

Statement of Community Involvement

Employment-led Mixed-Use Development

Rockingham Phase 1 Site, Land North of Dearne Valley Parkway, Barnsley

Prepared on behalf of
Harworth Estates
September 2014

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DTZ Quality Assurance

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1 Introduction

This Statement of Community Involvement supports the hybrid planning application made by Harworth Estates for the employment-led mixed use development of land known as “Rockingham 1”, north of the Dearne Valley Parkway, Hoyland, Barnsley.

The site has already been subject of comprehensive consultation through the planning policy/allocation process leading to its allocation for employment development in the Barnsley Unitary Development Plan (2000) and emerging Local Development Framework/Local Plan.

The Statement outlines the pre-application engagement undertaken by the applicant with stakeholders and members of the local community, the purpose of which is to develop understanding of the prospective developments and to obtain feedback and input to the proposed scheme.

The Statement comprises three key sections, covering:

- Stakeholder engagement
- Public notification and consultation
- Feedback and consideration

The Statement thereby demonstrates how all views and comments have been considered by the applicant and how they are either reflected in the development proposed or provides explanation as to why those comments have not been accepted or taken forward.

2 Stakeholder Engagement

2.1 WARD COUNCILLORS AND MEMBERS OF PARLIAMENT

Councillors representing the Rockingham ward and the MP representing the Barnsley East constituency were notified of the development proposal by a leaflet issued on 6th August 2014. This leaflet outlined the broad nature of the development and invited written engagement. A copy of the leaflet is provided for reference in Appendix 1.

A meeting was then held with the ward councillors on Monday 18th August 2014 attended by Councillors Andrew and Lamb, with apologies received from Councillor Durer. Councillors supported the principle of employment-led mixed-use development. Councillors recognised the importance of maintaining amenity at the existing residential area and asked that such matters be considered at the outline planning stage to ensure subsequent acceptability.

A meeting was discussed with the representative of MP Michael Dughan although it was concluded that this was not necessary.

2.2 STATUTORY AND TECHNICAL CONSULTEES

In the preparation of the proposals, Harworth Estates' project team has engaged directly with a range of statutory/technical consultees, including:

- Barnsley Council as planning authority
- Barnsley Council as highway authority
- Sheffield City Region
- Neighbouring land owners

Pre-application meetings were held Barnsley Council planning officers on 17th June and 5th August 2014. Detailed consideration of these discussions is provided in the Planning Statement submitted with the application.

The advice received from these organisations has been fed into the project team's design development and is reflected in the proposals submitted with this application.

3 Public Notification and Consultation

The information below sets out how Harworth Estates has notified, informed and consulted local members of the public in relation to the housing development proposals prior to submission of this planning application.

3.1 LEAFLET

A leaflet was prepared to provide basic details of the development proposals (including the emerging illustrative masterplan) and to request comments in writing. A copy of the leaflet is provided as Appendix 1 of this statement.

The leaflet was hand delivered to around 300 local residential properties surrounding the site within the area outlined on the plan provided as Appendix 2.

The leaflet included an email address and postal address for comments to be sent to.

4 Feedback and Consideration

4.1 KEY THEMES

Whilst concerns about new development were raised as would be expected, there was little vociferous opposition with numerous respondents supporting job creation and development of a vacant site alongside particular concerns about any impact on amenity.

Following distribution of the leaflet to the local residential and business community, a number of comments and queries were received by email and letter (see topic summary in Appendix 3). Each of these comments and queries were reviewed by the client and project team to identify if/where any changes to the proposed development could be made and to allow a response to be made to the correspondent.

The comments and queries received covered 23 topics which formed six broad groups, comprising:

- landscape/visual;
- noise/light/amenity;
- traffic/access/parking;
- security/anti-social behaviour;
- need/demand; and
- other matters.

4.1.1 Landscape/Visual

The primary issue raised was the provision of a satisfactory landscape/planting buffer strip at the site's boundary with the residential area to the west. Such a buffer should reduce visibility of the new development and provide mitigation to noise and light impact (see noise/light/amenity below).

The Illustrative Masterplan circulated did not include detail of landscape/planting proposals but included a 10m wide 'landscape buffer to residential properties'. As outline approval is sought for the development (excluding the access road) details of landscaping matters are reserved for subsequent submission and approval.

