



Planning Statement

Development of up to 220 Homes
Land West of Wakefield Road,
Athersley

September 2017

Prepared for:
Harworth Group

TABLE OF CONTENTS

1. Introduction	3
2. Site and Surroundings	4
3. Description of Development	6
4. Pre-Application Meeting	7
5. Community Engagement	8
6. Planning Policy Context	11
6. Planning Analysis	17
7. Conclusions	20

Appendix A: EIA Screening Letter 28.6.17

Appendix B: Public Consultation Exhibition Leaflet

Appendix C: Public Consultation Exhibition Boards

Appendix D: Public Consultation Exhibition Response Form

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1. Introduction

This Planning Statement has been prepared by Cushman & Wakefield on behalf of Harworth Group. It is submitted in respect of the outline planning application for the proposed development of up to 220 dwellings on land west of Wakefield Road, Athersley.

The application is submitted in outline format with details of access submitted for approval and all other matters reserved for subsequent submission.

The Statement describes the proposed development, identifies the characteristics of the site and its location, the planning history of the site, the planning policy context and sets out the planning case in support of the proposed residential scheme.

A public consultation exhibition was held at St Helen's Church Hall, Laithes Lane on 12th July 2017 between 4.30 and 7.30pm. Details of this exhibition and the responses received are included at Section 5 of this Statement.

Accordingly, this report is structured as follows:

- Site and Surroundings;
- Planning Context;
- Description of Development;
- Pre Application Meeting;
- Community Engagement;
- Planning Policy Context;
- Planning Analysis, and;
- Conclusions.

2. Site and Surroundings

The Site

The application site comprises of 7.73ha of land located west of Wakefield Road between New Lodge, Athersley South and Smithies as shown on the Site Location Plan (ref. P17509101) and figure 1 below.



Figure 1: Site Location (google maps)

The site comprises land previously associated with the historic colliery uses in this location, including the deposition of material. It is now greenfield in nature and currently used for grazing horses.

The site's topography generally slopes down from north to south, with a linear 'valley' running from north to south within the central/eastern part of the site. The majority of the trees/shrubs within the site are located in or around this valley, whilst there is a hedgerow running from the centre to the southwest boundary of the site. Besides these features the site has limited vegetation and a limited area of paddock to the northern part.

The valley provides natural drainage of the site, resulting in a pond located at the southern-most corner of the site.

The site benefits from an existing access to Wakefield Road which provides a driveway to East Gawber Farm. A new access junction will however be required to facilitate the development of the site and will be provided as part of this planning application.

The northeast boundary of the site provides a frontage to Wakefield Road at its northern part and then runs behind adjacent land parcels used for car sales, car wash and car parking. Opposite the site, there

are a small number of houses, a takeaway and a public park.

The southeast boundary of the site is defined by a substantial tree belt, beyond which are commercial premises including a bus depot and plant hire depot. The southwest boundary of the site is also defined by a substantial tree belt located around a railway embankment associated with the former coal mining activity and now accommodating a public footpath. At its southern part, the northwest boundary is a track/fenceline adjacent to a further area of rough grassland to the west. To the north the site is bounded by East Gawber Farm house and a commercial area comprising industrial type uses. Beyond these is the residential area of New Lodge.

Surrounding Area

The site is located within the urban area of Barnsley and benefits from close proximity and good accessibility to a full range of services, facilities and employment opportunities.

Athersley South Primary School is located 200m from the site, whilst other primary schools including Laithes (c.800m) and Athersley North (c.1300m) are also in close proximity.

Community and health facilities are accessible within 800m of the site at the Roundhouse Medical Centre on Wakefield Road and the Roundhouse Lifelong Learning Centre, library and nursery at Laithes Crescent. There are also local shops and facilities including post office, dry cleaners, convenience stores and hot food takeaways at Laithes Crescent.

A public park with play/fitness facilities is located directly opposite the site, whilst the network of footpaths to the south of the site provides a recreation/amenity facility as well as access.

The site is accessible by public transport with bus stops on Wakefield Road within c.150m of the site entrance providing services to Barnsley Town Centre and Staincross.

The site is within flood zone 1 (an area at low risk of flooding)¹.

Planning History

A search of the online planning register has been undertaken. The following planning permissions are of relevance to the site.

Application Reference	Details	Decision
2010/0175 East Gawber Farm (encompassing part of the application site)	Erection of dwelling, alterations to existing dwelling, formation of equestrian centre, stables, indoor and outdoor arena and car parking (Reserved Matters)	27.5.2010
2010/1368 East Gawber Farm (encompassing part of the application site)	Demolition of existing dwelling and erection of 2 no. detached dwellings	13.01.2011

The Wakefield Road site remains vacant and undeveloped.

¹ As detailed on the Government's Flood Risk Map.

3. Description of Development

This planning application seeks approval for the following description of development:

Outline planning permission for development of up to 220 dwellings with associated open space, earthworks, road and drainage infrastructure. Planning permission is sought for access with all other matters reserved.

An Illustrative Masterplan has been prepared to guide the preparation of reserved matters applications. As this plan is illustrative only, it is not submitted for approval and is not prescriptive to the development to be proposed by reserved matters applications.

4. Pre-Application Meeting

The proposed development was discussed initially with Andrew Burton (BMBC Development Management Team Leader) on 15th May 2017. In this meeting, the following points were discussed and confirmed.

- The subject site is proposed to be allocated for development of 246 dwelling in the draft Local Plan (site H42). The site allocation in the preceding Unitary Development Plan (UDP) is ‘safeguarded land’.
- Barnsley Council can’t demonstrate a five-year supply of deliverable housing land as required by the NPPF. The Council is therefore willing to positively consider applications proposing the development of unallocated sites which are sustainably located and in accordance with the principles of the emerging Plan².
- Development should seek up to 40 dwellings per hectare, but it is recognised that site environmental/technical constraints (i.e. topography, ground conditions, drainage) is likely to result in a lower density.
- Subject to the formal Environmental Impact Assessment (EIA) screening process (see below), an EIA is not expected to be required.
- Scope of supporting assessments discussed with particular focus on the following aspects:
 - Transport Assessment / Travel Plan to consider local congestion and access to schools.
 - Trees / Hedgerows to seek retention especially at site perimeter as a buffer to development and for ecological and amenity value.
 - Heritage Assessment to consider adjacent scheduled ancient monument and potential for on-site archaeological remains.
 - Landscape and Visual Impact Assessment to consider long distance views from southwest.
 - Noise and Air Quality Assessments to consider adjacent commercial uses.
 - Viability Assessment to consider affordable housing and education contributions in light of policy requirements.

Each of the above points has been considered by Harworth and its project team, and have been reflected in the development proposed by this application and as explained further in Section 6 of this Statement.

Environmental Impact Assessment Screening

A formal request for the Local Planning Authority’s screening opinion under Part 2 of Town and Country Planning (Environmental Impact Assessment) Regulations 2017 was sought on 8th June 2017.

On 28th June 2017, the Council confirmed its opinion that an EIA is not required to support the planning application. A copy of this correspondence is provided in Appendix A of this Statement.

Comments received by the local planning authority from its internal and statutory consultees were provided to the applicant and have been reviewed for further information.

² Including safeguarded land identified in the UDP.

5. Community Engagement

Consultation with Local Representatives

On 16th June 2017 Harworth wrote to the Councillors of the St Helens and Old Town wards of Barnsley Council and to the Member of Parliament (MP) for Barnsley Central. This letter introduced the development proposal and invited initial comments to be considered in the preparation of scheme ahead of further community involvement.

Councillor Tattersall contacted Harworth in response to this letter to clarify details of the consultation. During this conversation Cllr Tattersall highlighted matters of affordable housing as being an important consideration for the Council's Planning Board.

Public Consultation

A leaflet inviting local people to a public consultation exhibition was distributed to c300 residential and business addresses in the vicinity of the development site. The leaflet included consultation response details to allow comments to be made by people unable to attend the exhibition. Electronic versions of the exhibition boards together with consultation response contact details were made available online, with the website address provided on all leaflets and comments forms. A copy of the leaflet is included at Appendix B).

A public consultation exhibition was held at St Helen's Church Hall, Laithes Lane on 12th July 2017 between 4.30 and 7.30pm. Details of the proposed development, context of the site and surrounding area, and assessments being undertaken were presented on exhibition boards (see Appendix C). Leaflets and comments forms were provided. Representatives from Harworth, JRP (masterplanner), Optima (highways consultant) and Cushman & Wakefield (planning consultant) were present at the exhibition to explain the proposals and discuss any comments or concerns (see figure 2- below).



Figure 2: Public Consultation Exhibition – St. Marys Church.

The exhibition was attended by approximately 50-60 people including a small number of ward councillors. Attendees were encouraged to complete a response form or to comment by email or post if they preferred (A copy of the form is included at appendix D).

Consultation Responses

The attendees discussed the proposals with the representatives from Harworth and the project team. Overall, there was broad acceptance that the principal of residential development at the site is acceptable, subject to the resolution of key matters. The key matters issued raised at the consultation can be summarised as follows:

- Traffic impact on Wakefield Road (and wider highway network);
- Access and road safety concerns;
- Impact on local services – including doctors surgeries and school places;
- Concerns over loss of views (for those properties directly overlooking the site);
- Concerns related to building heights (related to the sites topography);
- Noise/dust during construction;
- Location of affordable housing within the development, and;
- Concerns related to the level of car parking to be provided (and whether this would create an overspill onto Wakefield Road).

A consultation response form was made available at the exhibition and we received 10 responses. The detailed comments provided are summarised above. The consultation response form also asked respondents to rank the following questions from 0 to 5 (where 0 is not important and 5 is very important). Table 1 (below) provides a summary of the average answers to these questions.

Question	Average answer
Keeping trees and space for wildlife	4
Providing publically accessible green space	4
Providing new play facilities	3
Providing small – medium sized houses (2-3 bedroom)	4
Providing large houses (4-5 bedroom)	2
Providing accessible flats or bungalows (1-2 bedroom)	3
Providing starter homes discounted for first time buyers	3
Providing social housing for rent or assisted purchase	2
Providing traditional style housing	3
Providing modern style housing	3
Keeping traffic flowing on main roads	5
Ensuring people can easily get to local schools, shops. health care and other essential services.	5
Helping people to use local bus services and public transport.	4

Table 1: Summary of responses.

