

Land off Bloomhouse Lane Darton

STATEMENT OF COMMUNITY INVOLVEMENT

July 2016



Revision Record

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I. Introduction and Background

Spawforths have been instructed by Jones Homes to prepare and submit a Statement of Community Involvement for the Land off Bloomhouse Lane in Darton.

The consultation strategy used gave an opportunity for the development team to present and explain project information to the community; it allowed the aspirations of Jones Homes and the Local Community to be considered in a balanced manner.

The purpose of this report is to outline the process of consultation undertaken to demonstrate effective community consultation took place. This statement considers the following:

- Planning Policy and Guidance
- Consultation Process
- Summary and Conclusion

The approach taken to consultation has sought to reflect national and local policy, responding to the specific and unique elements of the scheme and site.

I.1. Engagement Objectives

The following engagement objectives were identified:

- To determine stakeholder aspirations for the proposed development
- To provide members of the local community with an opportunity to discuss the proposals with the team
- To understand the community's view regarding the site proposals
- To understand the community's concerns and issues regarding development of the proposed site
- To inform the local community about the development proposals for the site

2. Planning Policy and Guidance

The process of community consultation has been informed by national, regional and local policy and guidance. Highlighted below, is a summary of guidance considered relevant to this process.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (The Framework) sets out the national policy approach to community engagement.

The Framework (para 66) confirms the approach recognised by Local Planning Authorities, and states that *'Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favorably.'* (The Framework, 2012)

Barnsley Council Statement of Community involvement (SCI) 2015:

The Council's adopted Statement of Community Involvement (2015) states that *'All applicants should consider the benefits of involving the community in developments which are considered likely to have an impact on the community, even in cases where these may be below thresholds for significant applications. This is encouraged at an early stage before the application is submitted.* (20.3, P15)

The Statement of Community Involvement (SCI) explains how... *the overall aim is to encourage an inclusive and transparent process that enables communities to get involved at an early stage as well as improving the quality of applications.* (20.4, P15)

2.1. Pre-application Meetings with Officers

As part of the process of developing a planning application and scheme for the site, discussions have taken place between the project team and the Local Planning Authority.

Date	Pre Application Meeting
21.07.16	• To discuss the principals of the development and the scheme layout with the Council • To explain to the planning officer the Clients aspirations for the site • To establish the Councils aspirations for the site and feedback on the principal of development and the layout • To confirm the planning submission package of information

Topic	Local Authority comment
Planning Policy	• The Council recognise they do not have a five year housing land supply and as a result this residential application on safeguarded and urban land will be considered in the context of para 49 and 14 of the NPPF. • The application will need to demonstrate it is in a sustainable urban location • As part of the site is defined by the Council as a “functioning” greenspace any application will need to consider the loss of this greenspace and whether it creates deficiencies in the locality and need for any compensatory measures. • The Council accepts that the construction of the road through the Green Belt can be considered in the context of para’ 90 of the NPPF. • There is a need for the application to be supported by an archaeological study to consider the archaeological value of parts of the site (below ground level).
Biodiversity	• Council confirmed that the former school site is of low ecological value, although any Ecological Survey submitted with the application should consider the existing orchids on the site. • Council confirmed that the middle part of the site is of medium ecological value, commenting that part of this grassland could be used and managed as part of the open space proposals. • Council confirmed that the Phase 2 site is of medium ecological value, although any Ecological Survey submitted with the application should consider the summer growing season
Highways	• The Highway Officer expressed concerns regarding the potential speed of cars travelling on the spine road and would prefer to see less straight parts and more deflection in the road. Similarly the proposed shared surface ways should have more deflection. • Dudley’s commented that the road layout has taken due consideration to the existing levels and site constraints which need to be considered in context. • The Highway Officer confirmed that she was still awaiting the response of the Council’s Highway Engineers on the junction arrangement drawing before providing further formal comments. • The Highway Officer agreed to provide contact details of SYPTE to discuss bus and public transport provision through the site.

Land Contamination	The Geotechnical Officer accepted the principle of development and confirmed the conditions required on the outline application
Housing Strategy	The Housing Officer confirmed the proposed affordable housing mix required based on need. Spawforths confirmed the level of affordable housing and S106 contribution would be dictated by the open book viability.
Urban Design	- The Urban Design Officer confirmed that he had concerns with the level of car parking on the site which over dominates the site. Concerns with visitor parking, particularly around areas of open space and car parking areas should be broken up with the potential for detached garages at the sides of dwellings. Any integral garages should meet the measurements contained in the car parking space standards and comply with the South Yorkshire Design Guide. - Spawforths agreed to review this and provide examples of other Jones Homes schemes where parking is provided in front of dwellings and street scenes and sections through the site to illustrate this. - The Urban Design Officer confirmed proposals will need to have regard to the Building for Life Assessment.

The feedback has been reviewed by the design team and relevant adjustments have been made to the proposals where these are deemed appropriate.

