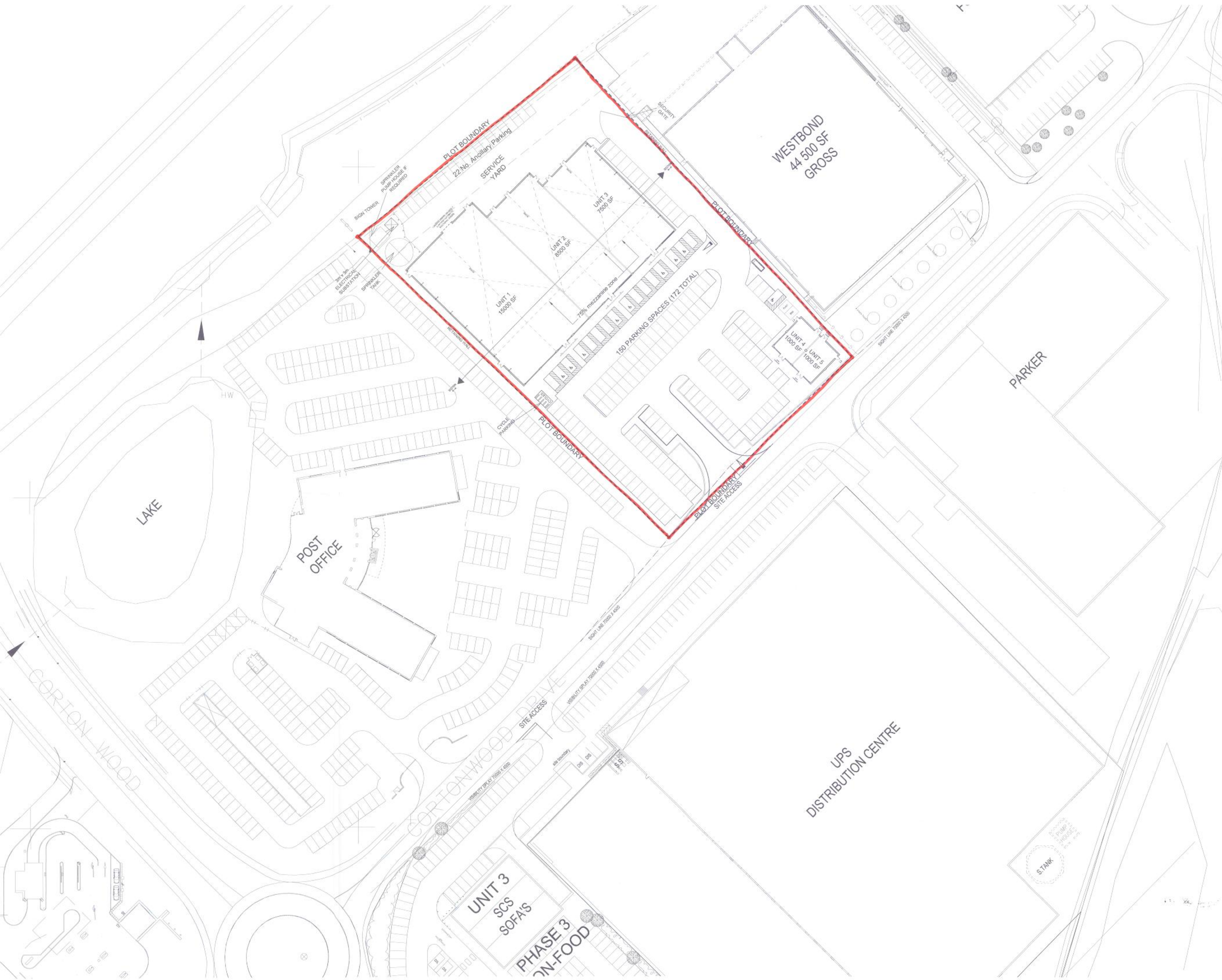
South Park Way | Wakefield 41 Business Park
WAKEFIELD | WF2 0XJ
Tel : 01924 858585 | Fax : 01924 858555
Email : info@dl-a-architecture.co.uk | www.dla-architecture.co.uk

PROJECT
CORTONWOOD RETAIL PARK
ROTHERHAM

TITLE
PHASE 4 - UNIT ELEVATIONS

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SP	DH
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2009-042/101	B