The above table demonstrates that for those who responded to the form the key issues are traffic and access to services, following by the need for accessible green space and access to local public transport.

Developer Response

The consultation responses received have helped to inform the development proposals. The Design and Access Statement which accompanies this application explains the rationale for the illustrative Masterplan design. Similarly the Transport Assessment and Travel Plan explain the development proposals and the proposed mitigation/improvement measures.

It was explained at the exhibition that the proposals seek outline planning permission for development for access with all other matters reserved, and therefore the detailed design would be considered at a later (reserved matters) stage. It was explained that the proposed masterplan is indicative and therefore the scale/massing of properties and housing mix will be addressed at reserved matters stage. Similarly issues related to construction noise/dust would also be addressed at the detailed design stage.

6. Planning Policy Context

This section considers the national, regional and local planning policy context for this site.

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that development should be in accordance with the approved Development Plan. The Development Plan for this site is the Barnsley Core Strategy (2011) and saved policies within the Barnsley Unitary Development Plan (UDP). The emerging Barnsley Local Plan (2016) and the National Planning Policy Framework (NPPF) are also of relevance.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) provides details of national planning policy for England and Wales.

The NPPF introduced a presumption in favour of sustainable development. For decision taking, this presumption means:

- Approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:
 - i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole; or
 - ii) specific policies in the Framework indicate development should be restricted.

The NPPF sets out 12 core planning principles that should underpin both plan-making and decision-taking. The 12 principles include (inter alia):

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- contribute to conserving and enhancing the natural environment and reducing pollution;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas.

Paragraph 41 of the NPPF states that local authorities should (inter-alia):

- Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area;
- Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward for later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

Paragraph 49 states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 128 states that local planning authorities should require an applicant to describe the significance of any heritage assets affected by new development, including any contribution made by their setting. The NPPF states that the assessment should be proportional to the significance of the heritage asset.

Paragraph 32 of the NPPF states that ‘development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.’

Paragraph 109 of the NPPF states that the planning system should enhance the natural environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

Barnsley Unitary Development Plan Saved Policies

The Barnsley Unitary Development Plan was adopted in 2001. The site is identified as safeguarded land within the Local Plan (see figure 3).

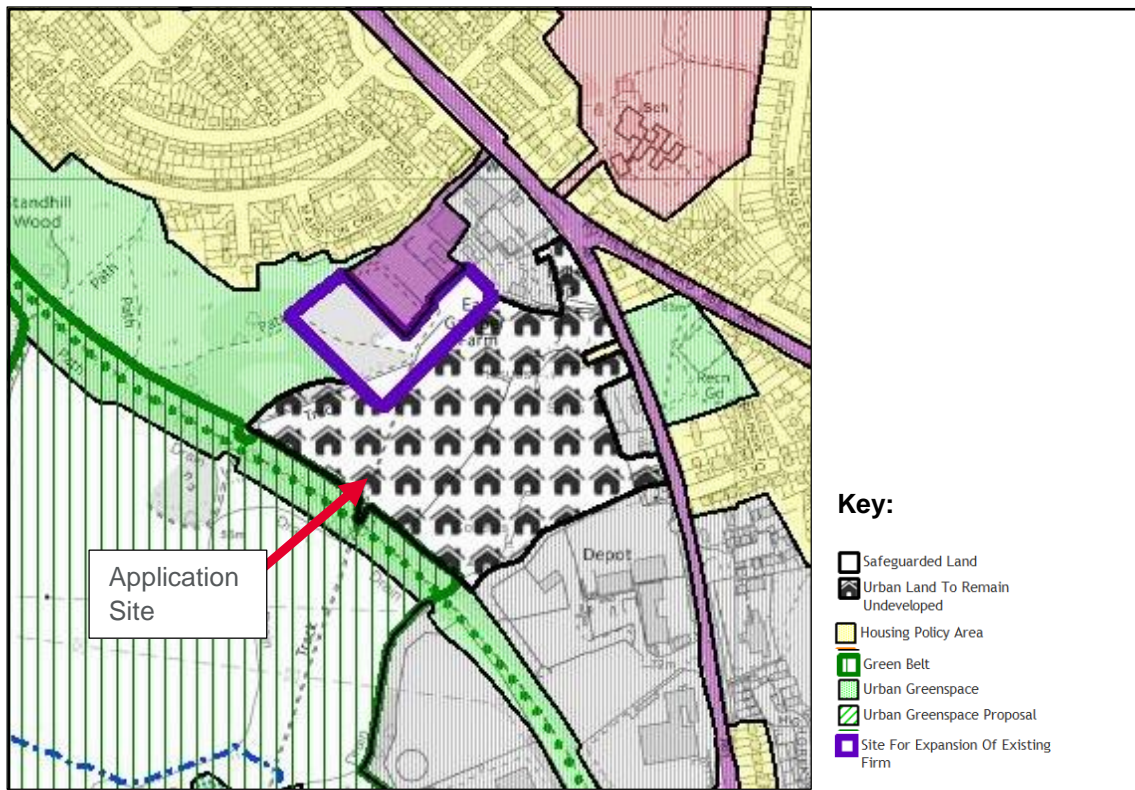


Figure 3: Extract of Barnsley UDP Proposals Map

The following saved policies are of relevance:

- Saved UDP Policy GS11: Urban Land to Remain Undeveloped
- Saved UDP Policy BA11/3: West of Wakefield Road, New Lodge
- Saved UDP Policies ED10 and ED11: Growth of Existing Firms.
- Saved UDP Policy GS6: Extent of Green Belt.

Saved UDP Policy GS11 states that sites (identified as urban land to remain undeveloped) will be restricted to the existing use within the plan period. The policy also states that planning permission for the permanent development of such land will only be granted following a review of the UDP which

proposes that development on the land in question (Barnsley Council has undertaken such a review as part of the new Local Plan process).

Saved UDP Policy BA11/3 relates directly to the application site and states that part of this land may have some potential for employment uses in the medium to long term.

Saved UDP Policy ED10 and ED11 states that the expansion of existing firms (such as I.S. Maintenance Ltd – adjacent to the site) will normally be permitted subject to satisfactory standards of design, the amenity of neighbouring uses, and adequate car parking.

Saved UDP Policy GS6 identifies the extent of the Green Belt (which borders the site to the south).

Barnsley Core Strategy 2011

The following Core Strategy Policies are of relevance to the site:

- CSP 8: Settlement Hierarchy;
- CSP 9: The number of new homes to be built;
- CSP10: The Distribution of New Homes;
- CSP14: Housing Mix and Efficient Use of Land;
- CSP15: Affordable Housing;
- CSP30: The Historic Environment;
- CSP2/CSP5: Sustainable Construction and Renewable Energy in new Developments;
- CSP3/CS4: Sustainable Drainage Systems/Flood Risk;
- CSP25/CSP26: Highways;
- CSP33/CSP36: Biodiversity;
- CSP39/CSP40: Contaminated Land;
- CSP42: Developer Contributions.

Policy CSP8 states that priority for new development will be given to Urban Barnsley (the site is located in this area).

Policy CSP9 states that the Council will seek to deliver at least 21,500 (net) additional homes during the period 2008-2028, maintaining a minimum five year supply of deliverable sites.

Policy CSP10 states that the Council will seek to deliver 9,800 new homes in Urban Barnsley (of which the site forms part).

Policy CSP14 states that the housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. A minimum density of 40 dwellings per hectare will be expected, rising to 45 dwellings per hectare within good public transport corridors.

Policy CSP15 states that new residential developments of 15 dwellings or more should include 15% affordable housing unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable.

Policy CSP30 states that development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve them.

Policies CSP2 and CSP5 relate to sustainability. Policy CSP 2 requires all new residential developments to meet Code for Sustainable Homes Level 6. Policy CSP5 states that new residential developments (of 10 dwellings or more) will be required to incorporate renewable or low carbon energy

sources to reduce carbon dioxide emissions by at least 20% (subject to such measures being practicable and not prejudicing the viability of the development).

Policies CSP3 and CSP4 relate to flood risk. Policy CSP3 states all new development will be expected to incorporate Sustainable Drainage Systems (SUDS). Policy CSP 4 states that development over a hectare in size will require a Flood Risk Assessment.

Policies CSP25 and CSP26 state that new development should be accessible by public transport and meet the needs of pedestrians and cyclists. Policy CSP26 states that new development will be designed and built to provide safe, secure and convenient access for all.

Policy CSP36 states that development will be expected to conserve and enhance the biodiversity and geological features of the borough by (inter-alia) protecting and improving habitats, species, sites of ecological value.

Policy CSP39 and CSP40 relate to land contamination and pollution. Policy CSP39 states that where the future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must be accompanied by a report identifying suitable mitigation. Policy CSP40 states that developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

Policy CSP42 states that development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily. Where the necessary provision is not made directly by the developer, contributions will be secured through planning obligations.

Draft Barnsley Local Plan (Publication Draft 2016)

The draft Barnsley Local Plan is at an advanced stage. The final stage of the examination process is due to begin 10th October 2017. The draft Local Plan can therefore be afforded weight as part of the determination of planning applications.

The Inspector published his interim findings in August 2017 (following the conclusion of the stage 2 hearings). The Inspector has asked the Council to undertake some further work to seek to assess the implications of a higher Objectively Assessment Housing Need (OAHN) which aligns with the plan's economic strategy in order to ensure that the housing requirement figure is soundly based. Depending on the outcome of this work, it may be necessary to identify additional housing sites. Alternatively, it may be necessary to review the Council's economic strategy to ensure alignment with the plan's strategy for housing. Barnsley Council is currently undertaking this work.

