

BALMORAL GROUP HOLDINGS LTD



**PROPOSED RESIDENTIAL
DEVELOPMENT AT
321 HOUGH LANE, WOMBWELL,
BARNSELY, S73 0LR**

PRE-APPLICATION CONSULTATION

September 2017

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1.0 INTRODUCTION

- 1.1 Outline planning permission is sought by Balmoral Group Holdings Limited for the redevelopment of their existing industrial site at 321 Hough Lane, Wombwell for residential purposes. Balmoral Group Holdings Limited are the parent company of Balmoral Tanks Limited. They currently operate from the site following the acquisition of Galglass from administration in 2015.
- 1.2 The company's existing premises at Wombwell, which are the subject of this application, are constrained for industrial purposes in terms of the layout of the site, the configuration of buildings and the fact that the site sits adjacent to residential properties. Storage space is also limited. The site extends to 1.485ha (3.67acres) or thereby and lies within a predominantly residential area. The site is bound on three sides by residential development, the most recent of which was completed in the last 10 years.
- 1.3 The site is fully developed and the fact that it is bound by housing restricts the potential for further growth. Consequently, Balmoral Group Holdings Limited acquired land at Thurnscoe Business Park to develop a bespoke manufacturing facility capable of accommodating the existing business and allowing for its long term expansion. Planning permission was granted for that site earlier in 2017 and construction works are nearing completion. It is anticipated that the company will relocate to their new facility in Spring 2018.
- 1.4 This current application for Outline Planning Permission seeks to redevelop their existing industrial site for residential purposes. The proposal is to utilise the existing access from Hough Lane to access a development of around 45 residential units comprising detached, semi-detached and terraced housing with associated infrastructure and open space provision.
- 1.5 Prior to embarking on the planning process, pre-application advice was sought from Barnsley Metropolitan Borough Council. Pre-application consultation was also undertaken with the local community and local Councillors with a public exhibition of the proposals being held to fully inform the public of the redevelopment proposals for the site. The following report summarises the consultation undertaken, the responses received during that consultation, and outlines, in conjunction with the Design & Access Statement, amendments made to the proposals to reflect that feedback.
- 1.6 This Consultation Report requires to be read in conjunction with the indicative plans accompanying the application. A range of additional supporting information is also submitted with the application and should be referred to. This includes;
- Design & Access Statement, including Housing Sustainability Checklist;
 - Planning Statement;
 - Transport Statement;

- Geo-environmental Desk Study Report;
- Drainage Assessment;
- Coal Mining Risk Assessment;
- Flood Risk Assessment;
- Extended Phase 1 Habitat Survey; and,
- Tree Survey

2.0 PRE-APPLICATION CONSULTATION

- 2.1 As the proposal falls within the category of a major application, formal pre-application advice was sought from Barnsley Metropolitan Borough Council in January 2016. A copy of the Pre-application Submission and covering letter dated 11 January 2016 is attached at Appendix (A). Subsequent to the submission a Pre-application Meeting was held with the Council on 10 March 2016. John Findlay of Ryden represented Balmoral Group Holdings Limited at that meeting. Attending for the Council were;

- Andrew Burton, Senior Planning Officer, Development Management;
- Emma Coveney, Senior Policy Officer, Planning Policy;
- Steve Hawkins, Business Development Officer;
- Barbara Wilson, Highways Development Control Officer;
- Paul James, Principal Mining Engineer, South Yorkshire Mining Advisory Service;
- John Scott, Senior Officer, Pollution Control;
- Derek Bell, Principal Network Resilience Manager (Drainage); and,
- Alex Richardson, Housing Growth

- 2.2 Subsequent to the meeting a summary of the meeting was issued by Barnsley Council on 24 March 2016. This set out the key issues raised at the meeting and the supporting information necessary to accompany the Planning Application. Consultee responses were attached where appropriate. A copy of the summary is attached at Appendix (B).

3.0 PUBLIC CONSULTATION

- 3.1 A Public Consultation event was held in Thurnscoe Library on Monday 24 April 2017 between 3pm and 7pm. The venue was chosen following discussion between Balmoral Group Holdings Ltd and Local Councillors. The event took the form of a “drop-in” session with display boards showing indicative proposals for the redevelopment of the Wombwell site. Representatives of Balmoral Group and their consultants were on hand to respond to any queries. The opportunity was also taken to provide details of the proposed manufacturing facility at Thurnscoe which had recently been granted planning permission. A representative of Balmoral Tanks Limited was also on hand to deal with any recruitment enquiries. A copy of the display boards and feedback form are attached at Appendix (C).

- 3.2 In advance of the event adverts were placed in the local press, a copy of which is attached at Appendix (D). Letters were also issued to around 140 adjoining proprietors informing them of the proposals and inviting them to attend the Public Consultation event. A copy of the letter is attached at Appendix (E). A similar letter, attached at Appendix (F) was sent to each of the Local Ward Councillors. Two of the notified parties and a Councillor advised that they were unable to attend the Public Consultation event. In response, copies of the exhibition boards were issued by email along with a copy of the comments form available at the event.

4.0 CONSULTATION FEEDBACK

- 4.1 The event was well attended with around 30 visitors during the course of the exhibition. The proposals were generally well received with the majority favouring the proposed residential use. Formal feedback, either in the form of email correspondence or completed Comments Forms were received from 5 parties. Copies of the correspondence are attached at Appendix (G).
- 4.2 Only one party opposed the principle of residential development preferring the existing industrial use for reasons of privacy and concerns regarding the potential of being overlooked by other residential properties. The objector also expressed concern that the proposed development may affect their own property valuation. The latter, of course, is not a valid planning matter and, in any event, it is debatable if property values would be adversely impacted by the proposed residential development.
- 4.3 A number of parties, particularly in the Foundry Gate development which sits at a lower elevation, whilst welcoming the proposed redevelopment and change of use raised concerns regarding the potential of being overlooked. The layout of the proposed development seeks to address this issue by limiting the height of the new development to two storeys and ensuring that rear garden depths and window-to-window relationships meet all the necessary standards. Furthermore, every effort has been made to retain the existing peripheral woodland, enhanced where appropriate, to maintain the amenity of the existing residential properties adjoining the site.
- 4.4 A number of parties raised issues regarding the access and the potential for increased traffic generation. One party suggested the demolition of the existing semi-detached properties adjacent to the site access in order to improve the access and ensure adequate visibility at the junction. These matters are fully assessed in the Transport Statement, which demonstrates that there will be no significant increase in traffic and as such no mitigation is required on the local road network. It further demonstrates that adequate visibility splays can be achieved at the junction. Nevertheless, the proposal site now encompasses the semi-detached properties, owned by the applicant, to improve the junction layout and increase visibility.

- 4.5 The importance of the greenspace areas to the south east of the proposal site were raised by two parties. Concern was expressed that the proposed internal roads layout could provide access to those areas and potentially lead to their development in the longer term. The applicant has no control over land outwith the site boundaries and has no intention of providing access to the wider area. Consideration has been given by the Architects to adjusting the layout to clearly restrict access to the wider area. Unfortunately, this has not been possible in achieving the most efficient and optimum layout for the site. Nevertheless, it should be emphasised that peripheral landscaping and level changes will limit the potential for access to the wider area in the future.
- 4.6 Site boundaries were queried by an adjoining proprietor to the north suggesting that Balmoral's land ownership extended beyond the area highlighted at the exhibition. Helpfully, a plan was submitted with the representation highlighting the area in question. The site boundary has subsequently been adjusted to encompass the full extent of Balmoral Group's landholding. The representation also raised concerns regarding a shale bund formed along the northern boundary of part of the site and the fact that this obstructed the natural flow of water from the allotments to the north creating ponding along the boundary. Concerns were also raised by one or two residents of the Foundry Gate development regarding the potential for surface water to run off towards their properties which sit at a lower elevation. All of these matters have been taken into consideration in the Drainage Assessment carried out in respect of the site. This demonstrates that the proposals for sustainable urban drainage to deal with surface water arising from the site will not adversely impact on adjoining properties. Full details are set out in the Drainage Assessment.
- 4.7 A number of general queries were raised regarding the timing of the relocation of Balmoral and the anticipated construction start date for the residential development. Concerns were expressed regarding the possibility of the site being empty for some time and the potential for vandalism and break-ins.
- 4.8 Balmoral Group Holdings Limited have taken an open and transparent approach to their proposals for the redevelopment of the site to residential use. As is evident from Appendix (G), they have responded to each of the representations received in an effort to explain the proposals, adjust them where appropriate, and allay the concerns of adjoining proprietors. They have also undertaken to keep those who made representations apprised of progress and, accordingly, those parties have been notified of submission of the application.

5.0 SUMMARY

- 5.1 The proposals by Balmoral Group Holdings Limited for the redevelopment of the site for residential use have generally been well received by those immediately adjoining the site. Only one party has opposed the principle of residential development.
- 5.2 The majority are in support of the development, but raise a number of issues relative to traffic, site access, overlooking, and drainage. The indicative layout has been amended in an effort to address those concerns and supporting information submitted with the application seeks to directly address many of the issues.
- 5.3 Balmoral Group Holdings Limited have taken an open and transparent approach to the development and have sought to engage with the local community and will continue to do so through the application process.