3. Consultation Process

3.1. Communication Strategy

Members of the local community were invited to attend an exhibition informing them of proposals for the Land off Bloomhouse Lane in Darton. The event was held on Wednesday 13th July 2016 at the Darton Darby & Joan Community Centre off Church Street. Spawforths ensured every effort was made to inform the local community of the forthcoming exhibition;

- Posters were put up in the local shops within the area on the 22nd June 2016
 - o Posh Hair, The pet shop , Les Cadeaux, Darton Health Centre, Pretty Chic, Abby Vets, Debra's charity shop, The Co-operative, Darton Fishers and Darton Darby & Joan Community Centre
- Emails were sent on the 22nd June to the following:
 - o Councillor Linda Burgess, Councillor Alice Cave and Councillor Sharon Howard
 - o Darton Primary School
- Flyer drop was completed on the 22th June and was delivered to 1560 properties in the local area. Flyers were also hand delivered to properties surrounding the site boundary by a member of Spawforths staff

The plan in appendix 6.1.1 illustrates the area covered by the distribution and leaflets were delivered to approximately 1560 addresses in the area. The delivery of leaflets was completed at least 7 days prior to the event ensuring the local community had sufficient notice.

Posters were also placed in local areas to advertise the event. Contact details were provided on both the flyers and the posters to allow any interested parties to contact the team directly for more information before and after the event.

3.2. Community Exhibition

In line with the requirements of the Local Authorities Statement of Community Involvement, a community drop-in exhibition was arranged for members of the local community. This event provided an opportunity for the community to view, discuss and comment upon the development proposals being put forward. Contact details were available and referenced to allow members of the local community to call and leave a message. Through calls and emails, those members unable to attend the events could still be sent the information displayed and they could highlight their queries. In addition the attendees were advised that copies of the display boards could be sent to them via email at their request.

The event was attended by representatives from Spawforths. Members of the team provided answers to questions, listened to comments raised and documented the event.

Staff Attendees	Company	Job Title
Howard Gray	Jones Homes Limited	Divisional Land Director
Mike Parrott	Jones Homes Limited	Development Manager
Magdalena Ballance	Spawforths	Associate: Chartered Architect, Masterplanner
Gavin Winter	Spawforths	Associate: Chartered Town Planner
Katherine Le Lohé	Spawforths	Stakeholder Engagement Coordinator
Andy Walker	Dudley's	Director, Civil Engineers
Victoria Brayshaw	Dudley's	Civil Engineer
Bob Greenwood	Sanderson Associates	Highway Consultant

3.3. Purpose of Exhibition

- Information and discussion.
- Opportunity to comment on the development proposals.

- Opportunity to raise and highlight any issues and potential opportunities which may arise as a result of the proposed development.

4. Summary of Event

4.1. Comments Raised

At the event, members of the local community were invited to comment upon the current site layout and supporting information; they could also email and contact the team via telephone if they had any further queries and/or comments following the event.

Notes
Administration Notes: • 106 members of the community signed in. Some members of the community did not sign in • 69 comments forms were filled in Highways • To get an accurate understanding of the highways problems in the area traffic surveys should be done during term time not during school holidays • Darton Lane is currently used as a 'rat run' and the proposed roundabout will have little effect on slowing traffic? • The proposed road will create an ideal 'rat run' for local youths. Can some consideration be given to incorporating a traffic control system? • The new site will force traffic to use 'rat runs' through local housing estates at Woolley Grange, Sackup Lane and Kingsway • Currently some residents avoid Sackup Lane by using Woolley Colliery Road as a 'rat run'. The bus gate will stop this, diverting traffic onto the proposed new roundabout and causing more congestion • Closing Woolly Colliery Road to traffic will create a longer route for new residents and will put more traffic onto the proposed roundabout. • Closing Woolley Colliery Road is totally unacceptable. It is a main thoroughfare for over 350 homes and the only access to local amenities such as doctors, dentists, shops, petrol stations and food outlets • Closing Woolley Colliery Road will force more traffic onto Sackup Lane and this road is dangerous • Woolley Grange and Station Road should be kept as 2 way traffic • Church Street, Station Road and Darton Lane are already operating over capacity • The new highways proposal forces 430 cars back on to Church Street, Station Road, Darton Lane and or Woolly Colliery Road and this will make congestion in the area worse • Heavy traffic makes accessing Darton Lane from Oaks Farm Drive and Oaks Wood Drive dangerous • Bloomhouse Lane is a narrow, busy and dangerous road, new housing accessing on to it will only make this situation worse. Can some form of traffic calming be incorporated? • Can Bloomhouse Lane be made into a cul de sac? • There is too much traffic already on Howden Close can this traffic be reduced? • Increased volumes of traffic going through the village to access Barnsley and the M1 via Huddersfield Road is currently a problem • Darton village and Mapplewell village suffer from traffic congestion with long traffic queues throughout the day being typical. At peak hours it can take 25 minutes to travel along Church Street • A link road from Woolley Grange to Huddersfield Road bypassing the village to the M1 Junction would ease congestion through the village • Existing roads are very busy and noisy making it difficult to walk dogs on the pavement • The existing and proposed highways infrastructure does not have enough capacity to cope with the scale of the proposed development • Not enough consideration has been given to the impact of this development on the wider highways infrastructure • An increase in traffic will create a safety risk, particularly at Woolley Grange where the road will pass

by 2 children's play areas

- The location of the roundabout will create a safety hazard for young people crossing to the school
- Expect traffic congestion around the new roundabout during school drop off and pick up times
- Has B.M.B.C. requested Jones Homes finance all highways works?