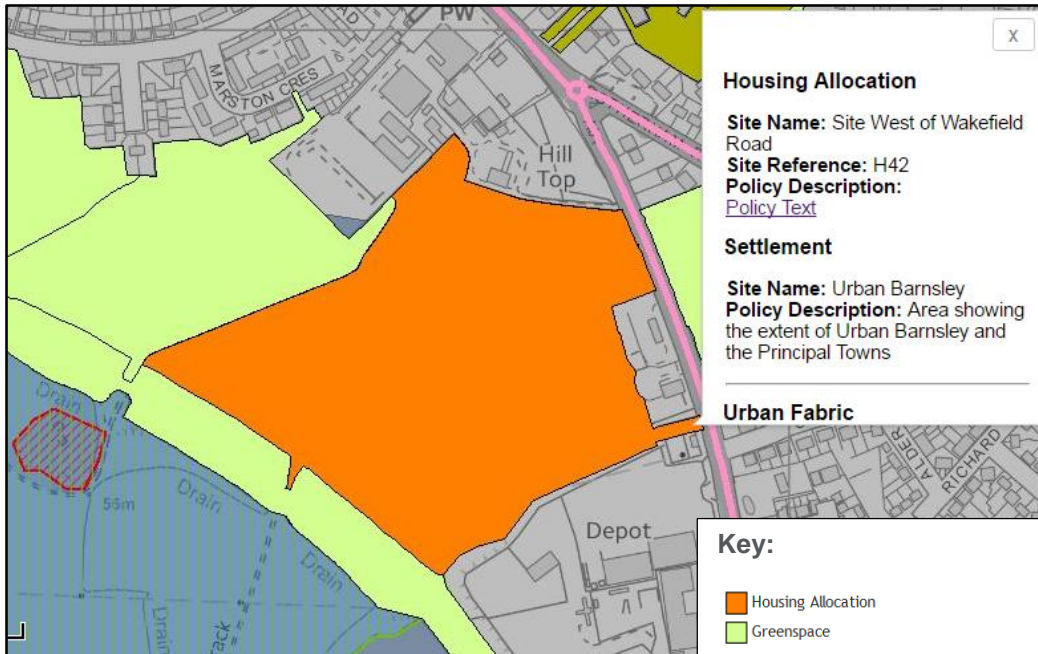


Figure 4: Draft Local Plan Extract

The following policies are of relevance to the site:

- Draft Local Plan Policy H42: Residential Site Allocation – Land West of Wakefield Road;
- Draft Local Plan Policy H1: The number of new homes to be built;
- Draft Local Plan Policy H2: The Distribution of New Homes;
- Draft Local Plan Policy H7: Housing Mix;
- Draft Local Plan Policy H8: Affordable Housing;
- Draft Local Plan Policies HE1/HE6: Historic Environment;
- Draft Local Plan Policies CC1/RE1: Sustainability;
- Draft Local Plan Policies CC3/CC4: Flood Risk;
- Draft Local Plan Policies T3/T4: Transport;
- Draft Local Plan Policy BIO1: Biodiversity;
- Draft Local Plan Policies Poll1/CL1: Contaminated Land, and;
- Draft Local Plan Policy I1: Community Infrastructure.

Draft Local Plan Policy H42 states that the site is allocated for residential development (246 dwellings). The draft policy states that development will be expected to:

- be accompanied by plans for the improvement, protection and maintenance of the adjacent Scheduled Ancient Monument known as East Gawber Hall Colliery Fanhouse and its setting;
- archaeological remains are known/expected to be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment;
- retain, buffer and manage all hedgerows plus the scrubland/swamp in the depression.

Draft Local Plan Policy H1 states that the Council will seek to deliver at least 21,500 (net) additional homes during the period 2014 to 2033.

Draft Local Plan Policy H2 states that Urban Barnsley will accommodate 9,327 new homes (45% of total) over period 2014 to 2033.

Draft Local Plan Policy H7 states that housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. A density of about 40 dwellings per hectare will be expected.

Draft Local Plan Policy H8 states that housing developments of 15 or more dwellings to provide 10% affordable housing unless it can be demonstrated (through a viability assessment that the required figure would render the scheme unviable).

Draft Local Plan Policies HE1/HE6 relate to the Historic Environment and Archaeology respectively. These policies reiterate those within the Core Strategy and NPPF.

Draft Local Plan Policy CC1 states that development will be expected, subject to viability, to demonstrate how it minimises resource and energy consumption, compared to the minimum target under current Building Regulations legislation, and how it is located to withstand the longer term impacts of climate change.

Draft Local Plan Policy RE1 states that all development will be expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.

Draft Local Plan Policies CC3/CC4 largely reiterate advice requiring Flood Risk Assessment in Core Strategy Policy CSP 4.

Draft Local Plan Local Plan Policies T3/T4 largely reiterate detail in Core Strategy policies CSP25 and CSP26.

Draft Local Plan Policy BIO1 largely reiterates detail in Core Strategy policy CSP36.

Draft Local Plan Policies Po11/CL1 largely reiterate detail in Core Strategy policies CSP39 and CSP40.

Draft Local Plan Policy I1 largely reiterate detail in Core Strategy policy CSP42.

6. Planning Analysis

Principle of Development

Barnsley Council has acknowledged that it cannot currently demonstrate a five year supply of specific of specific, deliverable sites sufficient to meet the borough's housing requirement (March 2016 report and officer's verbal advice May 2017). In this situation, relevant development plan policies for the supply of housing should not be considered up to date and the NPPF's Presumption in Favour of Sustainable Development shall apply³.

The Council's Five Year 'Deliverable' Housing Land Supply Report (March 2016) states that *"applications for residential planning permission in the borough (including proposals on UDP Urban Land to Remain Undeveloped allocations), where it can be demonstrated that they are in a sustainable location, will now be determined in line with the NPPF Presumption in Favour of Sustainable Development (paragraph 14 of the NPPF), relevant development plan policies and any other material considerations."*

The application site is subject of an Urban Land to Remain Undeveloped (for the UDP plan period) allocation (Saved UDP policy BA11/3). The site is within a sustainable location close to local shops, schools and other facilities. The site is within urban Barnsley which is the top of the settlement hierarchy. Existing and proposed Local Plan policies indicate that the majority of residential development will be located within this area, as it has good accessibility to a broad range of services, facilities and employment opportunities. The site is highly accessible by public transport and other car modes. Further details of accessibility are provided in the Transport Statement which accompanies this planning application.

The site is also included as a residential allocation within the draft Local Plan (draft Local Plan policy H42) which is at the final Hearing stage⁴ and can therefore be given weight in the decision making process. The Planning Inspector has published his interim findings following the first two hearings and advised the Council to undertake some further work to seek to assess the implications of a higher Objectively Assessment Housing Need (OAHN) which aligns with the plan's economic strategy in order to ensure that the housing requirement figure is soundly based. The Inspector has advised that depending on the outcome of this work, it may be necessary to identify additional housing sites. This additional work should not impact upon existing housing allocations. It merely demonstrates that the Councils housing need figures are not yet finalised.

Barnsley Council has admitted that they are currently unable to demonstrate a five year housing land supply in accordance with the requirements of the NPPF. Housing in sustainable locations within Barnsley (particularly Urban Barnsley) is therefore urgently needed. The proposed development of up to 220 dwellings will directly contribute to meeting the housing need of Barnsley's population by boosting the supply of housing and increasing the choice available (within a sustainable location).

It is therefore considered that the principle of residential development at this site is acceptable in accordance with the NPPF and the emerging Local Plan.

Design

The development proposals comprise an outline planning application for access with all other matters reserved. The draft Masterplan provides an indication of the layout which could be provided at the site

³ In accordance with paragraph 14 of the NPPF.

⁴ Stage 3 Hearings begin on 10th October 2017.

but is provided for illustrative purposes only. The detailed design of the proposals will be considered at reserved matters stage.

It is noted that a small number of properties at Wakefield Road directly overlook the development site. At the public consultation there were questions related the height and scale and massing of the buildings in respect of the sites topography. The scale and massing of the dwellings has not yet been determined (although they are unlikely to be more than two storeys in height).

Flood Risk and Drainage

The site is situated within flood zone 1 (an area at low risk of flooding). The Flood Risk Assessment states that all means of flood risk at the site have been assessed and it has been demonstrated that the site is not at risk of flooding, nor would it pose a risk to adjacent land following development subject to the recommendations below being adhered to. An indicative drainage plan is also included in the submission.

Highways/Access

The site is highly accessible by public transport with bus stops on Wakefield Road within c.150m of the site entrance providing frequent services in each direction to Barnsley Town Centre (southbound) and Athersley North and Staincross (northbound). Pedestrian accessibility to the site will be enhanced by the provision of connections to the adjacent public right of way to the south of the site, subject to technical/environmental feasibility.

Vehicle access to the proposed site is proposed via a new priority junction on to Wakefield Road. The location of the proposed junction is shown on Drawing No 17053/GA/01 Rev A. Parking on site will accord with the Barnsley Council Supplementary Planning Document on Parking (March 2012) with one space provided for 1 and 2 bedroom dwellings and 2 spaces provided for 3+ bedroom dwellings. Parking for visitors can be safely accommodated either on individual driveways, dedicated visitor bays or on-street.

Further details are included in the Transport Assessment submitted with this application.

A Framework Travel Plan has also been prepared which sets out measures intended to facilitate use of sustainable travel modes by residents of the housing developed. Full details of the Travel Plan will be prepared and approved pursuant to planning condition or obligation prior to occupation of housing when the exact details of the development are known.

Heritage

A Historic Environment and Impact Assessment has been prepared for the site. The Assessment provided the following conclusions:

- The proposed development would have a minimal impact on the East Gawber Hall Colliery pithead and associated archaeology (with appropriate mitigation detailed within the Assessment).
- There is one important hedgerow within the site that would be removed as a result of development. The hedgerow is of local (low) heritage significance.
- The Scheduled Monument East Gawber Hall Colliery Fanhouse -.There is no visibility between the Scheduled Monument and proposed development. The magnitude of change to the asset is equivalent to less than substantial harm in NPPF terminology.

Ecology and Trees

A Phase 1 Habitat Survey has been prepared for the site and as part of the recommendations of this survey – Great Crested Newt, Breeding Birds and Bat surveys have been undertaken. The site specific surveys did not find any evidence of protected birds or Great Crested Newts. The bat survey is currently being finalised and will follow within a few days of the submission of the application.

An Arboricultural Report has been prepared for the site. It is the intention to retain the majority of the mature trees on the boundaries of the site.

Noise and Air Quality

A Noise Assessment and Air Quality Assessment have been prepared for this site. The Noise Assessment states that proposed development is not expected to have an ‘adverse impact’ on health or quality of life. Similarly, with regard to NPPF (123) point B, it is considered that all ‘adverse impacts on health and quality of life’ (relating to noise) are mitigated by the use of appropriate mitigation which is referenced within the Noise Assessment.