The importance of providing an attractive and sensitive buffer to the residential area is recognised and it is proposed that a substantial planting scheme will be introduced to this part of the site. However, the location of the existing overhead line and any associated easement in this part of the site may impose a restriction on the type, size and location of new planting. Whilst a detailed landscaping scheme in recognition of these issues will be prepared for submission and approval at reserved matters stage, a Parameters Plan has been prepared to indicate the key locations and format of landscape planting. This shows areas adjacent to the development plots where planting will provide a screening function and at the boundary of the site where it will enhance amenity. This has also been reflected in an updated version of the Illustrative Masterplan.

The appearance and possible dominance of industrial-type buildings was queried. Again, detailed matters of appearance are reserved for submission and approval following the grant of outline planning permission. However, the height of buildings within the scheme is to be up to 8.5m at eaves and 11m at ridge (approximately equivalent to three storeys) as shown on the Parameters Plan. Buildings will not be sited adjacent to the boundary with the residential area. Buildings of this scale located a minimum of 20m from the site boundary are not considered to have an overbearing appearance to the neighbouring area. Buildings around the site's access will be of smaller scale up to 8.5m in height. A Site Sections drawing has been prepared to illustrate the relationship between the employment development and the neighbouring residential area.

Further to the required approval of design and appearance, an appropriate pallet of materials and finishes will be agreed with the Council pursuant to conditions of any planning permission.

The increasing prevalence of industrial type uses in this area and its bearing on the existing residential area was raised. The area is of a mix of land uses in general and the site is allocated for employment development inherent to its location on the Dearne Valley Parkway. As outlined above (and below) the details of the scheme to be brought forward will be sensitive to the neighbouring residential area.

The application will therefore include limits and controls which will help ensure that development coming forward presents an attractive landscaped appearance and does not have a detrimental visual impact.

4.1.2 Noise/Light/Amenity

A range of issues were raised relating to neighbouring residential amenity including the impact of noise, light, odour and construction activities. These may be split between the construction and operational phases, and the employment and supporting uses.

Construction Phase

Construction activities will be undertaken in accordance with a Construction Management Plan to be agreed with the Council pursuant to conditions of any planning permission. This will control construction activities to prevent or mitigate any impact of noise, dust and disruption etc.

Operational Phase – Employment Uses

The employment development seeks planning permission for class B1c (light industrial) and class B8 (storage and distribution) uses. Light industrial (as opposed to general industrial – class B2) is defined as being able to take place in a residential area without impact on amenity resulting from noise etc. Businesses operating under this planning permission should inherently operate in a manner which does not cause disturbance. The hours of deliveries to premises may be controlled by conditions attached to the planning permission.

Class B8 (storage and distribution) uses may potentially operate 24/7 and create noise/light through delivery and dispatch activities such as vehicle movements and loading. The potential noise impact of the employment uses has been assessed on the basis of ensuring that neighbouring residential amenity is protected. This has identified areas of the site where activity should be specifically controlled for instance by limiting the uses/activities allowed or imposing conditions on activity such as hours of operation.

This has resulted in the identification of a “Good Neighbour Zone” and “Daytime Delivery Zone” on the Parameters Plan submitted with this planning application (see below).

Operational Phase – Supporting Uses

The hours of operation of supporting uses such as the drive-through restaurant are not yet confirmed. Whilst sufficient flexibility to serve the target market is required, including early morning and evening opening, 24 hour operation is not proposed TBC. The hours of operation may be controlled by conditions attached to the planning permission.

In recognition of the neighbouring residential area and response to operator requirement, the drive-through restaurant is proposed to be located northeast of the access road (plot 1), which is approximately 70m from the nearest residential property. The precise layout and specification of any drive-through restaurant unit will be agreed at ‘reserved matters’ stage following grant of outline planning permission. The layout shall be

designed and specified to ensure that any potential impact of noise or light on nearby amenity is minimised, for instance the location of parking areas and specification of lighting etc. The specification of extract ventilation systems etc shall seek to ensure that there is no detrimental impact of odour.

Similarly, the pub/restaurant at plot 8 will be designed and specified with regard to the same considerations of residential amenity, notwithstanding the location of this plot being approximately 108m from the nearest residential property. The hours of operation of this use are anticipated to be typical pub opening hours through the daytime and evening.

Whilst other possible food/drink uses within the development are anticipated to be smaller scale, for instance sandwich bar, cafe or coffee shop, the same considerations and conditions will control the detailed design and specification.

This has also influenced the identification of a “Good Neighbour Zone” and “Daytime Delivery Zone” as shown on the Parameters Plan where activity should be specifically controlled for instance by limiting the uses/activities allowed or imposing conditions on activity such as hours of operation (see below).