Appendix A
Pre-Application Meeting Request

Major Development Pre-Application Advice Request Form

1. Persons Responsible	
APPLICANT	AGENT (If any)
Name: Balmoral Group Holdings Limited	Name: John Findlay
Address: Balmoral Park, Loirston, Aberdeen	Address: Ryden LLP 25 Albyn Place, Aberdeen
Postcode: AB12 3GY	Postcode: AB10 1YL
Tel. No.: 01224 859000	Tel. No.: 01224 588866
Email address (an acknowledgement of receipt will be sent if you provide this):	Email address (an acknowledgement of receipt will be sent if you provide this): john.findlay@ryden.co.uk
2. The Site	
Site address: Land and Buildings at 321 Hough Lane, Wombwell, Barnsley. (Formerly Galglass Ltd)	Site area is 15,700 m2 Circa 40 - 45 Units
Postcode: S73 0LR	Proposed floor space is 4,720 to 5,270 m2
Is land adjoining the application owned/controlled by the applicant?	Please delete as applicable: No
Does the site include, or is it close to a listed building?	Please delete as applicable: No
Is the site within, or immediately adjacent to a conservation area?	Please delete as applicable: No
Does the site include, or is it close to a Scheduled Ancient Monument?	Please delete as applicable: No
Is the site within, or close to a registered park or garden of special historic interest?	Please delete as applicable: No
Does the site include anything of archaeological interest?	Please delete as applicable: Don't know
Does the site include or is it close to anything of historic merit?	Please delete as applicable: Don't know
3. The Proposal	
What is the present use of the site?	Industrial Use, comprising manufacturing facilities, warehouses, areas of hard-standing, open storage and ancillary office accommodation.
What is the proposal for?	Residential development comprising detached, semi-detached and terraced housing.

PLEASE CONTINUE ON PAGE 2

ATTACHED INFORMATION	
Without the following, the process will not continue. For complex sites, further information may be requested.	
1:2500 location plan	Y/N Yes
1:500 layout plan	Y/N Yes
Full details of existing site or buildings	Y/N Please refer to attached Report
Full description of proposal and drawings	Y/N Please refer to attached Report
Any additional drawings/photo's/models to assist description	Y/N Please refer to attached Report

Please confirm your payment:

☐ I have already paid the amount of £_____ by card, and my reference number is _____

☒ I enclose a cheque for £ 600 made payable to 'Barnsley MBC'

If you have already paid by card, you can scan and email this form and any attachments to developmentmanagement@barnsley.gov.uk Alternatively, you can post these to the address below.

If you are paying by cheque, please post it with this form and any attachments to:

Planning Development Management
Barnsley Metropolitan Borough Council
PO Box 634
BARNSLEY
S70 9GG

I (the undersigned) hereby request the views of Barnsley Council on the pre-application proposal. I also agree to pay any additional sums arising from the service as detailed in the '[Pre-Application code of Good Practice](#)'.

Signed _____ Partner for Ryden LLP Date 8 January 2016

On behalf of Balmoral Group Holdings Limited

☐ Please tick if the request/application contains commercially sensitive or confidential information and should not be disclosed under the Freedom of Information Act.

We will only use personal information for the services we provide to you. You can find more information on our website at www.barnsley.gov.uk/privacy

LAND AND BUILDINGS AT 321 HOUGH LANE, WOMBWELL, BARNSELEY, S73 0LR PROPOSED RESIDENTIAL DEVELOPMENT

REQUEST FOR PRE-APPLICATION ADVICE

Introduction

Ryden LLP act as agents for Balmoral Group Holdings Ltd, owners of the above site. Balmoral Group Holdings Ltd acquired the business of Galglass Ltd, the current occupiers of the site, from Administration in 2015.

Balmoral continue to operate the business, under the name of Balmoral Tanks, and are presently seeking to relocate the business to more modern and better located premises. The Company directly employs around 50 people, half of whom are employed on site at the manufacturing facility with the remainder involved in the installation of manufactured products off-site

The land and buildings are presently in industrial use having a historic presence in the area. However, the adjoining land uses are now predominantly residential with the recent developments to the south and south-west adding to the presence of existing housing to the north and north-east. As a consequence, industrial use is no longer compatible with the immediately adjoining residential uses.

Location of Site



The site, which extends to approximately 1.57 hectares (3.88 acres) or thereby lies immediately to the south of Hough Lane in Wombwell. Vehicular access to the site is taken from Hough Lane. The wider road network is accessed via Hough Lane with Junction 36 of the M1 Motorway approximately 3 miles away which, in turn, provides links to Leeds and the M62 to the north and Sheffield, London and the M18 to the south.

The site lies within close proximity of the rail network. Wombwell Station lies approximately 0.5 mile to the west of the site and provides links to both Barnsley and Sheffield Train Stations.

Description of Site and Existing Uses



The site is presently in industrial use and comprises a range of industrial, workshop and warehouse buildings with ancillary offices and areas of open storage. Having been developed over many years the age and quality of the buildings vary considerably across the site. The main industrial unit sits to the rear of the site and comprises three inter-connected units of steel portal framed construction with concrete floor and over clad brick elevations. The rectangular shaped building extends almost the entire width of the site running east-west.

The second main industrial unit lies to the east of the site entrance and has previously been used as a paint shop. Again, of portal frame construction with a concrete floor, it is finished with block and brick elevations under a corrugated cement roof.

Industrial Unit 3 sits to the west of the site entrance and is currently used as a maintenance workshop. It comprises two inter-connected buildings of varying age. The first building is of steel portal frame construction finished with corrugated sheeting under a corrugated aluminium steel roof. The second building is split over two levels and comprises brick construction under a corrugated asbestos roof.

Fronting the site to Hough Lane lying either side of the access are two office/reception buildings. The smaller building to the east of the access road was previously used as a semi-detached dwelling house. It comprises a redbrick building with tiled roof. The larger main reception and office building lies to the west of the access. It comprises of brick construction

with a pitched tiled roof. This building comprises 4 cellular offices, and reception room to the front elevation with ancillary staff facilities. Inter-connected to the rear are 3 detached pre-fabricated office buildings. These buildings comprise of rendered walls beneath a pitched corrugated roof.

Overall the 3 industrial units extend to approximately 2,753 sq m (29,637 sq ft), whilst the office accommodation extends to 480.85 sq m (5,157.73 sq ft).

The site is fully serviced with water and drainage, electricity, gas and fixed line telephone and internet services. A telecommunications mast occupies a small area to the south-west of the site and investigations are ongoing regarding the scope to remove or relocate this.

The site comprises almost entirely of buildings and areas of hardstanding. Peripheral hard and soft landscaping partially screen the site from adjoining residential properties. The site is bound to its immediate north and north-east by allotments and an area of open space beyond which lie residential properties fronting Hough Lane. Open space bounds the site to the south-east, whilst to the south and south-west lie new residential properties mainly comprising detached, semi-detached and terraced properties. Beyond Hough Lane to the north lies Wombwell Main Cricket Club with further housing to the north-east and north-west.

Proposed Development



The proposal involves the demolition of the existing buildings and the redevelopment of the site to provide residential development comprising detached, semi-detached and terraced housing with associated areas of landscaping and open space provision. Anticipated development densities would be similar to the recent developments to the south and east and be a maximum of two storeys in height.

The intention would be to utilise the existing access with indicative layouts showing the site capable of accommodating circa 40-45 units. Indicative layouts utilising the same access but with alternative internal configurations are attached for consideration.

The intention would be to secure outline planning permission for residential development and to market the site thereafter with the benefit of that permission. Monies realised from the redevelopment of the site would be used to acquire new premises and to invest in the business.

Summary

Balmoral Group Holdings Ltd acquired the business of Galglass Ltd from Administration. The business continues to operate as Balmoral Tanks employing around 50 people, half of which are employed on site. Many of the buildings are obsolete and in poor condition and the intention is to relocate the business to new premises in the Barnsley area.

The industrial use currently occupying the site is incompatible with adjoining residential uses which has increased significantly in recent years. New residential development to the south and west of the site has resulted in it becoming bound on three sides by residential development.

The proposal is therefore to relocate the existing business and redevelop the site for residential use. Indicative layouts show this capable of accommodating circa 40-45 units comprising detached, semi-detached and terraced properties.

Balmoral Group Holdings Ltd wish to secure outline planning permission for residential development on the site. With the benefit of that permission the site will then be marketed with the funds used to acquire new premises and invest in the growth of the business.

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Appendix B
Summary of Pre-Application Meeting



Place Directorate
David Shepherd
Economic Regeneration, Development Management
PO Box 634, Barnsley, S70 9FE
Head of Service: Joe Jenkinson

John Findlay
Ryden LLP
25 Albyn Place
Aberdeen
Scotland
AB10 1YL

My Ref: 2016/ENQ/00020
Your Ref: JF/VH
Date: 24th March 2016
Enquiries to: Andrew Burton
Direct Dial: 01226 774718
E-Mail: andrewburton@barnsley.gov.uk

Dear John

REFERENCE NO. 2016/ENQ/00020
DESCRIPTION Proposed residential development of 40-45 dwellings
LOCATION Land and buildings at 321 Hough Lane, Wombwell, Barnsley
(Formerly Galglass)

I refer to the request made to the Council for pre-application advice relating to the above site. This letter provides advice and an assessment of the material planning considerations that would influence the outcome of any subsequent application following our meeting 10th March 2016. Attendees from the Council were as follows:-

Andrew Burton, Senior Planning Officer, Development Management
Emma Coveney, Senior Policy Officer, Planning Policy
Steve Hawkins, Business Development Officer
Barbara Wilson, Highways Development Control Officer
Paul James, Principal Mining Engineer, South Yorkshire Mining Advisory Service
John Scott, Senior Officer, Pollution Control
Derek Bell, Principal Network Resilience Manager (Drainage)
Alex Richardson, Housing Growth

Land use planning policy issues – the current position

The Development Plan for the Borough currently consists of the saved Unitary Development Plan policies and the Local Development Framework Core Strategy. In addition the Council has produced a Consultation Draft of the Local Plan and an Additional Consultation which show possible allocations up to 2033 and associated policies. The documents are a material consideration but the weight afforded to it is limited by the fact the Local Plan is at an early stage in its preparation.