An Air Quality Assessment has also been undertaken for the site. The report found that (with the appropriate mitigation) the development will have a negligible effect on air quality.

Developer Contributions

It is noted that the development could be liable for developer contributions in accordance with Core Strategy Policy CSP42. The development is not eligible for Community Infrastructure Levy (CIL) contributions. Harworth will engage in early dialog with Barnsley Council to discuss the level of contributions required. Any developer contributions will be provided via a Section 106 Legal Agreement.

Sustainability

Sustainability requirements – including the need to meet Code for Sustainable Homes Level 6 would be addressed at reserved matters stage.

7. Conclusions

This Statement can be summarised as follows:

- This application seeks outline planning permission for up to 220 dwellings. Permission is sought for access is with all other matters reserved;
- The site is allocated as Urban Land to Remain Undeveloped (within the plan period) within the UDP;
- The site is allocated as a draft allocation for residential development (246 homes) within the draft Barnsley Local Plan;
- Barnsley Council can't demonstrate a 5 year housing land supply, and as the UDP is out date (2001) paragraph 14 of the NPPF takes precedence (the draft Local Plan also holds weight);
- The proposed development site is within a sustainable location close to local amenities and accessible by a range of transport modes;
- It is therefore considered that the principle of residential development at this site is acceptable in accordance with the NPPF and emerging Local Plan;
- The proposals will have a negligible impact upon ecology, noise, air quality, heritage and transport matters. Detailed reports on these matters accompany the planning permission, and;
- Developer Contributions will be discussed with the Council through the application process.

It is therefore considered that the development accords with NPPF (paragraph 14) and the emerging Barnsley Local Plan and should be granted planning permission without delay.

Appendix A

EIA Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

2017-ENQ-00299 Wakefield Road, Barnsley (H42)

Hybrid proposal including outline application for residential development of up to 250 dwellings, and Full planning application for works to create access an spur road from highway.

This document constitutes a screening opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 to determine the necessity for an Environmental Impact Assessment (EIA), in respect of the above.

The proposal is for a hybrid application comprising outline for up to 250 dwellings and full application for access and spur on a site comprising 7.6 hectares at Land West of Wakefield Road. The site is currently allocated as Urban Land to remain undeveloped in the adopted Unitary Development Plan, and proposed to be allocated in the publication draft Local Plan as Housing Allocation site H42. To the southeast lies existing employment uses with urban fringe to the north.

Description

The site is an irregular shaped plot bounded which lies to the South of Athersley and to the North of Smithies. It is bounded to the east by Wakefield Road and to the west by a former railway, now multi user recreation route. The Scheduled Ancient Monument East Gawber Colliery Fanhouse, lies beyond to the west.

The site itself slopes down from Wakefield Road and is believed to be restored land following mineral extraction in the 1990's. There are trees to the south east and south west boundaries and hedgerows crossing the land with scattered trees of varying size over the site.. An area of increased ecological interest runs in a north-south direction and contains ponds and sinks.

The following screening opinion is based on the information available in respect of the proposal and the Council reserves the right to undertake a re-screening should further material information become available.

Assessment

Having examined Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the proposal clearly does not fall within any of the descriptions of development.

The proposal does fall however under description of development 10b (column 1), 'Urban development projects', of Schedule 2 (Environmental Impact Assessment) Regulations 2017 and exceeds the thresholds in column 2 of Schedule 2 (the site exceeds 5 hectares and exceeds 150 dwellings). The proposed development therefore is Schedule 2 development and potentially requires an EIA.

The question is therefore, is the proposed development likely to have significant effects on the environment by virtue of its characteristics, location and the nature of the potential impacts as set out in Schedule 3 of the Regulations.

The NPPG states respectively that 'in general, each application (or request for an opinion) should be considered for EIA on its own merits. The development should be judged on the

basis of what is proposed by the developer' and 'however, in judging whether the effects of a development are likely to be significant, local planning authorities should always have regard to the possible cumulative effect with any existing or approved development. There are occasions where the existence of other development may be particularly relevant in determining whether significant effects are likely, or even where more than one application for development should be considered together to determine whether or not EIA is required'.

For urban development projects, The National Planning Policy Guidance document advises that in addition to the physical scale of such developments, particular consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.

Development proposed for sites which have not previously been intensively developed are more likely to require EIA if the site area of the scheme is more than 5 hectares, or it would provide a total of more than 10,000 square metres of new commercial floor space or the development would have significant urbanising effects in a previously non urbanised area (e.g. a new development of more than 1,000 dwellings).

Characteristics

With regard to the characteristics of the development, the proposed development is considered to be of medium scale covering an area of 7.6 hectares and although it is likely to be on a greater scale and more urbanising effect than the current greenfield use of the site, it lies on the edge of an existing urbanised area and does not exceed the 1,000 dwelling threshold set out in the guidance.

It is further considered that there is no higher risk than average of accidents during construction and operations and that the project is neither unusually complex nor has potentially hazardous environmental effects in view of its scale and character. The development is unlikely to generate any significant pollution. As the site is Greenfield there would be little waste generated and domestic waste would be dealt with under normal procedures.

Location

No part of the proposed development however, is located wholly or in part in a sensitive area as defined in Regulation 2(1) (which includes scheduled ancient monuments). However, it is recognised that the Scheduled Ancient Monument known as East Gawber Colliery Fanhouse, 800m north east of Croft Farm lies outside the site just to the west beyond the former railways track. Whilst there is Green Belt land to the west this lies outside the site. Some natural vegetation of nature conservation value is expected to be retained and enhanced where appropriate. It is considered that the proposal would not have a significant impact on the existing nature within or outside of the site, however, the entry in the publication draft Local Plan states that:

“ The development will be expected to:-

- be accompanied by plans for the improvement, protection and maintenance of the adjacent Scheduled Ancient Monument known as East Gawber Hall Colliery Fanhouse and its setting. Development of the site will not take place until details are submitted to the authority and approved in writing by for maintenance of the monument.

- archaeological remains are known/expected to be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:
 - information identifying the likely location and extent of the remains, and the nature of the remains
 - an assessment of the significance of the remains
 - consideration of how the remains would be affected by the proposed development.
 - retain, buffer and manage all hedgerows plus the scrubland/swamp in the depression”

The location of the site is not especially sensitive, as the Green Belt land to the west would be unaffected and retain its quality and regenerative capacity. Overall it is considered that the natural environment is capable of absorbing the development, as it is not within a wetland, coastal zone, mountain area or nature reserve. It is not designated under the Habitats Directive and environmental quality standards laid down in EU legislation have not been exceeded in this area. The site lies on the edge of a populated area, and close to an industrial estate, impact on quality of life is not considered to be an issue for a significant number of people. Heritage assets are not considered to be affected to a significant degree and the location is sufficiently distant from the Scheduled Ancient Monument that it would not have an impact upon it.

Nature of Potential Impacts

In terms of the potential impacts of the proposed development, there would no doubt be adverse visual, noise and disturbance, and traffic impacts during the construction period.. However, these would be relatively short term and in the medium to long term, whilst a modern residential development would create numbers of vehicles considerably greater than the current use (predominantly greenfield) this would not be of sufficient impact to require an EIA on highway concerns alone.

It is further considered that there is no higher risk than average of accidents during construction and operations and that the project is neither unusually complex nor has potentially hazardous environmental effects in view of its relatively modest scale and character. The development would be unlikely to generate any form of pollution. There are no cumulative impacts to consider.

In consideration of the above, and taking into account Schedule 3 of the Regulations and the guidance contained within the NPPG, the impacts of the proposed development is judged not to be of more than local importance and it is the view of the Local Planning Authority that the proposed development is unlikely to have significant effects on the environment and an Environmental Impact Assessment is therefore not required.

Formal Screening Opinion Summary

2017-ENQ-00299 Wakefield Road, Barnsley (H42)

1. Having examined Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the proposal clearly **does not** fall within any of the descriptions of development.
2. Interpreting Schedule 2 widely, the proposal falls under description of 10(b) Urban development projects and is therefore Schedule 2 development.
3. No part of the proposed development is located wholly or in part in a sensitive area as defined in Regulation 2(1).
4. The area of the site (red line boundary) **exceeds** the applicable thresholds of 5 ha and 150 dwellings in column 2 of Schedule 2, the proposed development therefore **potentially requires an EIA**.
5. However although it is likely to be on a greater scale and more urbanising effect than the current greenfield use of the site, it lies on the edge of an existing urbanised area and does not exceed the 1,000 dwelling threshold set out in the guidance, and it is not considered that it will have significant potential environmental impacts.

Conclusion

In coming to the decision below the Authority has taken into account whether the proposed development is likely to have significant effects on the environment by virtue of its characteristics, location and the nature of the potential impacts.

Government guidance in the National Planning Policy Guidance states that, in general, EIA will be needed for Schedule 2 developments in three main types of case:

- a) For major developments which are of more than local importance;
- b) For developments which are proposed for particularly environmentally sensitive or vulnerable locations; and
- c) For projects with unusually complex and potentially hazardous environmental effects.

In assessing the submitted information in the light of the above it is considered that the proposal will not have significant environmental impacts within the meaning set out in The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the following reasons:

Reasons:

1 **Thresholds in Schedule 2**

With regard to the scale of the development, whilst the scale of the development at exceeds the thresholds in Schedule 2 column 2 Town and Country Planning (Environmental Impact Assessment) Regulations 2017 it does not exceed the indicative threshold criteria of 1,000 dwellings as set out in the NPPG.

2 **Characteristics of the development**

The proposals are not of unusual scale, nature or type and the site is not unusually contaminated or of challenging landform. There would not be an excessive use of or impact on natural resources or excessive production of waste or pollution. It is

considered that there is no higher risk than average of accidents during construction and operations.

3 Location

In terms of location, the site is not in a sensitive area as defined in Regulation 2(1). There are no protected features on the site. Overall, it is considered that the local environment can absorb the proposal.

4 Scale Of Impacts

The impact of the proposed development is likely to be limited to noise, traffic and potentially traffic emissions and some impact on the existing (though unprotected habitats). However, all impacts are expected to be in the local area only. The impacts are not considered to be unduly complex or of a significant scale following the construction period.

The proposal is unlikely to have significant effects on the environment and an EIA is **not** therefore required.