Good Neighbour Zone and Daytime Deliveries Zone

The area of the site closest to the neighbouring residential area is identified as a “Good Neighbour Zone” as identified on the Parameters Plan. In this area the controls set out below are proposed to be conditioned in the outline planning permission and will thereby feed through into the detailed development proposals which come forward. The matters raised in public consultation have strongly the measures set out below.

Topic	Limit/Control	Note
Uses	<ul style="list-style-type: none"> • Light industrial (B1bc) • Ancillary/supporting uses (e.g. A1, A3, A5) • Storage/ distribution (B8) only with suitable layout/configuration (see Layout below). 	
Layout	<ul style="list-style-type: none"> • Storage/ distribution (B8) use units to have no doors, yard, operational or access areas facing or exposed to the existing residential area. • Layout for all uses to include physical buffer between residential area and external operational areas (e.g. delivery area). 	See also Landscaping below
Landscaping	<ul style="list-style-type: none"> • 1.8m close boarded (acoustic) fences to be provided to boundaries of plots (operational areas) with line-of-sight to existing residential properties. • 2.5m close boarded (acoustic) fences or wall to be provided to boundaries of service yards with line-of-sight to existing residential properties. • Landscape planting to be specified to enhance appearance from the residential area. 	Subject to provision of access/egress routes and visibility splays etc. Planting subject to utilities constraints e.g. powerlines, gas mains.

Lighting	<ul style="list-style-type: none"> External lighting to car park and operational areas to be at minimum appropriate height and brightness, with orientation and shades/baffles to protect residential amenity. Street lights subject to highways authority specification. 	
Hours of deliveries	<ul style="list-style-type: none"> All uses 0700-1900 	Deliveries outside these hours subject to LPA approval
Hours of operation	<ul style="list-style-type: none"> Employment uses 0700-2200 Food/drink uses 0600-0000 	Operation outside these hours subject to LPA approval

Table 1 – Good Neighbour Zone Controls

Daytime Delivery Zone

Within the “Daytime Delivery Zone”, the controls set out below are proposed, subject to agreement/amendment, to be conditioned in the outline planning permission. This applies to the plots of land fronting the Dearne Valley Parkway where pub/restaurant and hotel or car showroom uses are anticipated which will not require night time deliveries. Should any use in this zone propose night time deliveries then this is subject to the agreement of the LPA.

Topic	Limit/Control	Note
Hours of deliveries	<ul style="list-style-type: none"> All uses 0700-2300 	Deliveries outside these hours subject to LPA approval

Table 2 – Daytime Delivery Zone Controls

The controls set out above will help to ensure that the detailed design and subsequent operation of the Rockingham Phase 1 development protects neighbouring residential amenity.

4.1.3 Traffic/Access/Parking

A limited number of comments raised concerns about local traffic and parking matters related to the new development. The Transport Assessment and Framework Travel Plan have identified that the development will not have a detrimental impact on the local highway network.

Minor white-lining works are proposed to the Birdwell roundabout to increase the efficiency of vehicle movement onto the roundabout from A61 Sheffield Road (Birdwell).

The development plots will be specified with adequate parking as guided by the Council’s standards to accommodate the users of the development. Given the site’s location and nature of the surrounding highway network on-street parking is not anticipated to occur.

The pedestrian access to Alverley Way and the surrounding residential area will remain open to assist access to and from the site on foot.

4.1.4 Security/Anti-Social Behaviour

A small number of concerns were raised about the potential for the development to cause anti-social behaviour. In particular the fast food unit was seen as a risk for litter, congregation of groups and car racing/speeding on local roads etc. Whilst the development cannot be directly responsible for the actions of

individuals, it is in the interest of the land owner and businesses at the site not to allow this to occur. With an appropriate management regime in place, this is not considered to be a significant risk.

A range of security measures and design responses will be incorporated in the detailed proposals for each plot to discourage criminal or anti-social behaviour. These may include the landscape features such as planting, fences and gates; appropriate illumination and facilities such as CCTV.

4.1.5 Need/Demand

A number of responses queried the need or demand for the uses proposed in light of other premises or facilities in the local area.

Harworth Estates has active developer/occupier interest in both the employment units and ancillary/supporting uses, which provides a strong indication that the development will come forward. Furthermore, the type and size of the employment units proposed is focused on the requirements of new, modernising or expanding companies. Harworth Estates has delivered other successful developments of comparable uses and sites in the recent past and at present.

