APPENDIX 1

Public Exhibition Display Material

BEN BAILEY HOMES

Proposed Development of the Southern Half of Mapplewell View, Mapplewell

PUBLIC CONSULTATION

June 2015

1 introduction and context

welcome

Ben Bailey Homes welcomes the opportunity to present our draft proposals for residential development of around 174 dwellings on the southern half of Mapplewell View (Former North Gawber Colliery) site.

Prior to submitting a planning application to Barnsley Metropolitan Borough Council, we are keen to hear your views on our draft proposals.

Where possible, we will take your comments into account in the proposals that will ultimately form part of a Reserved Matters planning application.

Please remember, your comments do not constitute representations to Barnsley Metropolitan Borough Council. You will have a further opportunity to make representations to the Council once an application has been submitted.



site location & description

The site, shown edged red on the aerial photograph comprises an area of vacant land which previously formed part of the North Gawber Colliery. The site contains the remains of previous buildings and the former mining activities. Remediation works are taking place to ensure the site is in a suitable condition to develop.

The residential development will come forward on a phased basis. As such, the proposed application relates solely to the southern half of the Site which comprises an area of approximately 4.95 hectares. A separate application is being submitted by the land owner, Harworth Estates, for the access into the site.

The Site is bounded by a variety of uses; residential properties lie to the east and west; Mapplewell Business Park lies to the north and a number of residential care homes are sited to the north-west of the site.

local context

The site is well related to a wide range of existing services. The Village of Mapplewell is served by a range of shops including a hairdressers, florists and a range of food outlets. In addition to the shops, the Village also benefits from an existing health centre, a library and a primary school which lies to the north of Blacker Road. Bus stops are located within a 5 minute walk of the site, with the number 1 providing links to Barnsley on an intermittent basis which provides further transport links to the wider region.

planning context

The site is currently subject to an approval for outline planning permission for up to 325 residential dwellings. Therefore the principle of developing this site with housing development has already been established. This application is therefore to determine the details of the development on the southern half of the Site including layout, design and landscaping. The northern part of the site will be developed at a later date.



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2 development proposal

masterplan

A masterplan has been prepared to illustrate a potential layout and form of development which has been based upon our assessment of the site, the local character and the development concept. This is not a final design and can be influenced by your input.

The current iteration of the masterplan proposes around 174 houses that will include a mix of housing types including 2 bedroom, 3 bedroom and 4 bedroom homes. In addition, the scheme will include infrastructure normally associated with a new housing development such as the internal road network which will be accessed from Carr Green Lane, drainage, landscaping and open space provision. The current version of the masterplan is shown below.



housetypes

Careful consideration has been given to the design of the proposed dwellings to ensure they reflect the character of the area and create a new identity for the site. To reflect the diverse style of existing house types in the area, a variety of styles and sizes are proposed.






landscape & openspace

As part of the proposals, a central area of green open public space will be provided as well as substantial landscaping areas around the perimeters of the site. A Public footpath links Carr Green Lane in the east to Spark Lane in the west.

The development will be surrounded by areas of greenspace which will help the scheme integrate into the existing area and will provide the residential properties neighbouring the site to have a certain amount of screening from the development.

next steps

We propose to submit a planning application to Barnsley Metropolitan Borough Council in July 2015 which will include a detailed masterplan which will be informed by this consultation exercise.

Comments and Feedback - If you would like to comment on the proposal, we would be grateful if you could complete the feedback forms that we have prepared and leave it in the box provided or alternatively send your comments to:

planningnorthern@bartonwillmore.co.uk or by post to:
Barton Willmore
3rd Floor
14 King Street
Leeds
LS1 2HL

Please submit your comments by **1st July 2015**.

timeline

- March 2015 — Outline Planning Permission Granted for up to 325 homes
- 12th June 2015 — Pre-application Meeting with Barnsley Metropolitan Borough Council
- 24th June 2015 — Public Consultation Event
- July 2015 — Anticipated Date for Submission of Planning Application
- October 2015 — Estimated Target Date for Determination of Application

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