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REVISIONS			
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PARENT & CHILD AND DISABLED CAR PARKING SPACES ADDED.			
TOTAL NUMBER OF CAR PARKING SPACES REVISED			
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10 0034

For Planning

DLA ARCHITECTURE

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PROJECT

CORTONWOOD RETAIL PARK
ROTHERHAM

TITLE

PHASE 4 - SITE LAYOUT

SCALE

1:500 @ A1

DATE

19/02/09

DRAWN BY

SP

REVIEWED

DH

DRAWING NO

2009-042-104

REVISION

B

DWG PATH

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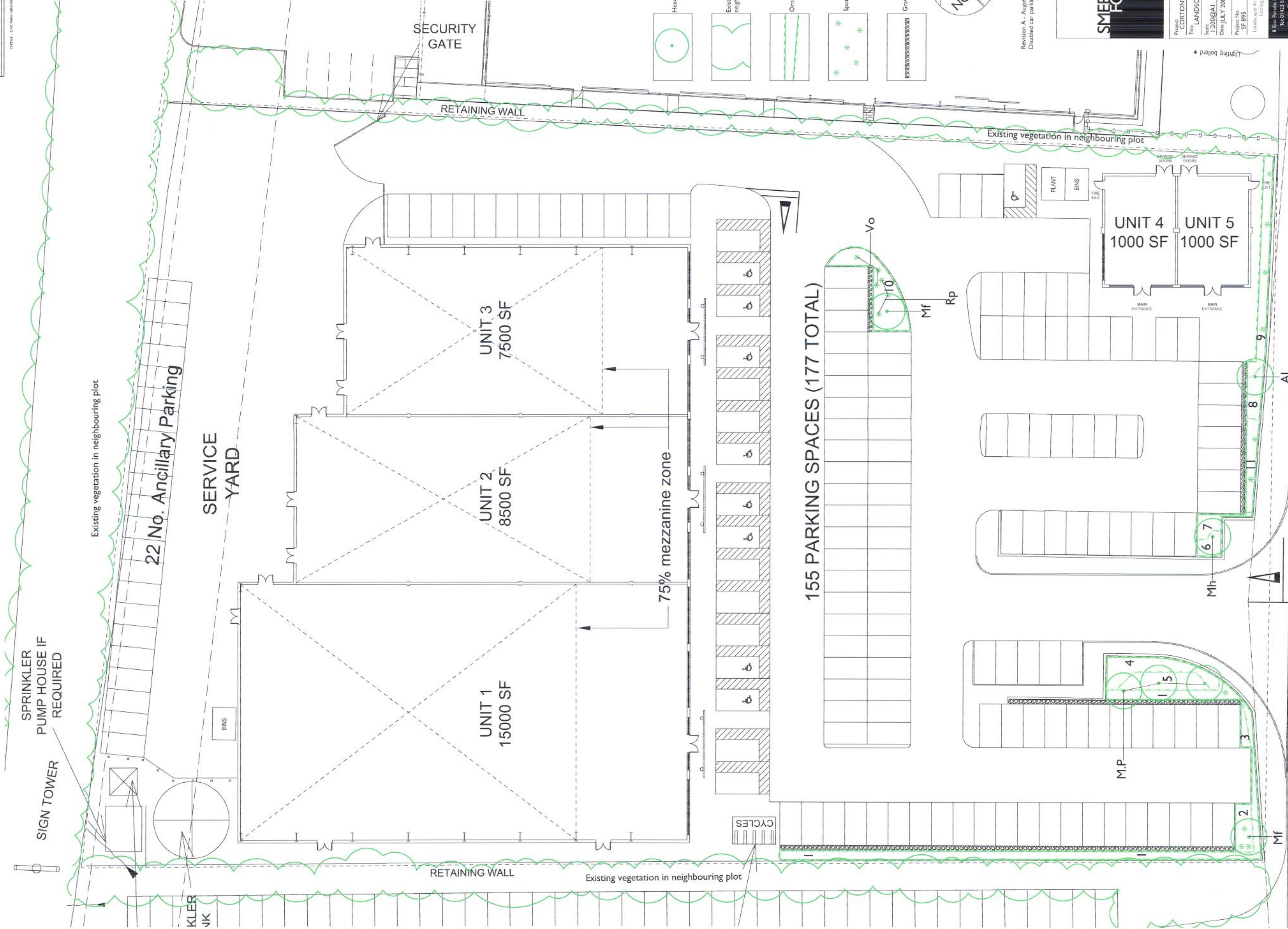
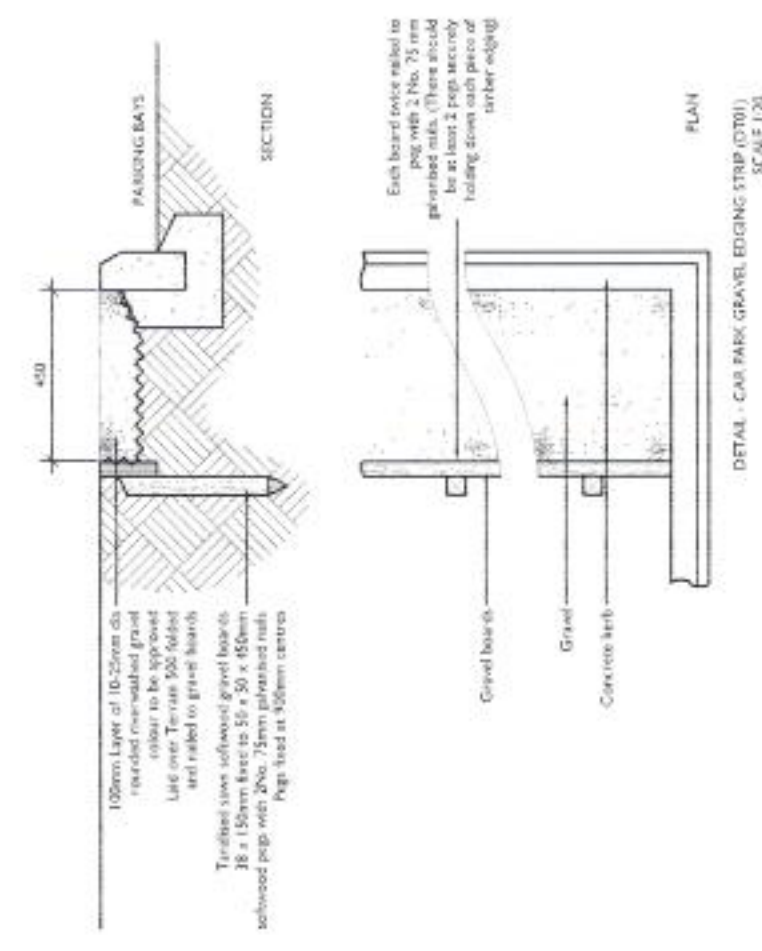
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PHASE 4 WIDER LOCATION PLAN