The UDP notation on the site is partly employment policy area (saved policy WW5) and partly site for expansion of existing firm (saved policy WW6). In addition Core Strategy policy CSP19 is relevant to the proposal. CSP19 states that:-

Existing employment land, or land last used for employment purposes will be retained in order to safeguard existing or potential jobs. The redevelopment of employment land and buildings for non-employment uses will only take place if:

- *redevelopment would not result in a loss of existing jobs or employment potential; and*
- *there will still be an adequate supply of employment land in the locality*

If the above criteria can be satisfied then redevelopment will be allowed where it can be demonstrated that:

- *the buildings or land cannot satisfactorily support continued employment use.*

The proposed development would lead to the loss of existing jobs from the site. In addition there is a shortage of employment land in the locality and the Borough as a whole. In addition it would appear that the buildings and land could support continued employment use. Based upon the above Planning Officers expressed a view that a proposed residential development would be viewed as contrary to policy CSP19. As such the case would be likely to rely on whether there are other material considerations which would indicate a decision should be taken at variance to policy CSP19.

In terms of housing policy the site the site is located in the Wombwell Principal Town which is a priority to accommodate new housing growth (2000 new dwellings before 2026). In addition CSP 14 'Housing Mix and Efficient Use of Land' seeks to deliver between 55 and 60% of new housing on previously developed land. Nevertheless the Council would still expect a Housing Sustainability Checklist to be carried out to demonstrate that the site is in a sustainable location in accordance with Planning Advice Note 30 'Sustainable Location of Housing Sites'.

Design guidance

Plans would need to comply with the standards in the Designing New Housing Development SPD. This would include the minimum space between buildings standards (21m back to back, 12m between a side wall and a principal elevation) and the minimum private rear garden standards (min 50sqm for 2 bed dwellings and 60sqm for larger properties). Parking provision would need to be 2 spaces per dwelling for 3 bed houses and above and 1 space for 2 bed dwellings and below.

In terms of quality, the Council supports the Building for Life Partnership Scheme which was updated (2012) to include a revised number of 12 questions. The Design and Access Statement should include your own scoring assessment as to how many positive scores would be achieved in order to justify the design of the scheme.

Core Strategy policy CSP14 'Housing Mix and Efficient Use of Land' states that a mix of housing should be provided. CSP14 continues that a minimum density of 40 dwellings per hectare should be aimed for. Lower densities should be justified using the criteria laid out in the final sentence of CSP14 and in the supporting text for this policy at paragraph 9.78 of the Core Strategy. In addition the Economic Strategy the Council is seeking to achieve a step change in the quality of residential development in the borough. These ambitions may necessitate lower densities where it can be justified on sustainable design grounds, or in order to achieve the minimum spacing and garden standards required by the SPD.

With regard to tree considerations the pre-application consultation response from the Tree Officer has not raised any significant concerns with the indicative layout on the grounds that the site is fairly clear of trees and as it is indicated that the trees located adjacent the site boundaries would be retained. However a Tree Survey would be required if it is proposed to disturb any existing trees located within the site boundary. In addition an arboricultural impact assessment may be required depending upon the likelihood of trees located adjacent the site boundaries being impacted by the proposed development and their root protection zones.

There are levels differences within the site and on the adjacent areas of land. Therefore the plans should be designed sensitively so that this would not result in impacts being caused in terms of over dominance and overlooking. Section/street scene plans should be provided in support of any application.

The plans should include a mixture of parking solutions and the layout should not be dominated by front of dwelling parking.

Officers would be happy to comment on a more detailed layout prior to the submission of the application.

Green space

In accordance with CSP35, CSP42 and the SPD Open Space Provision on New Housing Developments, all residential development over 20 units are expected to provide green space, whether that be on site or a financial contribution to upgrade existing areas. Senior Planning Policy Officer Emma Coveney reported that an off site contribution would be likely to be sought in its entirety in this case which would be calculated using the formula in appendix 2 of the relevant SPD which is as follows:-

Type of open space	Dwellings			
	1 bedroom	2 bedroom	3 bedroom	4+ bedroom
Equipped children's play areas	None	£474.60	£569.78	£664.97
Informal open space	£125.17	£185.13	£221.64	£259.46
Formal recreation	£528.06	£777.09	£932.24	£1088.70
Total for all open space	£653.23	£1436.82	£1723.66	£2013.13

Affordable Housing

Housing developments of 15 or more dwellings will be expected to provide affordable housing in accordance with Core Strategy policy CSP15. Provision should be 15% of the number of dwellings in this area of the Borough unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable. The developer must show that arrangements have been put in place to keep the new homes affordable. The types of affordable housing to be provided and the relative balance between the different affordable housing products will depend on local circumstances, but to give an indication, it is likely that a mix of up to 20% intermediate housing and 80% social rented will be acceptable.

Education

Planning Advice Note 33 'Financial Contributions to School Places' states that Planning applications for new homes will be refused unless local schools already have sufficient capacity to accommodate new pupils from the development or enough extra places can be created to accommodate them. There are some areas of the Borough where there are shortages of primary school places. Therefore there is the potential for a commuted sum to be sought to fund additional capacity. I am currently seeking to establish whether there would likely to be a requirement in this case and shall update you further once I receive a consultation response back from our education service.

Highways

Barbara Wilson advised that the highway safety implications of the development would be an important consideration and reported that there might be an issue with achieving the required standard of visibility at the new junction proposed to serve the development with Hough Lane. Pre-application comments from Highways are as follows:-

1. Visibility splays, having the dimensions 2.4m x 70m, should be safeguarded at the access/egress such that there is no obstruction to visibility and forming part of the adopted highway.
2. Forward visibility should be assessed.
3. The centre line hatching should be extended from the Bellscroft development, and may have to incorporate a right turn pocket or fat lane to accommodate right turning traffic into the proposed development.
4. If more than 50 dwellings are proposed, a Transport Statement will be required. If more than 80 dwellings are proposed, a Transport Assessment and Travel Plan will be required

Other Core Strategy policy requirements

Flood Risk – The site is located outside of flood zones 2 and 3. However as the site is over 1ha in size it would be a requirement for any application to be accompanied by a Flood Risk Assessment. The report should detail a strategy for the management of surface water run off from the site whereby the drainage strategy should be designed so that surface run off rates should be reduced by 30% on previously developed sites.

SUDS- All development shall be expected to control surface water run off using SUDS where viable to be in compliance with CSP3 'Sustainable Drainage Systems'. Detailed proposals to ensure that sustainable drainage systems for the management of run-off are put in place should be submitted with the application in accordance with the requirements of the Ministerial Statement enacted 6th April 2015. Derek Bell (Drainage) advised that any application should be accompanied by a flood risk assessment and drainage strategy. Derek was open to the idea of an open SUDS pond. However he requested details of the proposed storage capacity details, calculations and future maintenance proposals.

CSP 36, 'Biodiversity & Geodiversity' states that development will be expected to conserve and enhance the biodiversity and geological features of the Borough. Development which may harm a biodiversity or geological feature will not be

permitted unless effective mitigation and/or compensation can be ensured. The site is located in the Dearne Nature Improvement Area and is located adjacent to an area of land which has been identified to be a high ecological value. Therefore the application would need to be supported by an independent ecological report by an appropriately qualified (to be detailed) consultants, which should include data from sources including the Barnsley Biological Records Centre www.barnsley.gov.uk/countryside-general-information and Local Wildlife Site data. The report should also propose mitigation measures proportionate to the loss of habitat that would result.

CSP39 'Contaminated and Unstable Land' states that where sites may be affected by contamination or stability issues proposals must be accompanied by an investigation report which sets out detailed measures to allow the development to go ahead safely. The site is located in a Mining Referral Area meaning that it is potentially affected by unstable land. In addition the site is potentially contaminated from previous operations. The application should therefore be accompanied by a Ground Investigation report and Coal Mining Risk Assessment that should include remediation recommendations such as exclusion zones and appropriate foundation design.

CSP40, 'Pollution Control and Protection' that the Council will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against. John Scott Senior Officer, Pollution Control advised that any application should be accompanied by measures which mitigate air quality impacts of the development such as electronic charging points.

Community Consultation

Community consultation is encouraged prior to the submission of the application. Best results are normally achieved when proposals are altered or information provided to address any specific concerns that are raised.

You may also wish to carry out consultation with local Ward Members. The site is in the Wombwell Ward where the elected Councillors are:-

Richard Wraith
Robert Frost
Margaret Morgan

Validation requirements

The standard list of national planning application requirements would be expected for a full application. <https://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Development%20Control/Table%20-%20-%20National%20Requirements.pdf>

In addition please provide the following reports from our list of local requirements (I have no issue with documents being amalgamated where appropriate):-

- Affordable Housing Statement.
- Design and Access statement which affords recognition to the Supplementary Planning Documents 'Designing New Residential Developments' and 'Parking', the South Yorkshire Residential Design Guide and the CABE Building for Life scheme.
- Ecology survey

- Ground investigation report
- Coal Mining Risk Assessment
- Flood Risk Assessment and SUDS/Foul and surface water drainage details.
- Planning and Community Consultation Statement
- Tree survey/implications assessment
- Transport Statement
- Draft S106 Agreement/heads of terms.

Below is a link to our local validation list where you can read the summary notes to accompany most of the above documents:-

[https://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Development%20Control/Table%203%20-%20List%20Of%20Local%20Requirements%20\(2\).doc](https://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Development%20Control/Table%203%20-%20List%20Of%20Local%20Requirements%20(2).doc)

I am hopeful that this should cover everything that will be required. However the Council reserves the right to request additional information should that be considered necessary or be identified through the consultation process.

Validation will depend upon receipt of all relevant forms, fees, plans and documents.