Parking

- Parking at the bottom of Darton Lane, particularly during school drop off/pick up times could be a problem.
- Will the public be allowed to park on the road outside the school out of school hours?
- We hope the proposed 24 parking places will be retained during design development
- I am very pleased to see 24 car park spaces have been located near my property it will deter inconsiderate parking
- Who can use the proposed parking spaces?
- Can public parking places be provided at the top of Station Road to the rear of the houses? Currently 9 spaces are available.
- Can double yellow lines be put along Darton Lane to deter bad parking

Environmental

- How will the existing bridleway crossing be maintained to ensure safe use by members of the public and horse riders
- Can pedestrian links through the site be increased and the existing public footpath improved, it currently has a very poor surface?
- Can the footpath near Howden Close be blocked off to avoid the risk to safety and security?
- The land is green belt and needs to remain untouched.
- The lack of a green belt buffer between towns and neighbourhoods will create urban sprawl
- There is a wildlife pond near the allotment backing on to the development which has newts in it and the newts go into the dyke which borders the development. What is the mitigation strategy for managing these newts?
- Wildlife will be removed and not replaced
- Existing Parks are well used by walkers and dog walkers. If these are removed can they be replaced with similar?
- Will there be a Land Management Scheme for the trees and green spaces after completion?
- The proposed scheme will increase pollution in the area.
- The foundry is very close to existing homes and may cause light pollution?
- The gardens along Bloomhouse Lane are visited by birds (sparrows, tits, finches, pigeons etc.) rabbits, pheasants, sparrow hawks and herons, newts, mice and moles. While there are plans to replace some of this vegetation, we feel that more can be done to maintain what currently exists, and the wildlife therein

Drainage

- Will the development create more surface water run-off and if so how will this be managed?
- The River Dearne already floods the village and businesses in heavy rainfall and this flooding will be made worse if rainwater from the proposed scheme is discharged into it
- Approximately eight years ago as a result of blocked drains gardens were flooded and water pressure lifted manholes. The proposed housing will make the risk of flooding worse, how can this be acceptable?
- Is there a policy for Storm Water Attenuation that takes into account local conditions?
- Is the team working with Yorkshire Water to ensure adequate capacity exists to accommodate the proposed scheme?
- Are there any plans to update the water mains in Sackup Lane which is currently insufficient?
- There are existing drainage problems in the area and inadequate soak aways.
- The development requires a 30% reduction in run off. How will this be achieved?

Ground condition

- Shallow coal seams run under the site and spontaneous combustion is a possibility during construction.
- Foundation design will need to take account of coal seams running across the site.
- The former U.D.C refuse tip is unstable and contaminated and is unsuitable for housing
- It is unsafe to build houses on a former landfill site
- Concerned about gases, such as methane, being release when the ground is worked on

Social

- The primary and secondary schools do not have the capacity to accommodate more children. Darton and Mapplewell Schools are both over subscribed
- The impact of the development on school provision in the wider area and not just in Darton needs to be considered.
- Existing schools, doctors and dentist do not have capacity to accommodate more residents. New amenities will certainly be required
- Will Affordable Homes be provided in accordance with planning requirements if so can they be put in one block instead of being distributed across the site?
- Will a section 106 contribution be made?

Economic

- As a local business owner I am pleased additional housing is proposed as this will create more potential customers for local businesses.
- Local shops cannot accommodate a larger community; residents already have to go to Barnsley and/or Wakefield for many items.

Design

- Bloomhouse Lane residents would prefer bungalows backing onto their properties rather than 2/3 storey houses to minimise risk of overlooking. If this is not possible houses should be kept as low as possible
- The privacy of existing residents should be respected and a larger buffer should be included between the new housing and the residents of Bloomhouse Lane
- Why are there no bungalows on the site?
- A buffer zone should be incorporated between Bloomhouse Lane and the new development
- Building so close to boundary of Sackup Lane will spoil the views and access to natural light for Sackup Lane residents
- Too many houses are proposed and the impact on the area will be significant and detrimental
- If a bypass is built it will create an unattractive setting for houses
- Using traditional forms of construction for the proposed housing is positive.
- The inclusion of 'Off Road Car Parking Spaces' is a good idea
- Concerned about the red line boundary from the entrance to Darton Hall Drive continuing down station road. Already lost hedge when the footpath and road was widened
- Due to the topography of the site, we feel that more can be done to position the proposed dwellings at a height that is less obstructive to existing residents

Other

- We will be objecting to the planning application
- The street lighting will need to comply to B.M.B.C. requirements
- How will the construction phase be controlled i.e. construction vehicle access, site management and site noise.
- Has an Environmental Assessment been undertaken?
- We have no objections to the overall development as long as the highways and drainage infrastructure can cope
- We are not overly concerned about the development providing highways are properly considered and planned
- Does Darton really need another 214 houses given new houses are already being built around Dean Hall Road and Back Green area?
- Will the planning application be passed on the basis of 'backhanders' and 'promises'?

- The village should be left as a village
- The build time is very long and the disruption to existing residents is unacceptable

Consultation

- Residents of Fountain Square overlook phase two of the site but did not receive a flyer informing them of the event.
- Residents of Howden Close, Mill Lane, Maydal Drive and Woolley Grange did not receive a flyer
- The scheme is more advanced than suggested on the flyer and therefore does not take into account residents views
- Notes were not taken during the meeting to document what people were saying and people were expected to fill out comments forms
- Woodley Colliery Grange was not covered by the distribution
- Staff very helpful and interested in the comments made by attendees

5. Scheme Proposal Responses

During the event the local community was given an opportunity to ask the team questions regarding the event. The following responses were given in the key subject areas.

