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Your Ref. 2017/1451
Our Ref. 1807TV00

27th April 2018

Dear Elaine,

**Land at Wakefield Road, Athersley (Planning Application ref: 2017/1451)
Submission of Amended Information**

I write further to the above planning application. This response addresses issues raised by the various consultation responses and matters identified in the meeting with Barnsley Council on 22nd February 2018. A list of information provided is appended to this letter.

Accordingly, this letter is structured as follows:

- Ecology;
- Heritage;
- Highways;
- Noise;
- Drainage and;
- Developer Contributions.

Ecology

AES has prepared a detailed response to the issues raised by the Biodiversity Officer in his email response dated 18th December 2018. This response also addresses concerns raised by the Forestry Officer related to the loss of the central hedgerow. The response provided by AES confirms that the central hedgerow is of limited ecological value. The AES response states that when assessed against the Hedgerows Regulations 1997 it does not satisfy any of the criteria set out in Part II of Schedule 1 to the Regulations in respect of Wildlife Value. The Hedgerow regulations also cover archaeological, historic and landscape value and therefore a detailed response on these issues is also provided by TEP (Heritage Consultant). In TEP's response they confirm that the historic landscape character of the site is a post-colliery landscape and the hedgerow does not contribute to this historic interest. They also confirm that the Hedgerow is non designated heritage asset and in this case the hedgerow has only limited (local) heritage significance.

Therefore, it is considered that the central hedgerow has limited heritage and ecological significance and would be removed as part of the development proposals. A replacement species-rich hedgerow/10m width woodland buffer would be planted up on the northern boundary of the site to maintain habitat connectivity around the site, create a new bat flyway and to provide foraging and nesting habitat for breeding birds.

Heritage

Historic England objected to the application on the grounds that the proposals do not include a provision to improve the East Gawber Fanhouse situated approximately 60 metres from the application site. TEP has addressed this in their response (attached). TEP's assessment is that the development would have a moderate adverse effect on this asset, which would be equivalent to less than substantial harm. It therefore needs to be considered whether the works to improve the asset are proportionate to the 'less than substantial harm' proposed by the development. TEP has advised that they consider the works to be disproportionate to the development proposed. It should also be noted that the Fanhouse is not within Harworth's ownership and not visible from the site (there is significant tree cover between the site and the Fanhouse).

We met with Historic England on 21st March 2018. At this meeting they confirmed that they are expecting a contribution of £109,200 for restoration of the Fanhouse. At the meeting we advised that it needs to be considered whether this contribution meets the tests of paragraph 204 of the NPPF i.e.

- *necessary to make the development acceptable in planning terms;*
- *directly related to the development; and*
- *fairly and reasonably related in scale and kind to the development*

It is considered that the development proposals are not directly related to the development, nor are they fairly related in scale and kind to the development (as detailed in TEP's response).

Notwithstanding this, as explained in the meeting of 23rd March 2018 the scheme could not provide this contribution without it been deducted from the Council's developer contributions. An Economic Viability Assessment has been prepared for the site which demonstrates the level of developer contributions which the site can deliver. This assessment makes it clear that the development can't accommodate the suggested contribution. The EVA has been shared with Historic England for information.

Highways

In the meeting of 22nd February 2018, we were advised that the Council has applied for funding for a bus lane on Wakefield Road (adjacent to the site). It was requested that the Masterplan be amended to accommodate this bus lane. This work has been duly undertaken and a revised Masterplan has been submitted to the Council (and is appended for ease of reference). The amendments to accommodate the bus lane have resulted in a reduction in the number of units from 198 units to 187.

AECOM has reviewed the Transport Assessment and Travel Plan on behalf of Barnsley Highways Department) and requested some minor amendments to the TA which have been agreed directly with the Highways Department. An amended Transport Assessment (incorporating the changes described above) is appended to this letter.

Noise

In the meeting of 22nd February 2018 the Environmental Health Officer (EHO) raised a query related to the noise standards used in the report and asked for details of mitigation related to low frequency noise from the sub stations close to the site. WYG have liaised directly with the EHO and clarified these issues. A note confirming this is appended to this letter.

Drainage

Yorkshire Water has raised some issues in their consultation response mainly related to discharge rates to the existing sewers. Rogers Leask has addressed these concerns and amended the Flood Risk Assessment and Drainage Strategy, these documents are appended to this letter.

Developer Contributions

An Economic Viability Assessment has been prepared for this site and is currently with the Council for review. The EVA identifies available funds of £1,205,000 for developer contributions. We await comments from the Council on this.

Conclusions

I trust that the above and attached are in order. I note that the Council will need to consult on the revised information and consider consultation responses. We would like to target the committee date of 22nd May 2018 for a decision (but are happy to keep this under review). Should you have any questions or wish to discuss in more detail please don't hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink that reads "K. R. Morgan". The signature is written in a cursive style with a large, looping 'M' at the end.

Katharine Morgan MRTPI
Senior Consultant, Planning
Encs

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Plans/Documents	Reference
AES Detailed Response (Ecology)	April 2018
TEP Detailed Response (Heritage)	April 2018
Illustrative Masterplan	P17 5091 03 Rev A
Revised Transport Information (email)	27 th April 2018
Proposed Access Arrangements and Pelican Crossing	17053/GA/01 Rev D
Junction Modelling Reports (AM and PM)	26 th April 2018
Wakefield Road, Athersley, Existing Highway Layout	17053 – Figure 6
WYG Note (Noise)	26 th April 2018
Flood Risk Assessment and Drainage Strategy	April 2018