These comments will be treated as a material consideration in relation to any planning application submitted in the next 2 years for a scheme that reflects the advice provided in this letter. However, please note that the views and opinions in this letter do not constitute a formal response or decision of the Council in relation to any future planning application.

Yours faithfully



Andrew Burton, Senior Planning Officer (Outer Area Team)

For and on behalf of
Development Management
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement

Appendix – List of main relevant planning policies to be covered (not exclusive and subject to change)

National Planning Policy Framework

Site specific Unitary Development Plan policies <http://www.barnsley.gov.uk/volume1-strategy-policy-justificationpdf>, <http://www.barnsley.gov.uk/volume2-to-13-combinedpdf>

WW5 - Employment policy area (saved policy)
WW6 – Expansion of existing firm

Core Strategy - <http://www.barnsley.gov.uk/about/how-the-council-is-organised/departments/development-environment-and-culture/strategy-growth-and-regeneration/local-development-framework/core-strategy/>

CSP 1, Climate Change
CSP 3, Sustainable Drainage Systems
CSP 4, Flood Risk
CSP 8, The Location of Growth
CSP11, Providing Strategic Employment Locations
CSP12, The Distribution of Strategic Employment Locations
CSP 14, Housing Mix and Efficient Use of Land
CSP15, Affordable Housing
CSP19, Protecting Existing Employment Land
CSP 26, New Development and Highway Improvement
CSP 29, Design
CSP 35, Green Space
CSP 36, Biodiversity & Geodiversity
CSP 39, Contaminated and Unstable Land
CSP 40, Pollution Control & Protection
CSP 42, Infrastructure and Planning Obligations
CSP43, Educational Facilities and Community Uses

Local Plan consultation draft 2014
<http://consult.barnsley.gov.uk/portal/development/planning/lpcd/lpcd2012>
N5

LDF Supplementary Planning Documents

‘Designing New Development’ http://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/spg/Designing%20New%20Housing%20Development_v2.pdf

‘Open Space Provision on New Developments’
https://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/spg/Open%20Space_v2.pdf

‘Parking’ http://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/spg/Parking_v2.pdf

Planning Advice Note 30 ‘Sustainable Location of Housing Sites’
[http://www.barnsley.gov.uk/media/Development%20-](http://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/spg/Parking_v2.pdf)

[%20Planning%20and%20Transportation/Planning%20Policy/PAN30%20FINAL%2013.10.11.pdf](#)

Planning Advice Note 33 'Financial Contributions to School Places'

[https://www.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/spg/PAN33%20education%20contributions.pdf](#)

Appendix C

Public Exhibition Display Boards and Feedback Form

321 HOUGH LANE, WOMBWELL, BARNSELEY



Established in 1980, Balmoral Group Holdings Limited is a diverse company specialising in sub-sea buoyancy, flotation, insulation, elastomer and renewable energy products, civil/environmental engineering liquid storage and treatment solutions. Headquartered in Aberdeen, the company operates from premises in Barnsley, Cardiff, Houston, London, and Rio de Janeiro. Privately owned, it currently employs around 600 people.



Balmoral Tanks, a subsidiary of Balmoral Group Holdings Limited, is a leading European tank design and manufacturing company. The company produces what is believed to be the most comprehensive range of tank products available from a single source in the EU.

Key sectors for the company include Civil Engineering, Fire Fighting, Potable/ Non-Potable Water, Anaerobic Digestion, Bio-Fuel, Biomass, Waste Water Treatment, Desalination and Drainage. As well as manufacturing, Balmoral also offers a wide range of associated technical services including installation, inspection, repair, and maintenance of its products. Their existing premises at Wombwell currently focus on the manufacture and installation of wastewater, processing and anaerobic digestion tanks.

Balmoral Group Holdings Limited acquired the business of Galglass Limited, and their premises at 321 Hough Lane, Wombwell, from administration in 2015.



Balmoral Tanks

Global water, wastewater and processing storage solutions

Balmoral continue to operate the business, under the name of Balmoral Tanks, from their existing premises at Wombwell. The company presently employs around 50 people, half of whom are employed on site at the manufacturing facility and the remainder involved in the installation of manufactured products off site.

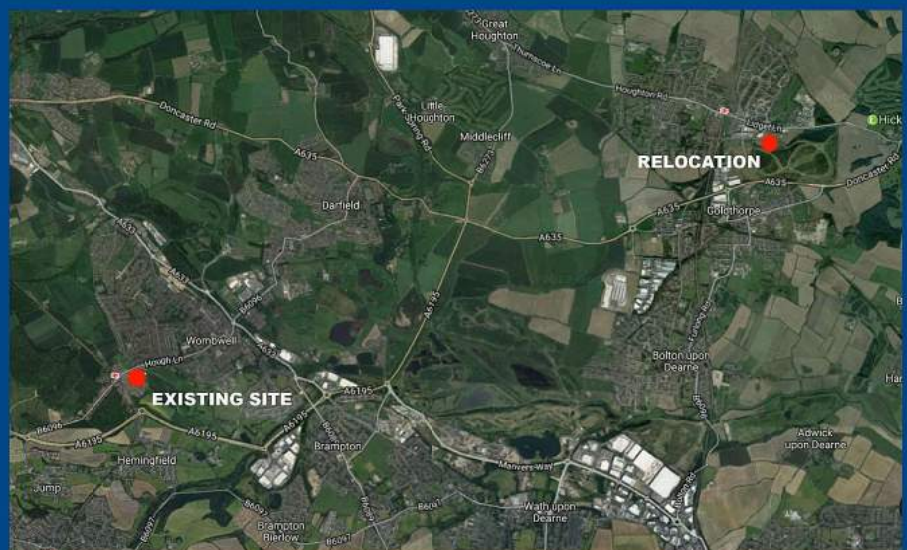
CONSTRAINTS OF THE EXISTING SITE



The company's existing premises at Wombwell are constrained in terms of the layout of the site and the configuration of buildings. Storage space is also limited.

The site is fully developed and the fact that it is bound by housing restricts the potential for further growth. The presence of that housing also imposes limitations on the operation of the business. Limited parking is available on site and the configuration of the access from Hough Lane limits HGV movements.

Balmoral Have acquired land and are building new, purpose built premises at Thurnscoe Business Park. It is proposed that their existing facility at Wombwell be redeveloped for residential purposes.