5.1.1. The Proposals

A Full Planning Application will be submitted for 214 dwellings with associated car parking, garages, access and landscaping, open space and drainage provision.

Vehicular access to the development site will be taken from the south from a new modified roundabout on the junction of Station Road and Sackup Lane. The primary vehicular route and main “Boulevard” through the site will provide a road/cycle and scope for a bus link from Station Road serving the proposed residential development. The section of the road beyond Manor House Farm which extends onto Green Belt land will complete the link to Woolley Colliery Road with access from a new T- Junction. This will include provision of a bus gate, with the southern extent of Woolley Colliery Road being downgraded for use by buses and access for residents only.

The main link road will serve ‘local streets’, which will then lead to ‘access courts’ and ‘private drives’.

The residential layout will work with the levels and sloping nature of the site. In addition to the main access points onto Woolley Colliery Road and Station Road, a number of private drives will provide an access from Bloomhouse Lane. The layout will encourage pedestrian permeability with access points into the site from Cranborne Drive, Howden Close and Station Road / Sackup Lane from the east, Bloomhouse Lane to the north, from the allotments to the south and pedestrian footways along the link road providing connection points with Woolley Colliery Road.

Beyond Manor House Farm is Green Belt land, which extends to west to Woolley Colliery Road.

The proposed road which forms part of this planning application will bisect this Green Belt land, creating a new junction onto Woolley Colliery Road. A full justification for this

proposal, in the context of the relevant local and national Green Belt policies will be submitted with the planning application

This land (beyond Manor House Farm) will form part of a separate planning application for residential development, which will form a second phase. This land is currently proposed as a housing allocation in the Council's emerging Local Plan and the timing of any planning application on this land will be in parallel with confirmation of the lands release from the Green Belt through the emerging Local Plan process.

The landscaping and open space strategy will provide an appropriate level of recreational open space through the development, consistent with policy requirements, creating blue and green infrastructure. The internal design of the layout has been designed to ensure that residents have clear and convenient desire lines to the wider public open space provision that is promoted within the site.

The proposed Landscape Strategy has the following key features:

- A clear network of publicly accessible interlinked open spaces
- Pedestrian and cycle passage along key desire lines
- A permeable site, accessible from surrounding neighbourhoods
- A robust green framework of trees and woodland, having amenity, screening and biodiversity functions
- Retention of existing vegetation where feasible, to be supplemented by new native tree and hedgerow planting to provide a continuous network of woodland, tree groups and hedgerows allowing movement of wildlife through the site
- The creation of Key Places which pay heed to the past history of the site and the current and future requirements of the wider community
- Previous planning information on the site

What are the benefits of the site being brought forward?

- Delivery of new high quality housing to meet identified need within the locality and wider district and to accommodate a variety of tenures and households
- The proposal is for up to 214 houses with a mixture of 2, 3, 4 and 5 bed family housing.
- Provision of on-site open space and footpath connections through the site

- Improvements to the highway network to support new development and provide a new link road connection from Station Road / Sackup Lane to Woolley Colliery Road
- On-site flood mitigation measures including sustainable drainage systems
- Direct and indirect job creation through housing construction, long term maintenance and increased spending from new residents (supporting local shops and services)
- Generation of New Homes Bonus

Will there be any affordable housing?

The level of affordable housing provision is yet to be agreed but will be subjected to a detailed open book viability assessment which will be submitted with the planning application.

What is the maximum story height of the homes going to be?

Likely 2 stories occasionally 1.5 stories

What are the boundary treatment around the site?

Varies throughout the site but would be a mixture of brick walls and timber fencing. In addition screening vegetation will be employed where appropriate.

What is the distance between existing housing and the new development?

- 21m from active elevation to active elevation
- 12m from active to blank

5.1.2. Highways

Sanderson Associates have been appointed to assess the effects of the proposed residential development upon the traffic and transportation conditions within the vicinity of the application site.

A Transport Assessment (TA) and Travel Plan have been scoped with Barnsley Council Highways.

Appropriate junction capacity assessments are currently being undertaken following negotiation with BMBC and several junctions have already been suggested for formal assessment, these being:-

- Station Road (B6131)/Darton Lane (B6131)/Sackup Lane/Proposed site access
- Bloomhouse Lane/Sackup Lane
- Station Road (B6131)/Station Road/Church Street (B6131)
- Church Street (B6131)/ Barnsley – Huddersfield Road (A637)/Churchfield Lane
- Woolley Edge Lane/The Grange (neighbouring WMDC area)

Initial consultations have also taken place with Highways England in connection with the potential impact of the development on the operation of Junction 38 of the M1 at Haigh. An initial, preliminary, assessment will be made as to the number of additional trips through this junction likely to be generated by the proposed development although it is not envisaged that this will give rise to the need for a full assessment.

The village is already a rush hour nightmare with stationary traffic running from the Primary School through to the junction on Barnsley Road by the Church. How will this be addressed?