DRAWN BY	REVIEWED
SP	DH

DWG PATH

T:\2009\2009-042\DLA\Autocad\Drawgs\107
ORIGINAL PAPER SIZE A

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Seed	Plant Species	
1	Red spruce (<i>Picea canadensis</i>)	440
2	White spruce (<i>P. glauca</i>)	78
3	Bergenia persiana ^a	22
4	Mountain quaking aspen (<i>Populus tremula</i>)	67
5	Red spruce	11
6	Bergenia persiana	24
7	Cornus allei Alevis	60
8	Bergenia persiana	24
9	Indian hellebore (<i>Veratrum viride</i>)	60
10	Red spruce	100
11	Rosa Bonica	130
12	Hedera helix 'Sagittifolia'	4
13	Epigaea repens	402
14	Epigaea repens	3
15	Epigaea repens	3
16	Woodstockian prairie (<i>Asplenium platyneuron</i>)	49

[illegible]

Revision A - August 2009 - GW
Disabled car parking layout amended

Revision A - August 2009 - GW
Disabled car parking layout amended

SMEEDEN
FOREMAN

Project CORTONWOOD, PHASE IV			
Title LANDSCAPE PROPOSALS			
Scale 1/200@A1	Drawn by CD		
Date JULY 2009	Checked GW		
Project No. SF 895	Drawing No. LL01	Rev A	
Landscape architects - Urban Designers			

8 East Parade, Harrogate, N. Yorks HG1 5LT
Tel: 01423 520222 Fax: 01423 565515
Email: office@smcedenforeman.co.uk
www.smcedenforeman.co.uk

(1) *Attitudinal* is the hierarchy of the leadership attributes (consensus means)

SITE L