Whilst comments about existing or former businesses in the surrounding area are noted, the nature of the food/drink and hotel uses included in the development proposal are tailored to the specific context of this development and the operators of those businesses. As such, the introduction of these businesses has no direct bearing on existing or former business premises in the locality. Whilst an increase in businesses within the market is beneficial to customers as it increases choice, it is important to note that loss of trade or increased competition is not a matter which can be considered in a planning decision.

4.1.6 Other Matters

A small number of other matters were raised including the perceived impact of the development on property values and sale etc. It is important to note that personal circumstances and (perceived) effect on property values are not matters which can be considered in a planning decision.

As outlined above the development will be sympathetically designed and landscaped in the area close to existing housing. Nevertheless, the site is an allocated employment site in the Barnsley Unitary Development Plan which was adopted in 2000 following extensive public consultation (and was possibly allocated as such in preceding plans). The likelihood of employment development of this site has therefore been in the public domain for more than 14 years and has not been changed by this planning application.

4.1.7 Conclusion

Within many of the consultation responses received, local people indicated a support for economic development and job creation, whilst also raising any concerns about the detail of development. It is hoped that the information set out above and presented in the planning application provides reassurance to local people about the quality of the development proposed and the steps that have been taken to ensure any impact is minimised and the benefits are realised.

5 Conclusions

A appropriate public consultation exercise has been undertaken for the development proposals. The exercise included discussions with Councillors and a widely distributed leaflet. The comments received from this exercise have been carefully analysed and numerous suggestions have been incorporated into the proposed housing development. The key suggestions incorporated into the design are briefly summarised below:

- Identification of appropriate development parameters covering height, use and location
- Identification of a 'good neighbour zone' and 'daytime delivery zone' within the site with specific guidance on layout, landscaping and operation
- Identification of enhanced buffer landscaping areas

Whilst concerns about the possible impact of new development were raised as would be expected, numerous respondents supported job creation and development of this vacant site.

Appendix 1 – Leaflet

Have Your Say

If you would like to provide comments on the proposed development please send them via email to:

planning.consultation@dtz.com

Alternatively, you can write to us at:

Rockingham 1
Harworth Estates
AMP Technology Centre
Brunel Way
Waverley
Rotherham
S60 5WG

A planning application for the proposed development will be submitted to Barnsley Council in August 2014. Following the registration of the planning application Barnsley Council will consult local residents and other interested parties as part of the application process.

Thank You.



Proposed Mixed Use Development

Land at Dearne Valley Parkway, Rockingham



This leaflet provides information and an opportunity to comment on the draft proposals, prior to the submission of a planning application.

The Proposals

The proposed site is identified for employment development within the Barnsley Local Plan, prepared by Barnsley Council.

The proposed mixed use development will be situated on part of the former Rockingham Colliery site. The proposed site would be accessed from the Dearne Valley Parkway via Rockingham Roundabout. It is proposed that a new (spine) road will be constructed to service the proposed units.

The proposed development at Dearne Valley Parkway is likely to include the following uses:-

- *Employment uses (e.g. light industrial, R&D, storage/distribution and small scale office floorspace);*
- *Public House/restaurant;*
- *Car showroom/Garage;*
- *Hotel, and/or;*
- *Drive-through type restaurant.*

The proposed development will see the redevelopment of part of a former mining site for a new high quality mixed use scheme. The proposals will generate new business and employment opportunities and new local food and drink businesses.

A planning application is currently being prepared for the site. The application seeks planning permission 'in principle' for the above uses and in detail for the spine road. Approval of details would be required for each building (which is likely to be sought by individual operators).