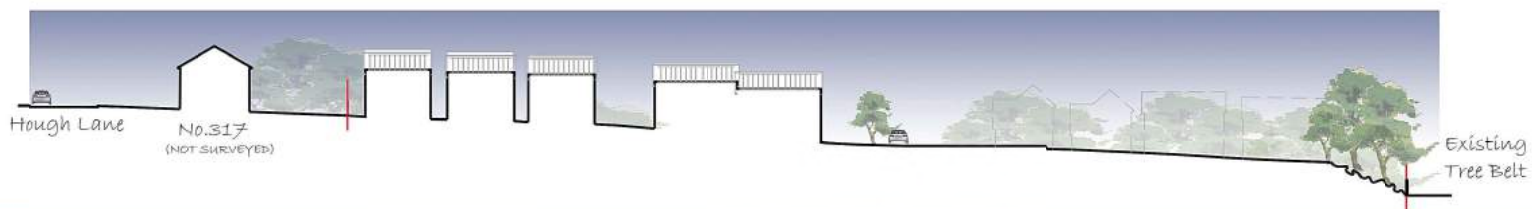


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INDICATIVE PROPOSALS

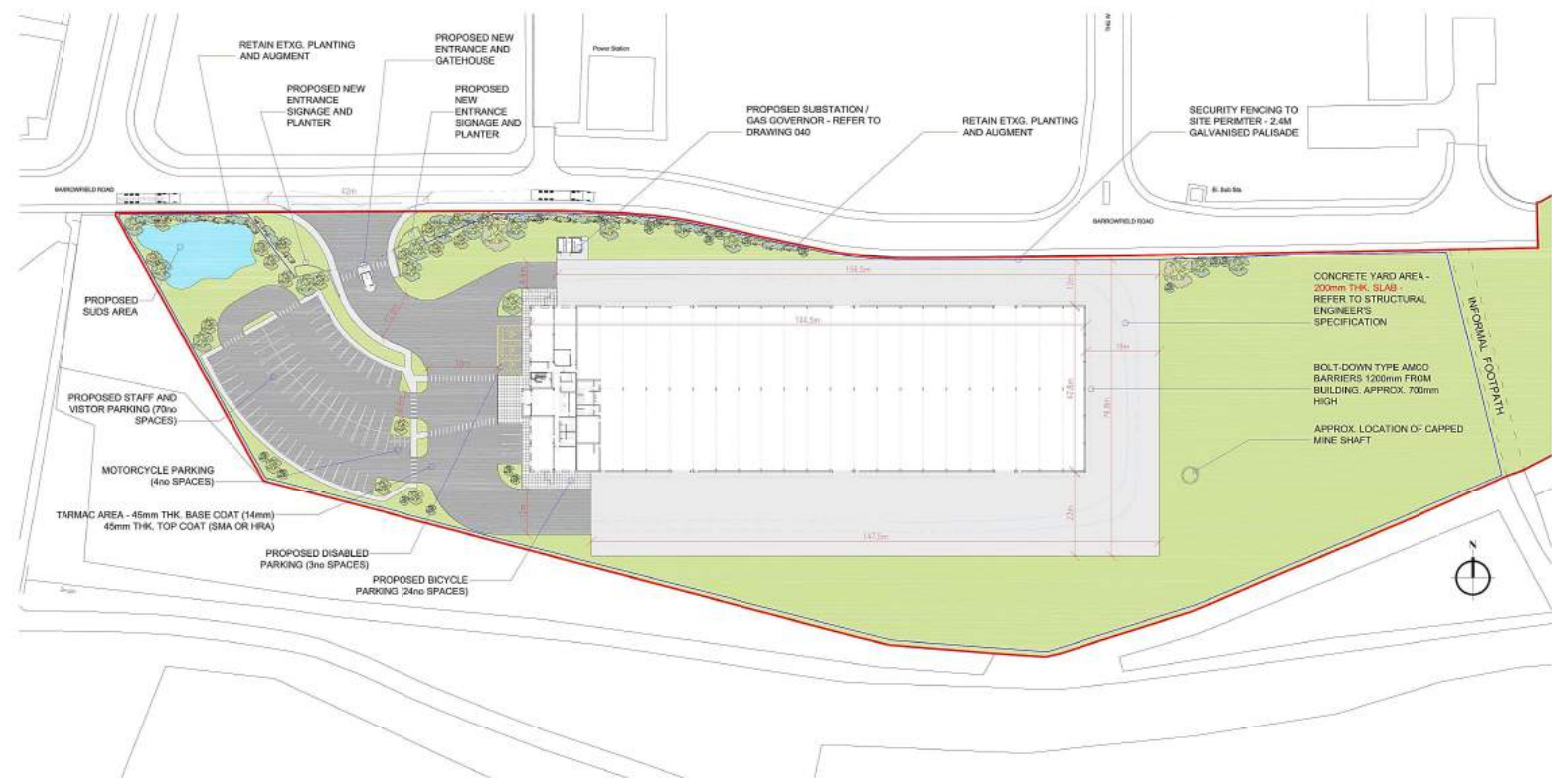


Section AA

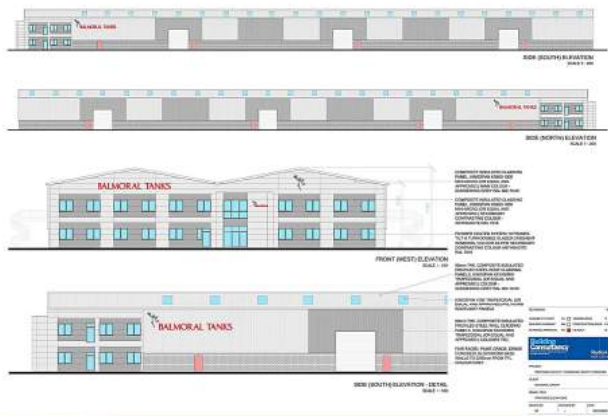


Section BB

PROPOSED RELOCATED FACILITY



NOTE: PLANTING SHOWN IS INDICATIVE ONLY.



Balmoral Tanks Limited propose to relocate to a new site at Thurnscoe Business Park. The site, which extends to 2.956 hectares (7.3 acres), will accommodate a new manufacturing facility, associated offices, car parking, and storage areas. Accessed from Barrowfield Road, the manufacturing facility extends to 5,540 sq m whilst the associated offices, spread over two floors, extend to 1,034 sq m. The site will also be capable of accommodating the future growth of the business.

**PROPOSED RESIDENTIAL DEVELOPMENT
321 HOUGH LANE
WOMBWELL**

**24TH APRIL 2017
EXHIBITION FEEDBACK SHEET**

Please use this form to provide any comment you may have.

Name: _____

Address _____

E-mail: _____

(Please provide email address ONLY if you wish to be kept in touch with updates on the progress of the proposals)

Your personal details will NOT be disclosed, and are collected in order that we may validate your comments. Anonymous feedback forms will NOT be considered.

Comments:

THANK YOU.

Please hand your completed form to the exhibition staff or drop it into the box provided. If posting your form, please return by Monday 8th May 2017 to:-

**Wombwell Consultation
Ryden LLP
25 Albyn Place
Aberdeen AB10 1YL**

or alternatively you are welcome to e-mail to john.findlay@ryden.co.uk

Disclaimer

Please note that this questionnaire does not affect your right to comment on the planning application once lodged with Barnsley Council. Your comments will be passed on to Barnsley Council as part of the reporting of pre-application consultation who will consider it when considering any planning application in due course. Under the Data Protection Act 1998, we have a legal duty to protect any personal information we collect from you. We will only use personal information you supply to us for the reason that you provided it for. We will only hold information for as long as necessary to fulfil that purpose. We will not pass your information to any other parties unless this is made clear to you at the time you supplied it.

Appendix D
Press Advert

PROPOSED RESIDENTIAL DEVELOPMENT

321 Hough Lane, Wombwell

Balmoral Tanks Ltd invites you to attend a public exhibition of its proposals for the redevelopment of the company's site to residential use following relocation to new premises at Thurnscoe Business Park.

The exhibition will be held

Monday 24th April 3:00pm – 7:00pm

at Thurnscoe Library, Shepherd Lane, Thurnscoe, Rotherham S63 0JS

At the exhibition you will have the opportunity to discuss the proposals with representatives of Balmoral Tanks Ltd and provide comments on the proposals.

Please note that comments made will be to the prospective applicant, not the planning authority. There will be an opportunity to submit representations to the planning authority, Barnsley Metropolitan Borough Council, upon submission of a planning application.

For further information please contact:
01224 588866 | john.findlay@ryden.co.uk



Appendix E

Letter to adjoining proprietors

To: attached list

Our Ref: JF/VH
Email: john.findlay@ryden.co.uk

13 April 2017

Dear Owner/Occupier

PROPOSED RESIDENTIAL DEVELOPMENT, 321 HOUGH LANE, WOMBWELL

You may be aware that Balmoral Tanks Limited, who currently occupy the above site, are relocating later this year to new purpose built premises at Thurnscoe Business Park.

Following relocation Balmoral propose to redevelop their existing site for residential purposes. An application will be submitted to Barnsley Metropolitan Borough Council for this in due course. However, in advance of that, Balmoral wish to invite you to attend a public exhibition of its indicative proposals and provide you with the opportunity to comment on those proposals. The exhibition will be held on Monday 24 April 2017, from 3:00pm-7:00pm at Thurnscoe Library, Shepherd Lane, Thurnscoe, Rotherham, S63 0JS.

Should you be unable to attend, or require further information, please do not hesitate to contact me.

Yours sincerely



John Findlay
Partner

Enc

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Leeds
0113 243 6777

Dundee
01382 227900

London
020 7436 1212

Salutation	Address
Sirs	The Occupier 269 Hough Lane Wombwell BARNSELEY S73 0LR And all odd numbers from 269-337 Hough Lane
Sirs	Wombwell Main Community & Sporting Association Windmill Road Wombwell BARNSELEY S73 8PW
Sirs	Beechy Hairdressers 338 Hough Lane Wombwell BARNSELEY S73 0LR
Sirs	The Occupier 1 Foundry Gate Wombwell BARNSELEY S73 0LF And all odd numbers from 1 – 5
Sirs	The Occupier 2 Bramhall Close Wombwell BARNSELEY S73 0LE And all even numbers from 2 - 16
Sirs	The Occupier 1 Bellscroft Wombwell BARNSELEY S73 0UZ And all odd numbers from 1 - 23
Sirs	The Occupier 24 Bellscroft Wombwell BARNSELEY S73 0UZ And all numbers from 24 - 34
Sirs	The Occupier 36 Bellscroft Wombwell BARNSELEY S73 0UZ And all even numbers from 36 - 56
Sirs	The Occupier 1 Malsin Gardens Wombwell BARNSELEY S73 0LG

Salutation	Address
Sirs	The Occupier 2 Malsin Gardens Wombwell BARNSELEY S73 0LG And all even numbers from 2 - 12
Sirs	The Occupier 1 Dovecote Wombwell BARNSELEY S73 0LS And all number from 1 - 26
Sirs	The Occupier 27 Dovecote Wombwell BARNSELEY S73 0LS And all odd numbers from 27 - 69
Sirs	The Occupier 1 Tunstall Close Wombwell BARNSELEY S73 0LQ And all numbers from 1 – 7
Sirs	The Occupier 1 Kilncroft Wombwell BARNSELEY S73 0WB And all numbers from 1 – 3

Appendix F

Letter to local Ward Councillors

Councillor Robert Frost
PO Box 634
Barnsley
S70 9GJ

Our Ref: JF/VH
Email: john.findlay@ryden.co.uk

18 April 2017

Dear Councillor Frost

PROPOSED RESIDENTIAL DEVELOPMENT, 321 HOUGH LANE, WOMBWELL

You may be aware that Balmoral Tanks Ltd, who currently occupy the above site, are relocating later this year to new purpose built premises at Thurnscoe Business Park.

Following relocation Balmoral propose to redevelop their existing site for residential purposes. An application will be submitted to Barnsley Metropolitan Borough Council for this in due course.

However, in advance of that Balmoral are holding a Public Exhibition of their indicative proposals and have invited neighbouring proprietors and interested parties, both by letter and press advert, to a 'drop in session' to be held on Monday 24 April 2017, from 3:00pm – 7:00pm at Thurnscoe Library, Shepherd Lane, Thurnscoe, Rotherham, S63 0JS.

You are more than welcome to attend that exhibition. Alternatively, should you have any queries or require information please do not hesitate to contact me.

Yours sincerely

John Findlay
Partner

cc: Alan Joyce, Balmoral Tanks Ltd

Appendix G

Consultation Feedback and Responses



John Findlay <john.findlay@ryden.co.uk>

Balmoral Tanks - Hough Lane, Wombwell

John Findlay <john.findlay@ryden.co.uk>

5 May 2017 at 15:30

To: "Griffin, Daniel Councillor" <

Cc: Allan Joyce

Dear Councillor Griffin,

Thank you for your email regarding the above. I have just returned to the office today from holiday and accordingly apologise for the delay in responding.