The new roundabout will improve highway safety and the proposed link from Station Road through the site to Woolley Colliery Road will help reduce congestion

Concerned over road safety

The design will be subject to a number of Road Safety Audits to ensure that the road safety implications of the scheme are fully considered for all users of the highway. The objective of a Road Safety Audit is to identify any aspects of a highway scheme that give rise to road safety concerns and, where possible, to suggest modifications that would improve the road safety of the resultant scheme. Road Safety Audits are intended to ensure that operational road safety experience is applied during the design and construction process in order that the number and severity of accidents is kept to a minimum. Auditors identify and address problem areas using the experience gained from accident reduction schemes, accident investigation and research work. The aim is that the monitoring of audited schemes will result in better informed designs, leading to schemes that rarely require road safety related changes after opening. Members of the Design Team are not permitted to be part of the

Road Safety Audit Teams due to their lack of independence from the scheme design as their views may be influenced by familiarity and a natural “pride of authorship”.

Highway Schemes can be audited at Stages 1, 2, 3 and 4:

- Stage 1: Completion of preliminary design
- Stage 2: Completion of detailed design
- Stage 3: Completion of construction
- Stage 4: Monitoring

It is BMBC’s responsibility to ensure that all problems raised by the Audit Team are given due consideration.

What will the effect on the bus stops?

There are a number of bus stops that will be impacted by the proposed highway works. It will be necessary to agree any alterations to the public transport infrastructure with BMBC and the bus operator. It will also be necessary to ensure that the road safety implications of pedestrians waiting for and boarding busses in the vicinity of the proposed roundabout are fully considered through the Road Safety Audit process.

Access

The scheme proposes a new vehicular access in to the development site from the south from a new modified roundabout on the junction of Station Road and Sackup Lane. The primary vehicular route through the site will provide a road/cycle and potentially a bus link from Station Road serving the proposed residential development. The section of the road beyond Manor House Farm which extends onto Green Belt land will complete the link to Woolley Colliery Road with access from a new T- Junction. This will include provision of a bus gate, with the southern extent of Woolley Colliery Road being downgraded for use by buses and access for residents only. A new roundabout on Station Road / Sackup Lane will improve highway safety and improve congestion in this part of Darton, creating a new link through the site onto Woolley Colliery Road.

How will sustainable transport be addressed?

The development will be supported by a Travel Plan which is being agreed with the Council. This document will set out the measures and initiatives that would be implemented to

encourage travel by sustainable modes so as to minimise the occurrence of single person car journeys.

The site is situated within appropriate walking distances of local facilities and public transport infrastructure. Pedestrian and cycle links to these facilities will be enhanced, where necessary, as part of the development.

What will be the impact on the existing highway network?

In summary, the supporting Transport Assessment and Travel Plan will demonstrate that the proposed development of 214 dwellings, will not have a detrimental highway impact on the local highway network.

5.1.3. Constraint Information

Flood and Drainage

Dudley's Civil Engineers have undertaken a Flood Risk Assessment, which considers the flood risk and surface water drainage storage requirements for the site located within EA Flood Zone 1 that is land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding.

The site will be positively drained by a dedicated surface water drainage network and will cater for storm events up to and including the 1 in 100 year Critical Duration Event, with an allowance for climate change. This will mitigate the likelihood of pluvial flooding to and from the site.

A detailed Flood Risk Assessment for the site will be submitted with the planning application.

Ecology

A Phase 1 Habitat Survey of the site has been undertaken by Applied Ecology. This states that the site consists of a range of habitat types including tall ruderal vegetation, dense and scattered scrub, defunct and intact hedges and hedges with trees, broad-leaved semi-natural woodland and neutral and improved grassland. The majority of the site was classified as species poor grassland although the area in the east of the site was distinctly different to

that in the west Fields in the eastern section of the site appear to have been unmanaged through grazing and or cutting and were becoming encroached by scrub.

Trees have been inspected for signs of use by bats and features which have the potential to be used by bats. Further Bat Emergence and Transect Surveys of the Manor Farm buildings outside the application boundary of the site are currently being undertaken on the site to determine bat usage of the site and advise on appropriate mitigation.

An area of Japanese Knotweed was identified towards the northern section in the centre of the site, between the areas of scattered scrub and dense scrub. A Japanese Knotweed survey has been completed and a Method Statement developed to ensure that the proposed works do not result in the spread of this invasive non-native species.

In summary, the Phase I Habitat Survey confirms that there will not be a significant ecological impact as a result of the development and any minor impacts can be appropriately mitigated.

Geotechnical

The Geo-environmental Site Assessment Report has been undertaken by RSK Consultants.

This Report confirms that there is localised soil contamination encountered within localized made ground. On this basis, it is recommended that a clean cover with a minimum thickness of 600mm be placed within garden areas of affected plots.

In addition, four mining adits have been identified from the Coal Authority records to be present close to the crop of the Barnsley Coal. Evidence of an adit was encountered at one location during the trial trenching exercise. The position of each of the adits has been identified and each of them stabilised to mitigate potential risk to the proposed development. No built form is proposed in these locations.

Trees and Boundaries

A Tree Survey of the site has been undertaken by JCA Consulting. This Survey confirms that there are no TPO trees on the site and that trees within this site are generally comprised of scattered self-seeded trees, unmaintained field boundary hedgerows and dense

groups of trees of reasonable form. The trees on this site have a moderate impact on the local treescape.