KEY

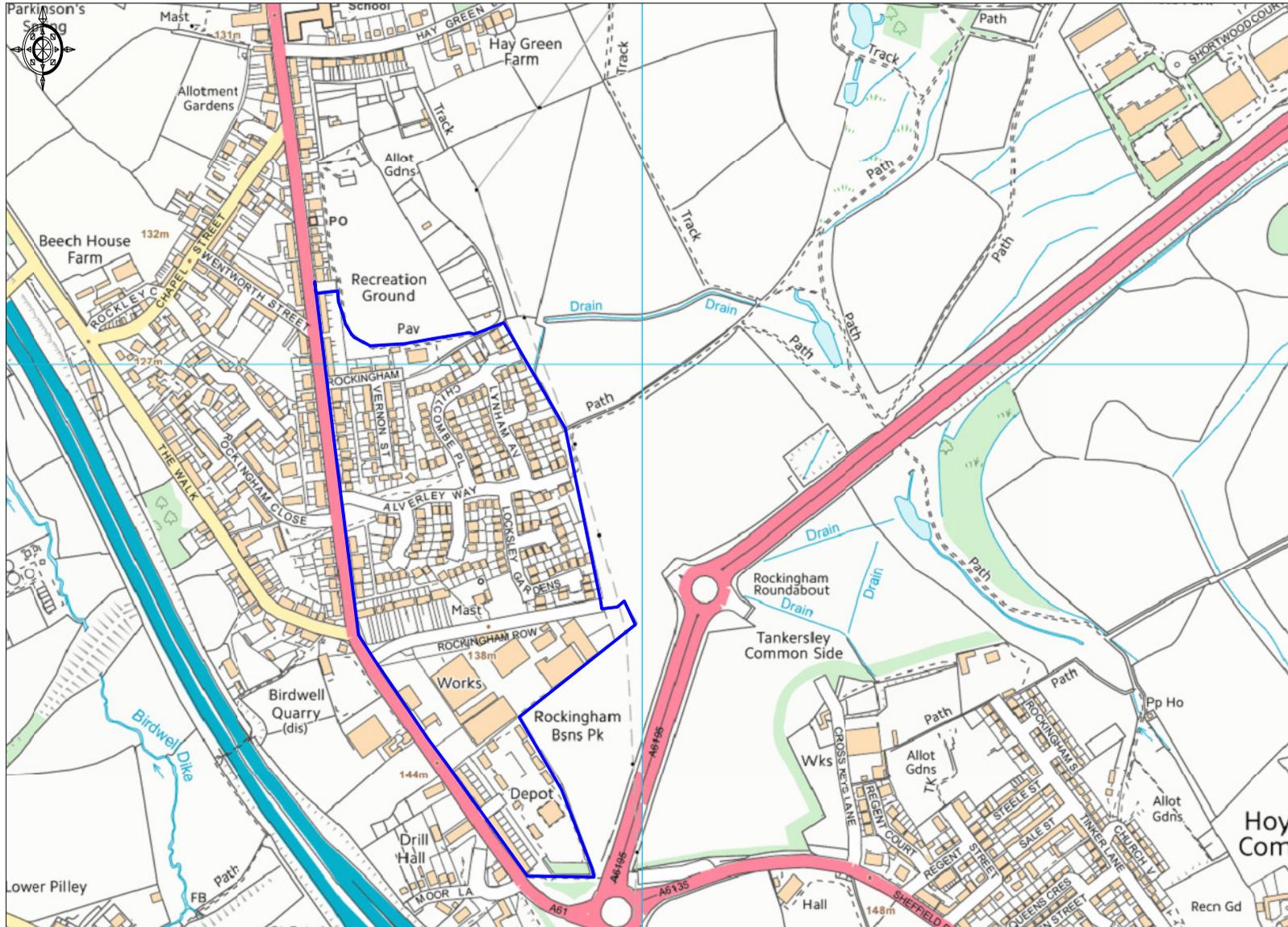
-  Application site
-  Proposed development units for the potential uses listed in the bullet point text (left)
-  Access spur road
-  Car parking and service yards
-  Landscaping with tree planting

Illustrative Masterplan

Plan is not shown to scale

Appendix 2 – Leaflet Delivery Plan

Rockingham 1 - Consultation Area for Leaflet Distribution



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Appendix 3 – Summary of Comments

Landscape/Visual

- Landscape planting buffer, screening
- Loss of open outlook
- Size and height
- Appearance
- Overdevelopment, dominance of industrial use locally

Noise/Light/Amenity

- Unit 2 use
- Traffic noise / access route location
- Operational noise (illustrative use layout), deliveries
- Hours of operation, 24hr, noise impact
- Headlight nuisance
- Light pollution (street lights, security lights)
- Fast food use – noise, odour
- Construction phase – hours, noise, dust, disruption, construction period duration,

Traffic Movements/Access/Parking

- Local traffic levels increase
- Residential street shortcut, employee parking/drop-off

Security/Anti-Social Behaviour

- Fast food use: nuisance, groups congregating, car racing
- Security, fear of crime, anti-social behaviour, security measures
- Litter

Need/Demand

- Need for employment development, vacant units nearby, likelihood of full completion/ occupation
- Need for pub/restaurant, car showroom, hotel, drive-thru – existing provision nearby
- Funding for development

Other

- Local path/bridleway access
- Property value decrease, difficulty to sell, compensation