Attached for your attention are copies of the display boards used at the exhibition in Thurnscoe. As well as writing to yourself and your fellow Councillors to advise of the event, I also wrote to all residents immediately adjoining the site to advise them of the proposals and invite them to the event. It was also advertised in the local press.

We were very pleased with attendance at the event and we have also been contacted by a number who were unable to attend and have since provided them with copies of the boards. I have also undertaken to advise them when any application is submitted.

In the meantime, should you require any further information please do not hesitate to contact me.

Kind regards,

John.

John Findlay MSc MRTPI
Regional Managing Partner
Ryden
25 Albyn Place
Aberdeen
AB10 1YL

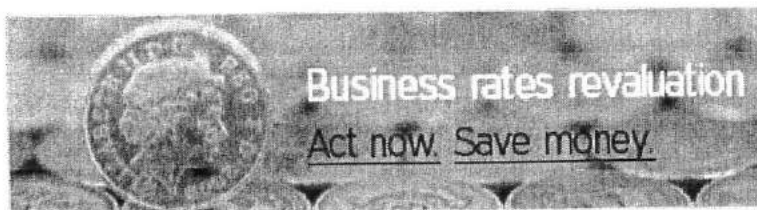
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Fax. 01224 589669
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 FINAL EXHIBITION BOARDS.pdf



John Findlay <john.findlay@ryden.co.uk>

Balmoral Tanks - Hough Lane, Wombwell

Griffin , Daniel Councillor .uk>
To: "john.findlay@ryden.co.uk" <john.findlay@ryden.co.uk>

28 April 2017 at 11:51

Hello John,

Thank you for your letter about the redevelopment of the Balmoral Tanks site in Wombwell.

Unfortunately, I was unable to attend your exhibition to look at your plans, but I was hoping that you might be able to send me the details you have of your plans for the site. Also, you have sent a letter to the 3 councillors, have you delivered anything to residents who live near the site?

Best wishes,

Daniel

Daniel Griffin

Labour Councillor for Wombwell

Tel: 07703839514

*** Bamsley MBC Disclaimer:

This e-mail and any files attached are confidential for the use of the intended recipient. If you have received this e-mail in error please notify the sender as soon as possible and delete the communication from your system without copying, disseminating or distributing the same in any way by any means. Any views or opinions expressed belong solely to the author and do not necessarily represent those of the Council. In particular, the Council will not accept liability for any defamatory statements made by email communications. Recipients are responsible for ensuring that all e-mails and files sent are checked for viruses. The Council will not accept liability for damage caused by any virus transmitted by this e-mail. No guarantees are offered on the security, content and accuracy of any e-mails and files received. Be aware that this e-mail communication may be intercepted for regulatory, quality control, or crime detection purposes unless otherwise prohibited. The content of this email and any attachment may be stored for future reference.



John Findlay <john.findlay@ryden.co.uk>

Proposed residential development 321 Hough Lane Wombwell

John Findlay <john.findlay@ryden.co.uk>

5 May 2017 at 15:47

To: "paulchad"
Bcc: Allan Joyce <

Dear Paul,

Thank you for your email and comments regarding the above. I have been away from the office for a few days and apologise for the delay in responding.

We are currently finalising the proposals for the site and completing supporting documentation. I will contact you again to advise when the application is to be lodged with Barnsley Council.

Kind regards,

John.

John Findlay MSc MRTPI
Regional Managing Partner
Ryden
25 Albyn Place
Aberdeen
AB10 1YL

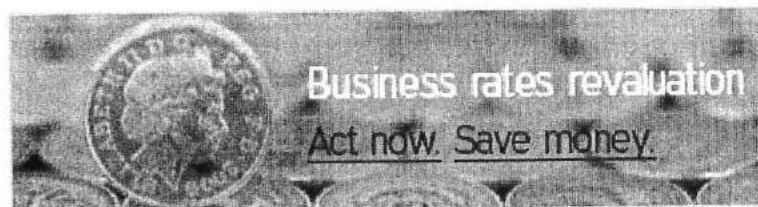
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John Findlay <john.findlay@ryden.co.uk>

Proposed residential development 321 Hough Lane Wombwell

paul chadwick

28 April 2017 at 19:45

Reply-To: '

To: "john.findlay@ryden.co.uk" <john.findlay@ryden.co.uk>

Hi John.

My partner brought home some documentation from Thurnscoe library. We have read through it and from our discussions we have the following comments.

We live adjacent to this proposed development and would support its change from commercial to residential. However, we will only support the change if both the outline and subsequent detailed planning proposals remain the same as those in your documentation i.e.

The existing tree belt is left as this will provide a barrier between the two developments.

There are no dwellings over two stories as there is a considerable difference in height between the two sites.

Finally, please can you keep me updated by email of the progress of your proposals?

Thanks

Paul chadwick



John Findlay <john.findlay@ryden.co.uk>

Proposed development at Balmoral, Hough Lane, Wombwell

stephenpeace

8 May 2017 at 12:43

Reply-To: stephenpeace

To: john.findlay@ryden.co.uk

John

Thank you for ringing last Friday, please accept my apologies for not being able to take your call.

I have attached the exhibition feedback, but would like to have a chat regarding the proposals when you are available.

Kind regards

Steve Peace



Balmoral Scope.pdf

403K

**PROPOSED RESIDENTIAL DEVELOPMENT
321 HOUGH LANE
WOMBWELL**

**24TH APRIL 2017
EXHIBITION FEEDBACK SHEET**

Please use this form to provide any comment you may have.

Name: MR STEPHEN PEACE

Address 6, TUNSTALL CLOSE, WOMBWELL

E-mail: _____

(Please provide email address ONLY if you wish to be kept in touch with updates on the progress of the proposals)

Your personal details will NOT be disclosed, and are collected in order that we may validate your comments. Anonymous feedback forms will NOT be considered.

Comments:

I am willing to support a change of use to residential development on the following conditions:-

- ① Retain tree belt on boundary
- ② Layout be designed so as to eliminate possible future access to land on Southern boundary.
- ③ Lower ground levels on Southern and Western boundary plus build max. 2 storey to avoid overlooking existing property. (current difference in level appears to be full)
- ④ Improve access ~~seg~~ look at demolishing semi-detached houses currently owned by Balmoral

THANK YOU.

Please hand your completed form to the exhibition staff or drop it into the box provided. If posting your form, please return by Monday 8th May 2017 to:-

**Wombwell Consultation
Ryden LLP
25 Albyn Place
Aberdeen AB10 1YL**

or alternatively you are welcome to e-mail to john.findlay@ryden.co.uk

Disclaimer

Please note that this questionnaire does not affect your right to comment on the planning application once lodged with Barnsley Council. Your comments will be passed on to Barnsley Council as part of the reporting of pre-application consultation who will consider it when considering any planning application in due course. Under the Data Protection Act 1998, we have a legal duty to protect any personal information we collect from you. We will only use personal information you supply to us for the reason that you provided it for. We will only hold information for as long as necessary to fulfil that purpose. We will not pass your information to any other parties unless this is made clear to you at the time you supplied it.



John Findlay <john.findlay@ryden.co.uk>

Proposed Residential Development 321 Hough Lane Wombwell

John Findlay <john.findlay@ryden.co.uk>
To: Claire Kinman <

23 May 2017 at 13:57

Claire,

Apologies for the delay in getting back to you. Unfortunately, we only have the indicative layout as shown at this stage. The intention is to apply for Outline Planning Permission in order to establish the principle of residential development on the site. If successful the site will then be sold to a house builder who will come forward with the detailed proposals.

A number of changes are being made to the indicative layout to address some of the comments received during the consultation process and I shall contact you again with an update at the time of submission of the application.

Regards,

John.

John Findlay MSc MRTPI
Regional Managing Partner
Ryden
25 Albyn Place
Aberdeen
AB10 1YL

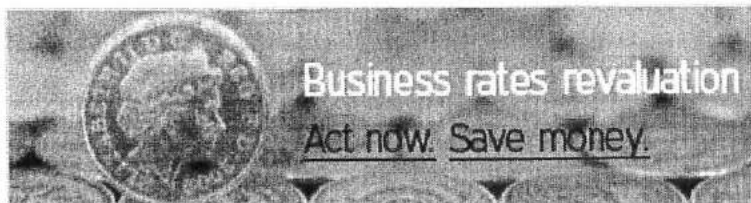
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John Findlay <john.findlay@ryden.co.uk>

Proposed Residential Development 321 Hough Lane Wombwell

John Findlay <john.findlay@ryden.co.uk>

16 May 2017 at 12:18

To: Claire Kinman <

Dear Claire,

Apologies but my colleague, Ian Livingstone, responded to your email on 28 April 2017 as I was on annual leave at the time.

A copy of his email is attached. I also attach the display boards which were presented at the public event and a copy of the comments form, both of which accompanied Ian's email.

Your opposition to the development has been noted and will be referred to in our submission to the Council as an when an application is lodged. We will also notify yourself and others who have expressed an interest in the proposals when that application is lodged should you wish to make representations to Barnsley Council.

In the meantime, should you wish to make any additional comments or have any further queries please do not hesitate to contact me.

Kind regards,

John Findlay MSc MRTPI
Regional Managing Partner
Ryden
25 Albyn Place
Aberdeen
AB10 1YL

Tel. 01224 588866
Fax. 01224 589669
www.ryden.co.uk

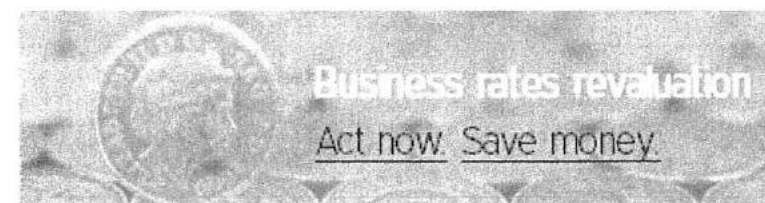
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Inline images 1



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3 attachments **Comments Form.pdf**
189K**FINAL EXHIBITION BOARDS.pdf**



John Findlay <john.findlay@ryden.co.uk>

Proposed Residential Development 321 Hough Lane Wombwell

Claire Kinman <kinmanbell_

16 May 2017 at 10:38

To: "john.findlay@ryden.co.uk" <john.findlay@ryden.co.uk>

Hi,

Could I have a response to the below?