OFFICER SIGNATURE	Elaine Ward	DATE 27/06/2017
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Appendix B

PROPOSED HOUSING DEVELOPMENT

PUBLIC CONSULTATION FOR LAND WEST OF WAKEFIELD ROAD, SMITHIES, ATHERSLEY



Local Exhibition and Consultation

Wednesday 12th July 2017, 4.30 - 7.30pm

St Helen's Church Hall, Laithes Lane

WAKEFIELD ROAD, SMITHIES, ATHERSLEY

The proposed development is likely to include...

- Up to 250 family houses, needed to support Barnsley's growing population and economy
- Public open space and play space
- Tree planting and landscaping
- Public footpath links
- Sustainable drainage
- Access from Wakefield Road

HOW TO COMMENT...

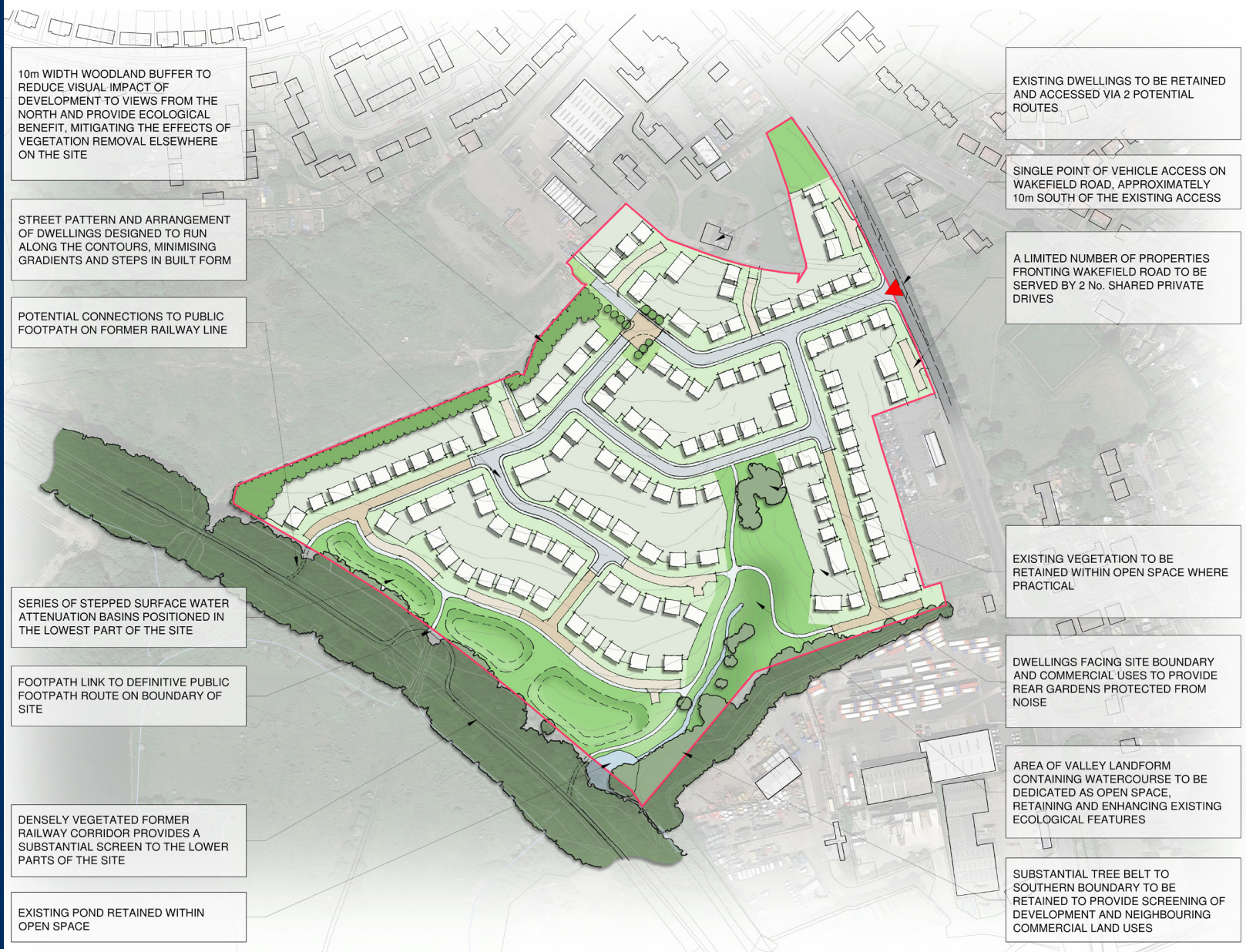
- Discuss any queries or comments at the exhibition.
- Comment by email to:
planning.consultation@cushwake.com
- Comment in writing at the exhibition or to:

Planning Consultation
Cushman & Wakefield
St Paul's House
23 Park Square South
Leeds
LS1 2ND

- Comment online at:

<http://jrpassoc.wixsite.com/jrpassoc/consultation>

ILLUSTRATIVE DRAFT LAYOUT



HOW TO FIND US...

St Helen's Church Hall, Laithes Lane



WHAT HAPPENS NEXT (APPROXIMATE DATES)...

- We welcome the views of local residents and Harworth will review all comments received at the exhibition as it finalises the proposed development.
- A planning application will be submitted to Barnsley Council later in the summer, which will then be placed on public consultation before being decided in autumn 2017.
- Final designs may then be prepared by a housebuilder in spring 2018 and approved for construction to start in summer 2018.