The tree survey revealed a total of 34 items of vegetation (10 individual trees, 20 groups of trees and 4 hedges). Of these, 5 trees and 2 groups were identified a retention category 'B' and 5 trees, 18 groups and 4 hedges as retention category 'C'.

The Tree Survey has informed the scheme design and seeks to retain existing trees and hedges where appropriate. Whilst the development will require the removal of trees within the site, it should be noted that a planting scheme is included within the proposals. This will act to mitigate tree losses, improve the visual benefits of the site and the surrounding area, and will improve the localised tree stock.

5.1.4. Planning General

We don't need more housing

- The key approach to housing at a national level is set out in The Framework, which states that the Government's objective is to "boost significantly the supply of housing". The increase in delivery of homes therefore is a fundamental objective of the Government, and it is expected that this approach should be reflected across the country in terms of individual Local Planning Authorities' approach to housing provision in development and also in consideration of individual planning applications.
- Spawforths are of the view that there is a significant need to deliver housing in Barnsley with the Local Authority historically underachieving housing delivery and don't have a 5 year land supply
- Furthermore, in light of the Government's growth objectives and the focus on delivering more housing in the District, the Council needs to increase its housing supply for the foreseeable future.
- The site will therefore assist in ensuring an adequate supply of housing land and in accordance with The Framework, there is therefore a presumption in favour of residential development for this site.
- The site is brown field therefore favourable to develop compared with others. It is within the urban settlement and consider sustainable. Developing this site can help

reduce the need to find other sites in the greenbelt, as housing can be delivered here.

Existing houses will depreciate in value due to the new site, what are you going to do about this?

Impact on house values is not a material planning consideration though the scheme should consider the impact on the amenity of neighboring properties. There is no right to a view across other person's land; however, we would be seeking to ensure that any houses would not be located close to the boundaries of the site with existing properties.

Have you considered the impact of the development on health facilities?

The need in the area will be assessed by the Council at the time of the application and they will advise the amount S106 contribution necessary.

Have you considered the impact of the development on Education?

The need in the area will be assessed by the Council at the time of the application and they will advise the amount S106 contribution necessary.

6. Conclusion

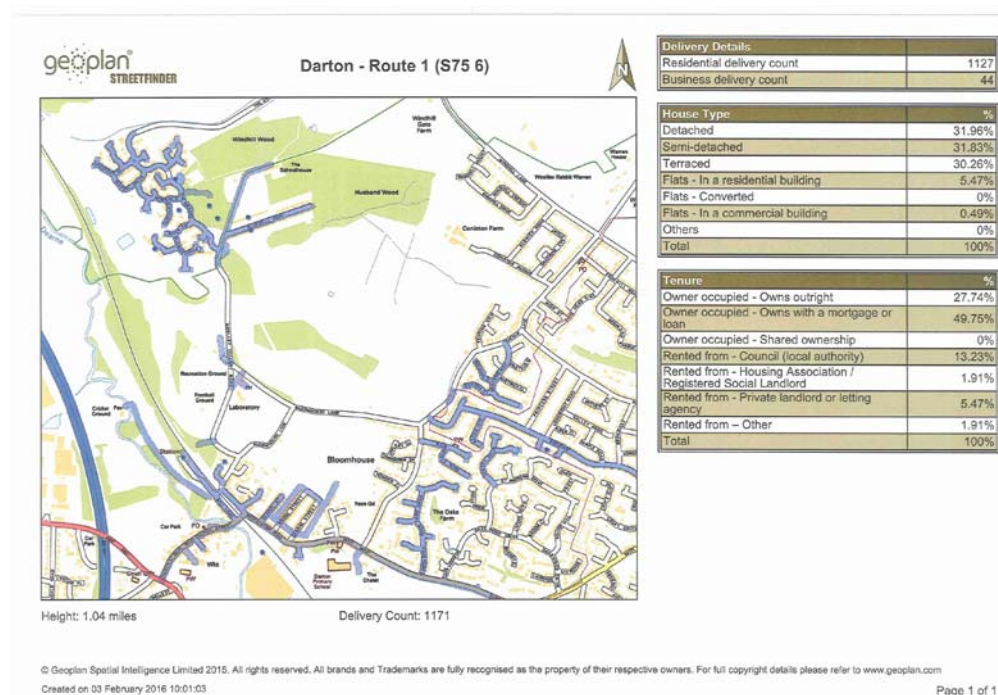
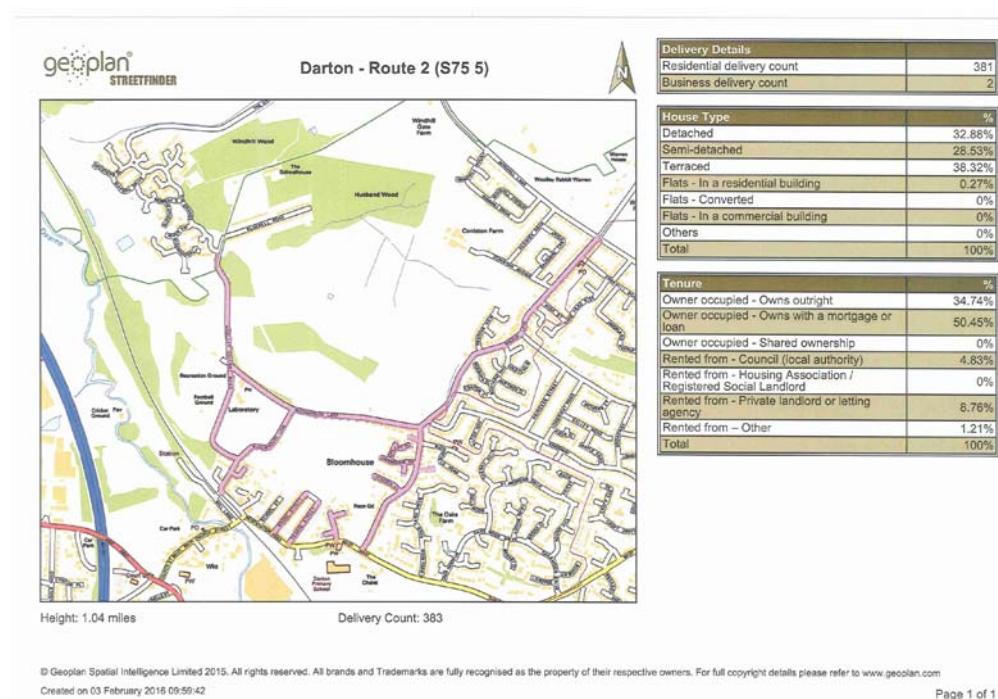
The consultation drop in exhibition gave an opportunity for members of the local community to view, comment upon and discuss proposals for Land off Bloomhouse Lane in Darton. The consultation process undertaken is in line with Barnsley Council Statement of Community involvement (SCI) 2015.