Kind Regards,

Claire Kinman

Sent from my Samsung device

----- Original message -----

From: Claire Kinman

Date: 28/04/2017 09:18 (GMT+00:00)

To: john.findlay@ryden.co.uk

Subject: Proposed Residential Development 321 Hough Lane Wombwell

Hi,

I have received your letter regarding the above. Unfortunately I could not attend the exhibition. Could you forward the proposal that Balmoral intend on doing with the land?

I am opposed to the development as my husband and I only purchased the house with the knowledge that we would not have any residential properties behind us. We like our privacy and do not like the idea that there could be a number of residential properties overlooking us.

I am concerned also how the proposed development will effect our property valuation. A more private residence usually attracts a higher price and the development may negatively impact this.

I look forward to hearing from you .

Kind Regards,

Claire Kinman



John Findlay <john.findlay@ryden.co.uk>

Proposed Residential Development 321 Hough Lane Wombwell

Ian Livingstone <ian.livingstone@ryden.co.uk>

28 April 2017 at 11:35

To: kinmanbell

Cc: John Findlay <john.findlay@ryden.co.uk>

Dear Claire,

Further to your email to my colleague John Findlay, please now find attached display boards and plans which were presented at the public event. A public response form is also attached for your use.

I trust these are of assistance; however, if you have any further queries please get in touch.

Kind Regards,
Ian

--

Ian Livingstone MA (Hons) MSc. MRTPI

Senior Planning Consultant

Aberdeen & Dundee

25 Albyn Place

Aberdeen

AB10 1YL

DDI: 01224 569675

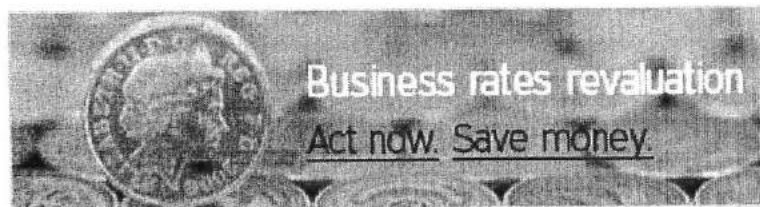
Mob: 07881818026

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Your business rates bill is set to change. Contact us for advice on the 2017 Revaluation.



2 attachments**Comments Form.pdf**

189K

**FINAL EXHIBITION BOARDS.pdf**

8016K



John Findlay <john.findlay@ryden.co.uk>

Proposed Residential Development 321 Hough Lane Wombwell

Claire Kinman <kinmanbell

28 April 2017 at 09:18

To: "john.findlay@ryden.co.uk" <john.findlay@ryden.co.uk>

Hi,

I have received your letter regarding the above. Unfortunately I could not attend the exhibition. Could you forward the proposal that Balmoral intend on doing with the land?

I am opposed to the development as my husband and I only purchased the house with the knowledge that we would not have any residential properties behind us. We like our privacy and do not like the idea that there could be a number of residential properties overlooking us.

I am concerned also how the proposed development will effect our property valuation. A more private residence usually attracts a higher price and the development may negatively impact this.

I look forward to hearing from you .

Kind Regards,

Claire Kinman



John Findlay <john.findlay@ryden.co.uk>

proposed development 321 Hough Lane, Wombwell

John Findlay <john.findlay@ryden.co.uk>

27 April 2017 at 11:40

To: Susan Birdsall

Bcc: Allan Joyce >, Catherine Maidment

Dear Mr and Mrs Birdsall,

Thank you for your email regarding the above. I'm sorry you were not able to attend the exhibition. It was held in Thurnscoe Library due to the availability of meeting space there. Also, the fact that Balmoral Tanks new premises are to be located in Thurnscoe meant there was significant interest in those proposals as well.

A number of neighbours attended the event and for those not able to attend I have forwarded copies of the display boards. These are attached along with a formal comments form should you wish to complete it and return it to me.

As regards traffic; it is not anticipated that the redevelopment of the site will significantly add to traffic flows on Hough Lane. The existing industrial use already generates traffic comprising heavy goods vehicles, light commercial vehicles and private cars. The proposal envisages the development of around 40 detached, semi-detached and terraced houses which will not significantly increase vehicle movements on Hough Lane.

However, a transport statement will be submitted with the planning application which will address the access arrangements into the site and consider any impacts arising from the development. I shall write to you again to advise when any application has been lodged.

Kind regards,

John Findlay MSc MRTPI
Regional Managing Partner
Ryden
25 Albyn Place
Aberdeen
AB10 1YL

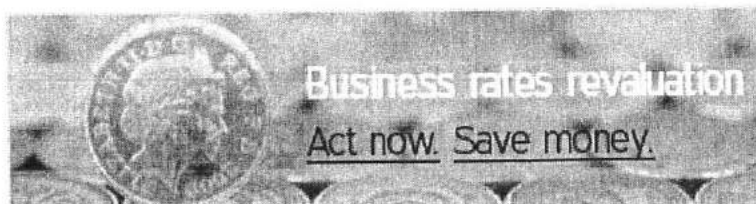
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2 attachments



John Findlay <john.findlay@ryden.co.uk>

proposed development 321 Hough Lane, Wombwell

Susan Birdsall <

25 April 2017 at 14:16

To: john.findlay@ryden.co.uk

Further to your letter regarding the above proposed development, we intended to attend the exhibition but unfortunately something came up and we were unable to attend –

Our first question therefore is why was the exhibition held in Thurnscoe when the development is Wombwell? Surely the cricket club opposite the proposed development or Wombwell library would have enabled more people to attend.

Our main concern would be – living on the Astley Park estate (Foundry Gate opposite railway station) – the extra traffic generated onto Hough Lane. At times it is almost impossible to get out of the estate at present so how would Hough Lane cope with the extra traffic?

Yours

Susan and Malcolm Birdsall



John Findlay <john.findlay@ryden.co.uk>

Wombwell Consultation

John Findlay <john.findlay@ryden.co.uk>

27 April 2017 at 20:02

To: Philippa Winstanley

Cc: Allan Joyce •

Catherine Maidment

Dear Philippa,

Many thanks for taking the time to come along to the exhibition and for your subsequent email. You will appreciate that my clients proposals for the Wombwell site are still in the very early stages and as such it is difficult to provide definitive answers to your queries.

My clients new facility will be completed by the end of this year but, allowing for fit out, I would not anticipate them taking occupation until the Spring of 2018. There will be some overlap so their existing site may not be vacated until late Spring. By that time we would hope to have achieved planning permission and secured a prospective purchaser. Depending on where we are in that process further consideration can be given to site security at that time.

As regards the semi-detached properties; these will not be included within the application site boundary but the likelihood is they will be sold with the wider site to a housebuilder who may well wish to redevelop them.

The concerns regarding the impact on your home are perfectly understandable and my clients wish to ensure that there is as little disruption as possible to their neighbours and as such will continue to work with yourselves and others for as long as they own the site.

You also mentioned when we met that you might be interested in acquiring a strip of land from my client. They are looking into this and will respond separately in due course.

We will keep you informed of progress with any application but in the meantime, should you have any queries, please do not hesitate to contact me.

Kind regards,

John Findlay MSc MRTPI
Regional Managing Partner
Ryden
25 Albyn Place
Aberdeen
AB10 1YL

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John Findlay <john.findlay@ryden.co.uk>

Wombwell Consultation

Philippa Winstanley <p

24 April 2017 at 18:19

To: john.findlay@ryden.co.uk, a.joyce

Hi John and Allan,

Thanks for you time tonight at Thurnscoe.

We have a few other issues we would like to raise regarding timescales and security. I am writing to both of you as I'm unsure who would be best to answer, so I've opted for you both.

When is the planned move to Thurnscoe happening and is there a possibility of the site being empty for a time? We have had various break ins over the years and the majority have been when either the semi detached houses were empty or when Galglass was no more. Will Balmoral or whoever purchases the development be taking into account the security of the site and if so what will this be?

Can you give us more details of what is going to happen to the 2 semi detached houses next to our property? Are they to be sold or will Balmoral rent these out?

Obviously all our concerns are regarding the impact on our home. We have lived here for 8years now and most people would have been put off by a large factory at the side of them, but we have had no real problems so far. Any issues we have had I have been able to speak to someone and things have been sorted. Garath has been great with regards to the security lights being adjusted and is looking into the boundary wall being fixed from 319 Hough Lane, which we are very grateful for.

I hope we can keep working together well and I'd really appreciate being kept up to date with all developments, this is a big deal for us as it impacts on our home that we have invested so much of our time and money into.

Thanks in advance and I look forward to hearing from you.

Philippa



John Findlay <john.findlay@ryden.co.uk>

Planning Application. Your ref JF/VH

John Findlay <john.findlay@ryden.co.uk>

27 April 2017 at 19:57

To: Alan Smith <

Bcc: Allan Joyce < >, Catherine Maidment <

Alan,

I refer to our telephone conversation and your subsequent email. Thank you for drawing the boundary issue to our attention.

I have requested a copy of my clients title plan in an effort to confirm the exact position. In the meantime, please find attached a copy of the topographic survey which identifies the fence line and bund.

As regards the bund, I will investigate the scope for its removal with my clients Architect and Engineer and revert to you in due course. Clearly, as part of the planning process we will be required to demonstrate that the site can be adequately drained and that the proposed development does not create flood risk on adjoining land.