Appendix C

LAND WEST OF WAKEFIELD ROAD, ATHERSLEY

PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT

Background and Context

WHO ARE HARWORTH GROUP PLC

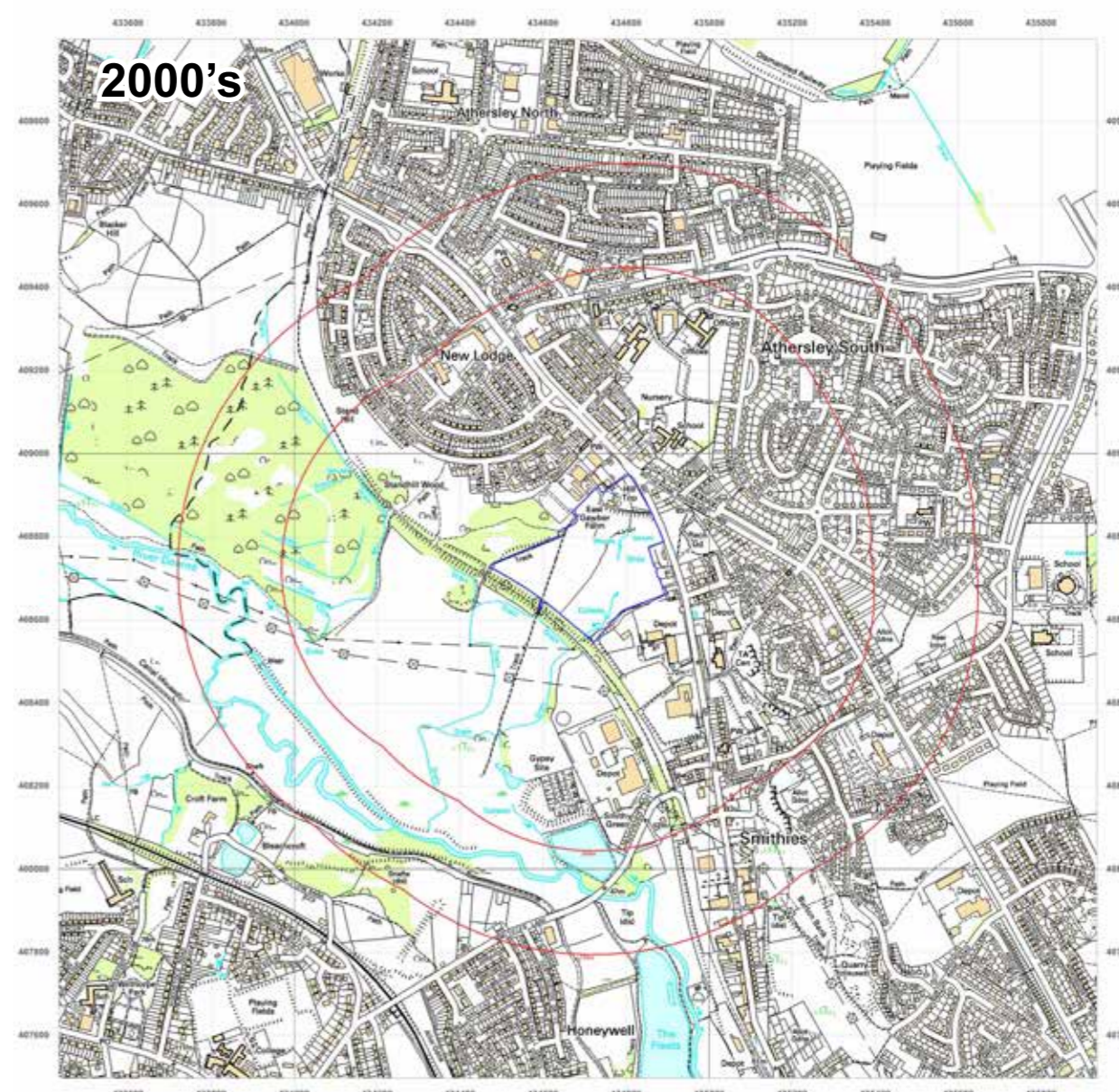
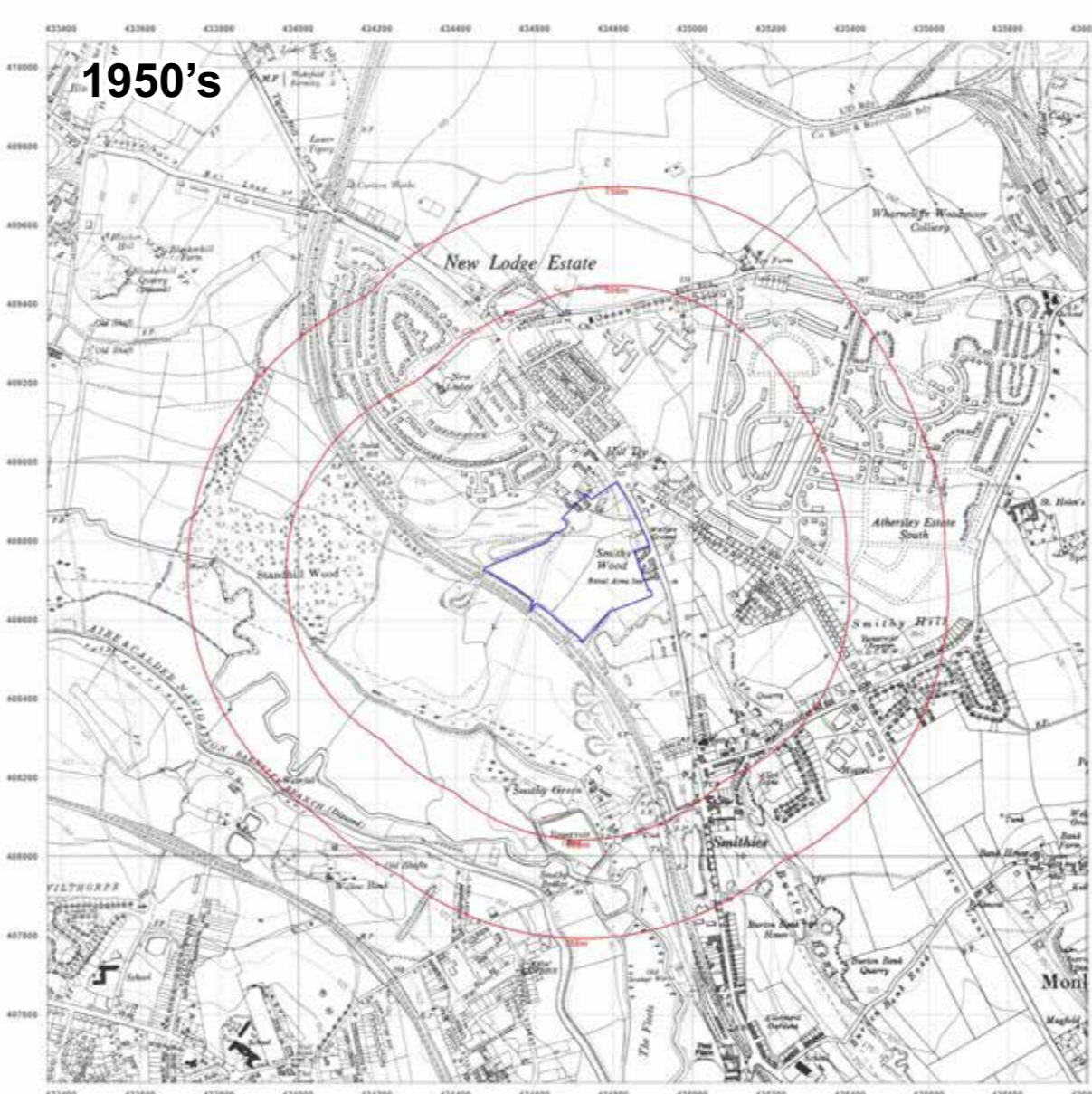
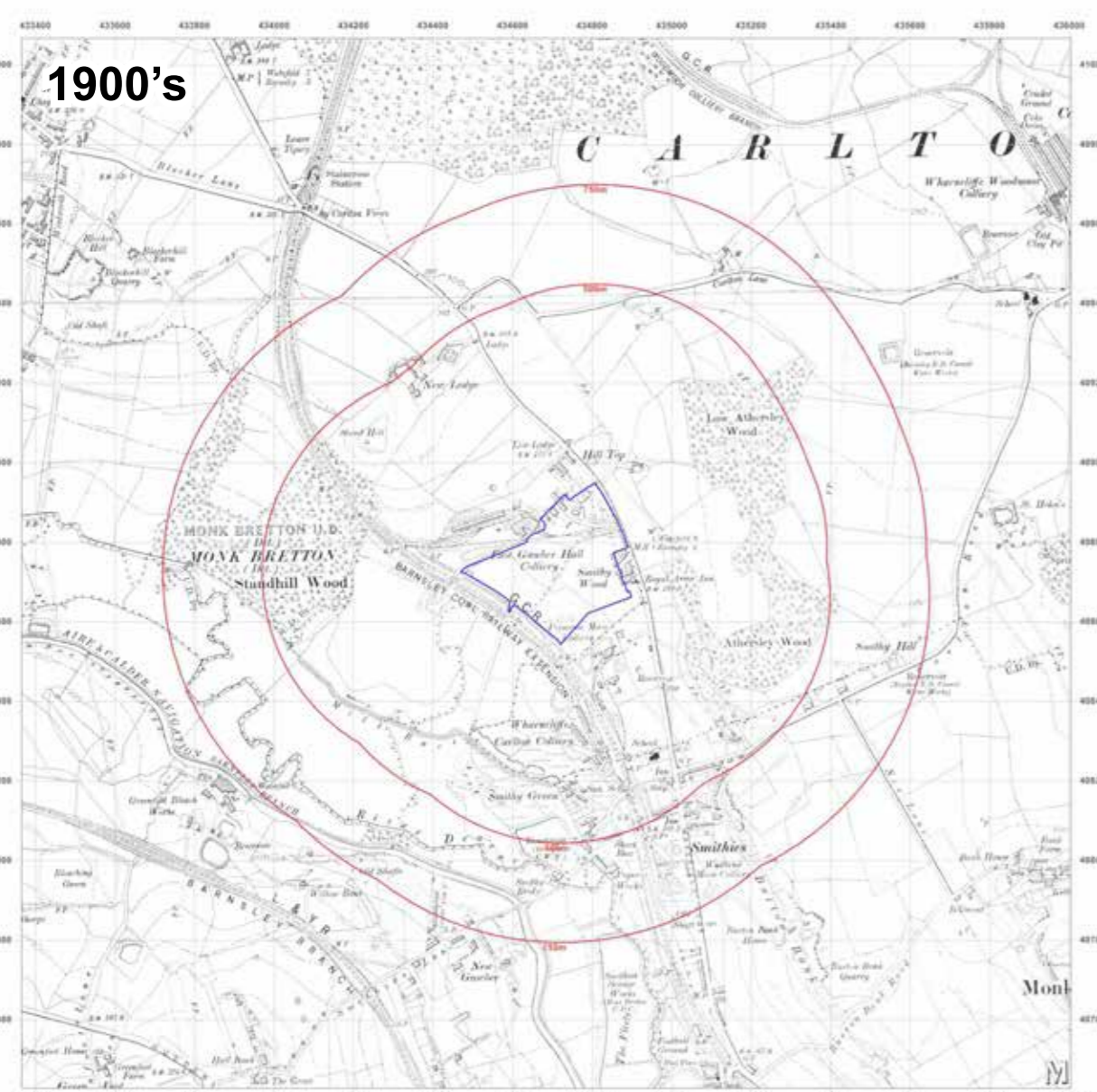
Harworth Group is one of the UK's land and property regeneration companies, based in Rotherham. It specialises in the development of brownfield sites, derelict land and former colliery sites to create employment areas, new homes and places where people want to be. It is the masterplanner and developer of Waverley in Rotherham – Yorkshire's largest brownfield redevelopment that is home to the Advanced Manufacturing Park and a planned 4,000 homes.

In Barnsley, it has recently developed the first phase of Gateway 36 Business Park close to Junction 36 of the M1, where businesses such as Talurit and Esco have just moved to, and has brought forward land at Mapplewell that will deliver an eventual 325 homes at the former North Gawber Colliery. It is therefore highly experienced at developing brownfield land for new housing and business use.

SITE / LOCAL HISTORY

Historic mapping shows that the area originated as a rural landscape of enclosed fields and woodland known as Smithy Wood. During the mid-19th century, the landscape underwent industrialisation, with the introduction of coal mines, canals, and railways. At this point the development site was partially occupied by East Gawber Hall Colliery, whilst Primrose Main Colliery was located a short distance south of the site. Both collieries were served by the Barnsley Coal Railway which ran to the southwest of the site.

With the closure of the mines during the twentieth century, and the construction of the New Lodge, Athersley South and Athersley North housing estates to the north, the landscape changed considerably. The development site ceased to be associated with mining, and was instead used as grazing land. Adjacent land was then developed for commercial uses and the trees to the site's perimeter matured into substantial belts to form the landscape we have today. Whilst little or nothing of the main East Gawber Hall Colliery site remains today, the embankment of the former railway remains as a public footpath and, to the south of this, the remains of the old fan shaft and fan house exist as a Scheduled Ancient Monument.