This process is invaluable to the team and has helped to highlight possible issues. Where possible comments raised by the community have been addressed through design development. This information has also been passed onto the consultant team to highlight the main issues and concerns relating to the project.

The Local Community have been informed of the next stage of the application and have been encouraged to take part and engage with the Local Authority during the statutory consultation period once the application has been submitted.

7. Appendix

7.1.1. Distribution Area Plan



7.1.2. Exhibiton Flyer

Consultation Drop in Exhibition



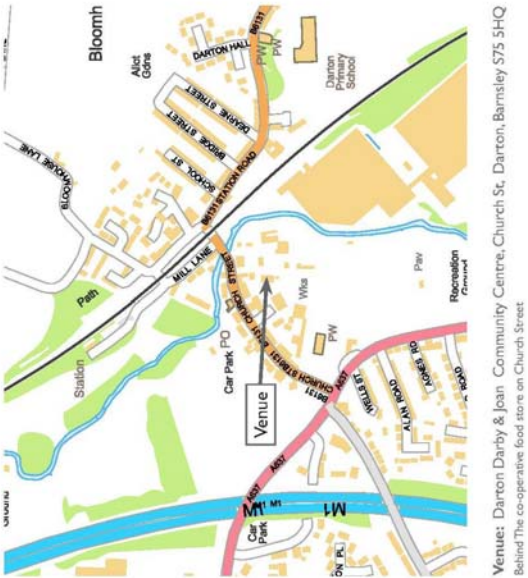
**RESIDENTIAL DEVELOPMENT PROPOSAL,
BLOOMHOUSE DARTON**

Wednesday 13th July 2016
Drop-in between 3pm - 7pm at
Darton Darby & Joan Community Centre

Housebuilders Jones Homes intend to submit detailed planning applications for residential development on land South of Bloomhouse Lane. The site is located to the South West of the centre of Darton and will be accessed from the junction of Station Road / Darton Lane / Sackup Lane.

The local community are invited to attend a community drop-in event to explain the proposed development for the site. There will be an opportunity to view the current plans, ask questions and leave any comments you may have.

JONES HOMES



Venue: Darton Darby & Joan Community Centre, Church St, Darton, Barnsley S75 5HQ
Behind The co-operative food store on Church Street

We are aware we cannot always reach every member of the community, therefore we would be grateful if you could pass this information to neighbours, friends and community groups. If you are unable to attend the event, but would like to make comment at this stage, please contact:

katharine.lelohe@spawforths.co.uk
Call our consultation line 01924 876876



7.1.3. Exhibition Poster



Consultation Drop in Exhibition

RESIDENTIAL DEVELOPMENT PROPOSAL, BLOOMHOUSE DARTON

Wednesday 13th July 2016
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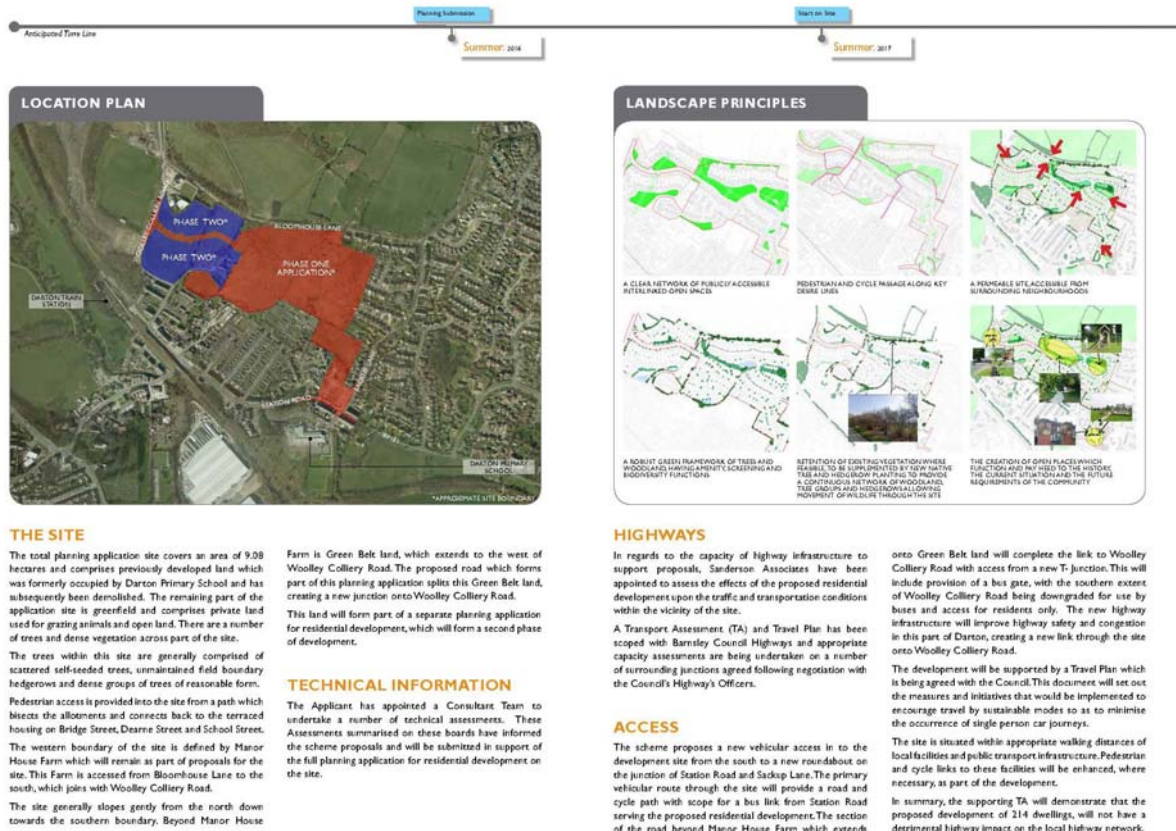
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If you are unable to attend the event, but would like to make comments at this stage, please contact:

Email: katherine.lelohe@spawforths.co.uk
Call our consultation line: 01924 876876

7.1.4. Exhibition Boards One and Two

BLOOMHOUSE LANE, DARTON



7.1.5. Exhibition Boards Three and Four



ILLUSTRATIVE MASTERPLAN



FLOOD RISK AND DRAINAGE

The Geo-environmental Site Assessment Report has been undertaken by RSK Consultants.

This Report confirms that there is localised soil contamination encountered within localised made ground. On this basis, it is recommended that a clean cover with a minimum thickness of 600mm be placed within garden areas of affected plots.

The site will be positively drained by a dedicated surface water drainage network and will cater for storm events. This will mitigate the likelihood of flooding to and from the site.

A detailed Flood Risk Assessment for the site will be submitted with the planning application.

ECOLOGY

A Phase 1 Habitat Survey of the site has been undertaken by Applied Ecology. The majority of the site was classified as species poor grassland.

In summary, the Phase 1 Habitat Survey confirms that there will not be a significant ecological impact as a result of the development and any minor impacts can be appropriately mitigated.

GEOTECHNICAL

The Geo-environmental Site Assessment Report has been undertaken by RSK Consultants.

This Report confirms that there is localised soil contamination encountered within localised made ground. On this basis, it is recommended that a clean cover with a minimum thickness of 600mm be placed within garden areas of affected plots.

TREES

A Tree Survey of the site has been undertaken by JCA Consulting. This Survey confirms that there are no TPO trees on the site. The trees on this site have a moderate impact on the local treescape.

The Tree Survey has informed the scheme design and seeks to retain existing trees and hedges where appropriate. Whilst the development will require the removal of trees within the site, it should be noted that a planting scheme is included within the proposals. This will act to mitigate tree losses, improve the visual benefits of the site and the surrounding area, and will improve the localised tree stock.

DETAILED LAYOUT



PROPOSALS

A Full Planning Application will be submitted for 214 dwellings.

The residential layout works with the levels and sloping nature of the site. In addition to the main access points onto Woolley Colliery Road and Station Road, a number of private drives will provide an access from Bloomhouse Lane. The layout will encourage pedestrian permeability with access points into the site from the east, Bloomhouse Lane to the north, from the allotments to the south and pedestrian footways along the link road providing connection points with Woolley Colliery Road.

The proposed road which forms part of this planning application will bisect the adjacent Green Belt land,

creating a new junction onto Woolley Colliery Road. A full justification for this proposal, in the context of the relevant local and national Green Belt policies will be submitted with the planning application.

This land (beyond Manor House Farm) will form part of a separate planning application for residential development, which will form a second phase of development. This land is currently proposed as a housing allocation in the Council's emerging Local Plan and the timing of any planning application on this land will be in parallel with confirmation of the lands release from the Green Belt through the emerging Local Plan process.

EXPECT PLANNING APPLICATION TO BE SUBMITTED

SUMMER 2016

To keep updated please contact:

katherine.lelohe@spawforths.co.uk

01924 876 876