In the meantime, if you have any further queries please do not hesitate to contact me.

Regards

John Findlay MSc MRTPI
Regional Managing Partner
Ryden
25 Albyn Place
Aberdeen
AB10 1YL

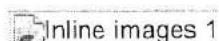
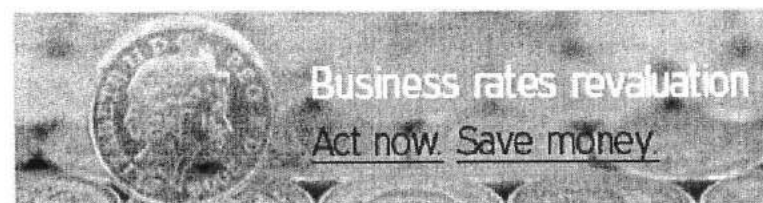
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Inline images 1

On 25 April 2017 at 15:22, Alan Smith <alan.smith@insightmonitoring.co.uk> wrote:

Good afternoon John,

please find attached the plan as discussed.



John Findlay <john.findlay@ryden.co.uk>

Planning Application. Your ref JF/VH

Alan Smith <
To: john.findlay@ryden.co.uk

25 April 2017 at 15:22

Good afternoon John,

please find attached the plan as discussed.

The bank along the longer side is approximately 1.8m high with a galvanised, spiked steel fence on the top. The line of the fence appears to be set to avoid trees rather than on a definitive boundary.

The bank height along the side of the Balmoral car park varies from 1.8m at the bottom to approximately 1m at the rear of the garage; the fence is a mix of old railway sleepers as fence posts (which are prone to collapse), miscellaneous metal sheets and wire mesh.

I look forward to hearing from you.

Best Regards

Alan.

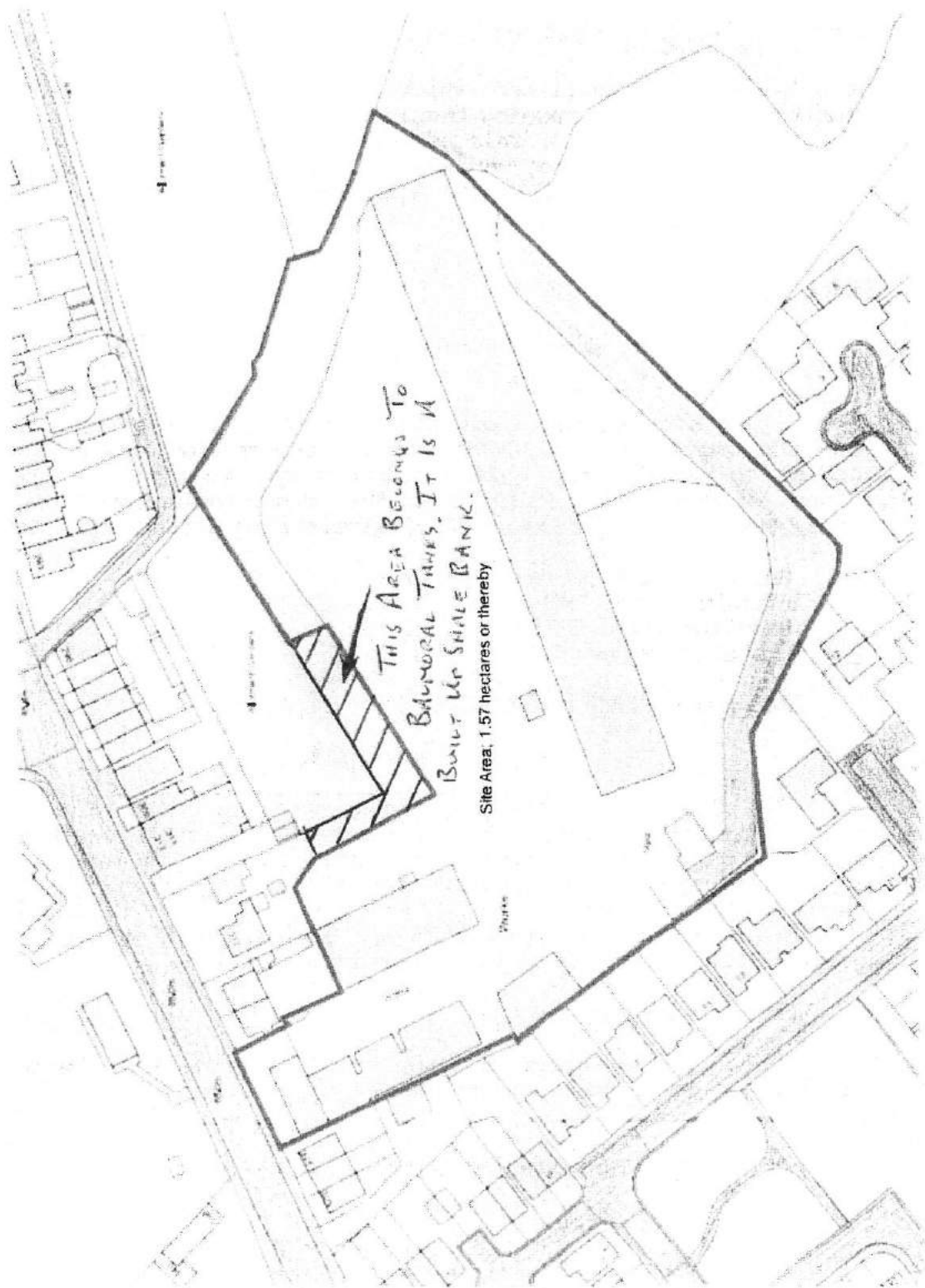
Managing Director

Insight Monitoring Services Ltd

Tel: .

Email: .

**Balmoral TanksPlan.pdf**
175K



321 Hough Lane, Wombwell, Barnsley, S73 0LR



John Findlay <john.findlay@ryden.co.uk>

Proposed development 321 Hough Lane

Shane Baker <

30 April 2017 at 17:56

To: John Findlay <john.findlay@ryden.co.uk>

Dear Mr Findlay

We would like to kept informed of the developments of the site. We would be keen to learn more about the property that will be facing Hough Lane and what will happen to the land next to our rear drive area, which is what will mainly have any impact to us.

I hope you will work with the highways as for some time now there is a lot of traffic on Hough Lane making it difficult to pull out safely. Especially as so many Park on kerbs etc. My concern will be over the increased traffic but I am sure you will consider this in your planning.

Regards

Shane Baker and Marcus Coy - Hough Lane

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<FINAL EXHIBITION BOARDS.pdf>

<Comments Form.pdf>



John Findlay <john.findlay@ryden.co.uk>

Proposed development 321 Hough Lane

John Findlay <john.findlay@ryden.co.uk>

25 April 2017 at 10:58

To: Shane Baker

Bcc: Allan Joyce <>

Dear Shane,

Thank you for your email regarding the above.

Please find attached a copy of the display boards which were used at the 'drop in' session on Monday. We envisage the site accommodating around 40 houses made up of detached, semi-detached and a small number of terraced units.

Also attached is a copy of the comments form which you are welcome to complete and return to me or simply drop me a further email.

Kind regards,

John Findlay MSc MRTPI
Regional Managing Partner
Ryden
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Aberdeen
AB10 1YL

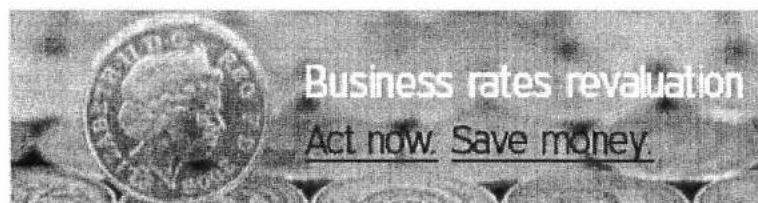
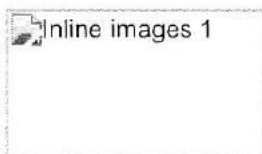
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Comments Form.pdf
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John Findlay <john.findlay@ryden.co.uk>

Proposed development 321 Hough Lane

Shane Baker *

24 April 2017 at 20:04

To: "John.findlay@ryden.co.uk" <John.findlay@ryden.co.uk>

Dear Mr Findlay

Unfortunately we were unable to attend the consultation today due to work commitments.

I would be keen to see the plans and ideas for the site. Could these be emailed?

Kind regards

Shane Baker and Marcus Coy
327 Hough Lane



John Findlay <john.findlay@ryden.co.uk>

Proposed Residential Development at 321 Hough Lane, Wombwell

John Findlay <john.findlay@ryden.co.uk>

23 April 2017 at 10:13

To: katevarley@

Dear Kate,

Thank you for your call earlier in the week regarding the above.

Please find attached a copy of the display boards to be used at the 'drop in' session on Monday. We envisage the site accommodating around 40 houses made up of detached, semi-detached and a small number of terraced units.

Also attached is a copy of the comments form which you are welcome to complete and return to me or simply drop me an email.

Kind regards,

John Findlay MSc MRTPI
Regional Managing Partner
Ryden
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Aberdeen
AB10 1YL

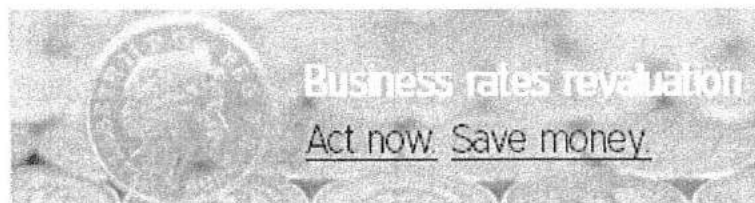
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