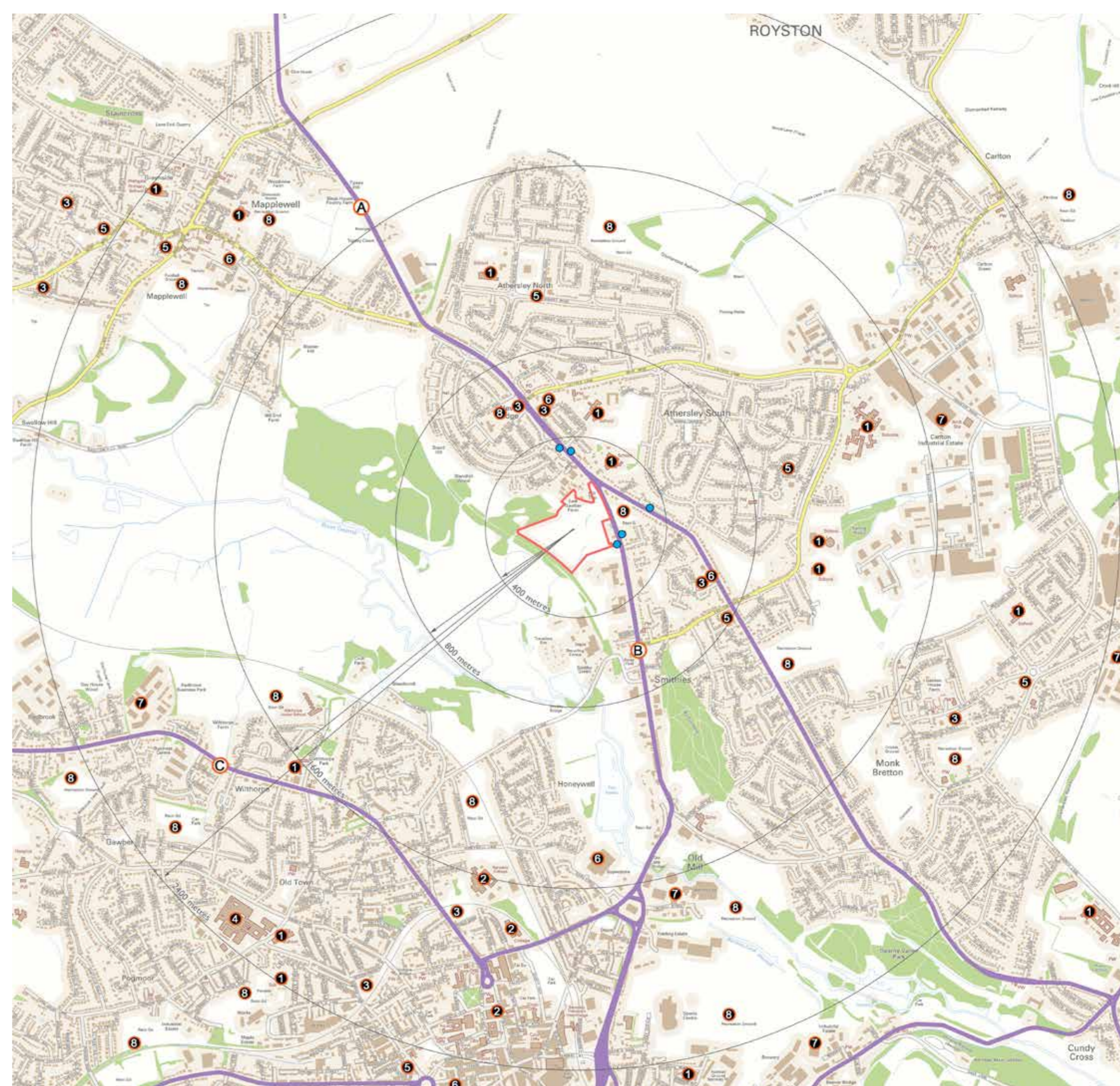
SITE LOCATION

The site lies in an area of housing and commercial uses where it is well served by shops, schools and community facilities. Barnsley town centre shops, leisure, jobs and the interchange are easily accessible by public transport from the site.

The map opposite provides an image of the local services. This includes schools, district centre, bus stops, doctors/dentists and other community facilities.

As the plan demonstrates, the site is within a highly sustainable location with a number of services being located within 800m of the site.

The closest bus stops are situated within 400m along Wakefield Road to the east of the site and provide regular services to Staincross, Athersley North and Barnsley Town Centre.



KEY

- | | |
|---|--|
| <ul style="list-style-type: none"> — MAIN ROADS A A61 TO M1 NORTH B A61 TO BARNSELY C A628 TO M1 SOUTH — SECONDARY ROADS BUS SERVICES 1 BARNSELY - MAPPLEWELL - STAINCROSS 11 BARNSELY - ATHERSLEY NORTH 193 BARNSELY - MONK BRETTON - ROYSTON - WAKEFIELD | <ul style="list-style-type: none"> ● BUS STOPS 1 SCHOOLS 2 HIGHER EDUCATION 3 DOCTORS SURGERY / MEDICAL CENTRE 4 HOSPITAL 5 CONVENIENCE SHOP 6 SUPERMARKET 7 BUSINESS / INDUSTRIAL / RETAIL PARK 8 RECREATION GROUNDS |
|---|--|

LAND WEST OF WAKEFIELD ROAD, ATHERSLEY

PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT

Proposed Masterplan

LOCAL PLAN

Barnsley Council's development plan (2000) recognised the potential for housing at this site in the future, safeguarding it for future development.

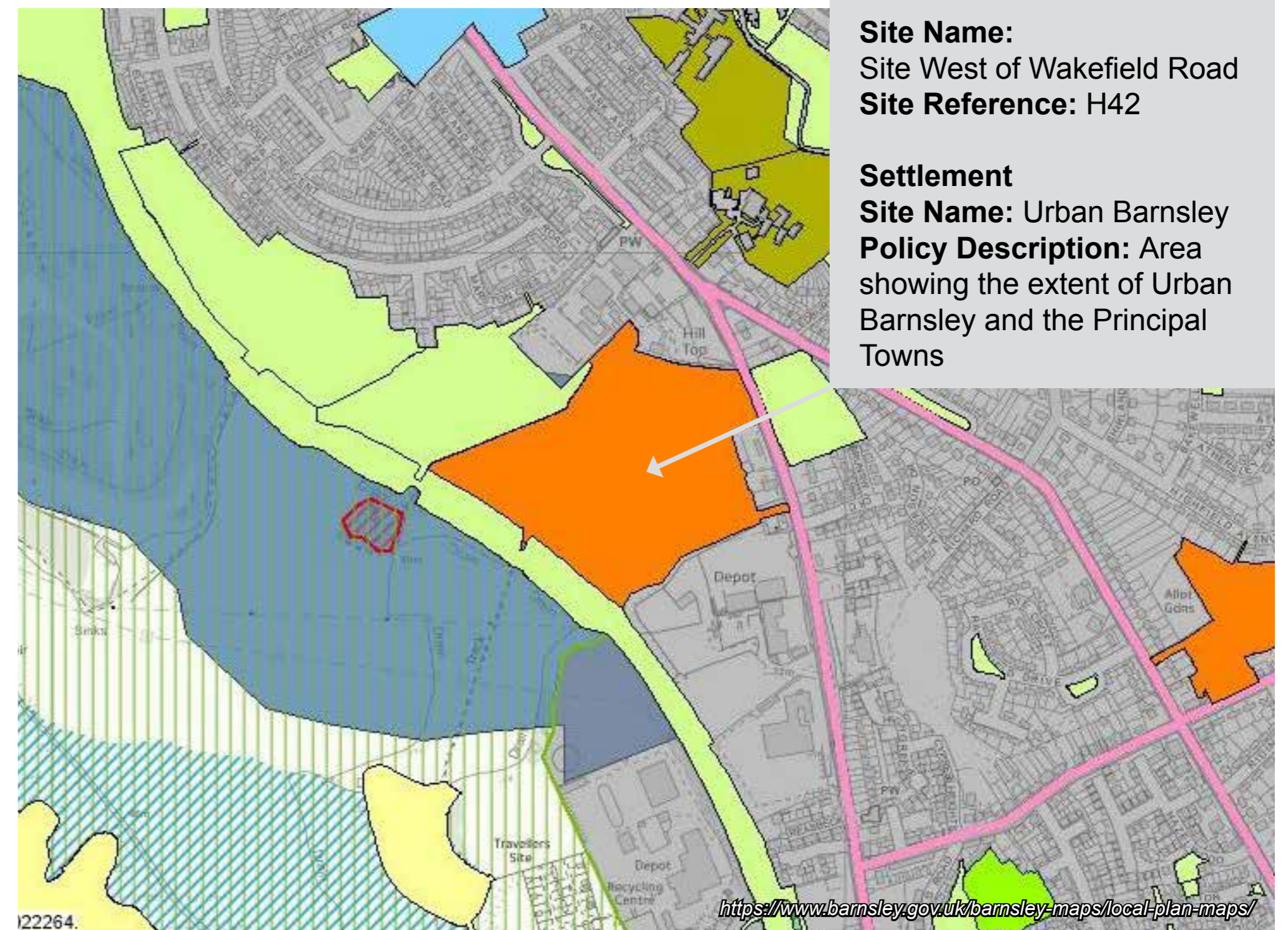
The current draft Local Plan proposes to allocate this site for housing development now as shown opposite.

Barnsley Council has a shortage of sites able to deliver housing to meet the needs of the town's population over the next 5 years. Locations are now therefore proposed to come forward for housing development.

ILLUSTRATIVE LAYOUT

The proposed development is likely to include...

- Up to 250 family houses, needed to support Barnsley's growing population and economy
- Housing types anticipated include 2, 3 and 4 bedroom properties in a mix of detached, semi detached and small terrace forms. There is also the possibility for a small number of bungalows or flats. *What type of housing and facilities do you think are most needed in this area?*
- Public open space and play space
- Tree planting and landscaping
- Public footpath links
- Sustainable drainage
- Access from Wakefield Road



“Development of up to 250 high quality family homes”



LAND WEST OF WAKEFIELD ROAD, ATHERSLEY

PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT

“Find out more and have your say...”

ACCESS AND TRAFFIC

The local highway network will be subject to detailed capacity assessment including the following junctions

- Proposed Site Access
- Wakefield Road junctions with Laithes Lane, Rotherham Road, Carlton Road and Smithies Lane
- Carlton Road junction with Rotherham Road

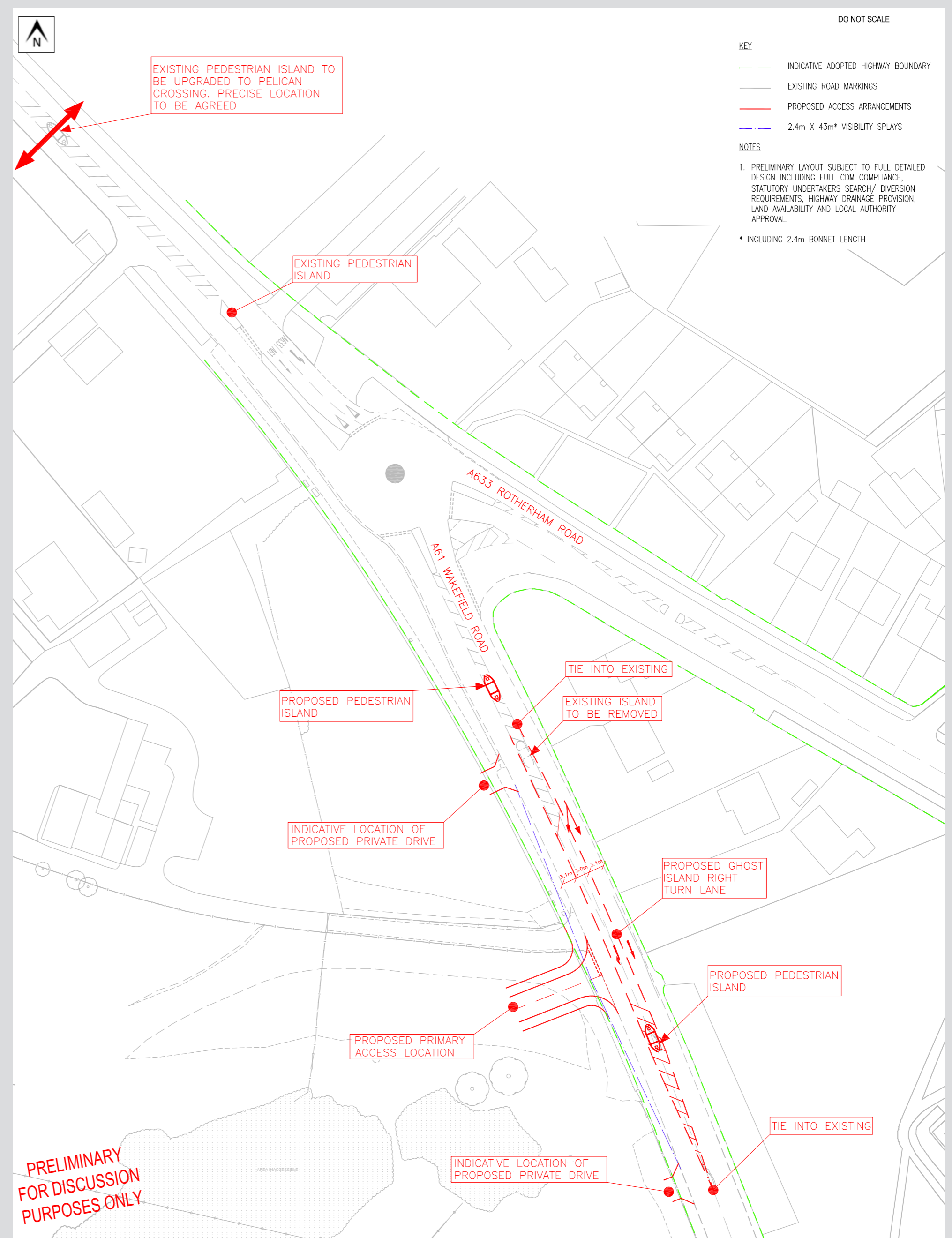
Initial assessments suggest that the flow of traffic in the area can be improved by increasing their operational efficiency and timing of traffic lights on nearby roads. Harworth's consultants are also investigating possible ways to improve the operation of the existing mini-roundabout that joins Wakefield Road and Rotherham Road.

To reduce the existing severance caused by Wakefield Road that is experienced by current residents, Harworth are supporting the introduction of a pelican crossing that will significantly improve journeys by foot, particularly those to the primary schools and the local shops/services. The exact location of this crossing and the detail of other improvements will be agreed through the planning process.

To promote sustainable travel from the development and minimise the impact of private car trips a Travel Plan will support the application and is expected to include the following measures:

- Personalised travel planning
- Accessibility plans for walking and cycling trips
- All properties will be provided with electric vehicle charging points
- All properties will be provided with appropriate cycle parking
- All properties to have high speed broadband to encourage home working.

We welcome suggestions from the local community about possible measures to further enhance sustainable travel and the highway environment.



GROUND CONDITIONS

Harworth recognises that the site is located within an area which may be affected by former coal mining activities, and has taken this into account in the proposed development layout. Desk top investigations indicate that any risk from contamination or ground gas is likely to be low. A full intrusive site investigation will now be carried out to inform suitable foundation design and to confirm the presence of any contamination on the site, which would then be made safe as part of the development.

LANDSCAPE TREES AND ECOLOGY

The site is a small area of grazing land surrounded by urban development of housing and commercial uses. The lower parts of the site are screened to the southeast and southwest by belts of mature trees and a former railway embankment, whilst there are open views across the site and beyond from Wakefield Road to the north. Within the site there is an outgrown mature hedgerow and some scattered trees.

As housing development will unavoidably result in the loss of the grazing land, including the outgrown hedgerow within the site, the impact of this is to be mitigated by the creation of areas of public open space allowing the retention of scattered trees where possible, preservation of the boundary tree belts and new tree or hedgerow planting within the development. The appearance of the development will soften as the planting matures, whilst some views across the valley from the north of the site will remain.

Ecological surveys have been undertaken to assess the habitats and species present within the site. Whilst some surveys are on-going, emerging findings are that the ecological value of the site is primarily associated with the boundary scrub and hedgerows, which provide habitat for bats and birds. There is no indication of protected amphibian species present at the pond or stream within the site.

The results of the ecological surveys will be used to inform the planning application and also to guide ecological enhancement measures within and around the site. Careful planning at the design stage of the development has included for the enhancement of retained habitat and the creation of new and ecologically diverse habitats, particularly at the boundaries of the site. Habitat creation and enhancement will increase biodiversity and provide functional links between the site and wider countryside.



Farmland in wider Dearne Valley which is separated from the site by the wooded embankment to the disused railway line



Land in site which may form area of open space.



Public footpath along disused railway line to the southwest of site



View from the northern part of the site toward Barnsley Town Centre

LAND WEST OF WAKEFIELD ROAD, ATHERSLEY

PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT

“Find out more and have your say...”

DRAINAGE

A thorough assessment of any flood risk posed to the site from rivers, surface water, groundwater and local drainage infrastructure has been carried out. This indicates that the site is not at risk of flooding, and that the development will not increase the flood risk to surrounding areas.

Surface water run-off from the development will be held either within new ponds along the southern boundary, or in underground tanks, before draining into an existing watercourse south of the site. The flow rates will be limited to those of greenfield land, with a reduction in flows for the more severe storms, thereby improving upon the current situation.

ARCHAEOLOGY AND BUILT HERITAGE

A detailed historic environment assessment has been undertaken to determine the likely effects of the proposed development on archaeology and built heritage. The former extent of East Gawber Hall Colliery is partially within the development site boundary. No above ground evidence of the colliery survives, but the assessment will determine the likely effects on any associated below ground archaeology and propose methods, if needed, to mitigate any impacts on buried archaeology within the development site boundary.

There is one Scheduled Monument within close proximity to the development site, East Gawber Hall Colliery Fanhouse. The setting of the monument includes its association with the former colliery site. As there is no visibility between the monument and the development site, given the belt of mature trees and disused railway embankment in between, it is not anticipated that the development will have any significant effect on the monument.

NOISE AND AIR QUALITY

Both attended and long term noise surveys have been undertaken to establish noise levels at the site from road traffic and nearby employment uses. The analysis of the survey results has fed into the illustrative scheme design and established that the site is suitable residential use in terms of noise.

Given the scale of development proposed, there is not anticipated to any significant impact on air quality resulting from vehicle emissions. The sustainable travel measures will further serve to reduce emissions as well as congestion.

Potential noise, vibration and dust impacts during construction works will be controlled through the adoption of standard 'Best Practice' techniques, including the restriction of working hours, to be adopted by the Contractor in agreement with the Local Planning Authority.

AFFORDABLE HOUSING AND COMMUNITY FACILITIES

The proposals include public open space and play areas. The development will also contribute to the provision of affordable housing and community infrastructure such as school places, provided that this is financially viable.

Recent development of Harworth's site at Prince of Wales, Pontefract



Recent development of Harworth's site at Waverley, Rotherham



HAVE YOUR SAY

- Please discuss any comments, queries or concerns you have with the developer and project team here today.
- To make a comment in writing, please complete a response form, send us a letter or an email to the addresses provided

Planning Consultation
Cushman & Wakefield
St Paul's House
23 Park Square South
Leeds
LS1 2ND

planning.consultation@cushwake.com

- To view these boards again and to comment online, please visit <http://jrpassoc.wixsite.com/jrpassoc/consultation>

WHAT HAPPENS NEXT?....

- We welcome the views of local residents and businesses. Harworth will review all comments received at the exhibition as it finalises the proposed development.
- A planning application will be submitted to Barnsley Council later in the summer, which will then be placed on public consultation before being decided in autumn 2017.
- Final designs may then be prepared by a housebuilder in spring 2018 and approved for construction to start in summer 2018.
- If everything goes to plan, the first residents may move in to new homes in early 2019.

Appendix D

New Homes at Wakefield Road, Athersley Consultation Feedback and Comments

Please let us know what is important to you...

Please tick, where 0 is not important at all and 5 is very important

Keeping trees and space for wildlife	0	1	2	3	4	5
Providing publicly accessible green space	0	1	2	3	4	5
Providing new play facilities	0	1	2	3	4	5
Providing small-medium sized houses (2-3 bedroom)	0	1	2	3	4	5
Providing large houses (4-5 bedroom)	0	1	2	3	4	5
Providing accessible flats or bungalows (1-2 bedroom)	0	1	2	3	4	5
Providing 'starter homes' discounted for first time buyers	0	1	2	3	4	5
Providing 'social housing' for rent or assisted purchase	0	1	2	3	4	5
Providing traditional style housing	0	1	2	3	4	5
Providing modern style housing	0	1	2	3	4	5
Keeping traffic flowing on main roads	0	1	2	3	4	5
Ensuring people can easily get to local schools, shops, health care and other essential services	0	1	2	3	4	5
Helping people to use local bus services and public transport	0	1	2	3	4	5

What should a new housing development be called so that it forms part of the local community?

Springwell Rise	Like	Don't Like
Smithy Wood Park	Like	Don't Like
Primrose Park	Like	Don't Like
<i>Your suggestion...</i>		

New Homes at Wakefield Road, Athersley Consultation Feedback and Comments

Please let us know what is important to you...

Please tick, where 0 is not important at all and 5 is very important

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Springwell Rise	Like	Don't Like
Smithy Wood Park	Like	Don't Like
Primrose Park	Like	Don't Like
<i>Your suggestion...</i>		

We welcome your comments and suggestions on the proposed housing development...

We welcome your comments and suggestions on the proposed housing development...

Please let us know who you are...

Your name		
Your email address		
Your home address		
Do you live or work close to the development site?	Live	Work

Please let us know who you are...

Your name		
Your email address		
Your home address		
Do you live or work close to the development site?	Live	Work

Please drop completed forms in the box at the exhibition or return to...

Planning Consultation
Cushman & Wakefield
St Paul's House
23 Park Square South
Leeds
LS1 2ND

<http://jrpassoc.wixsite.com/jrpassoc/consultation>

planning.consultation@cushwake.com

Many thanks for your contribution

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Many thanks for your contribution

