

## Ecological Design Evolution Document

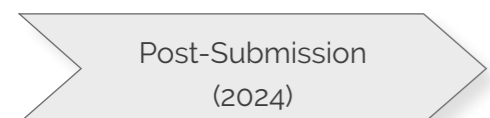
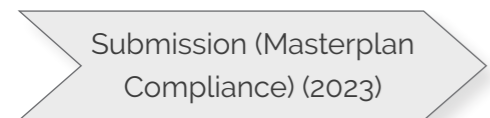
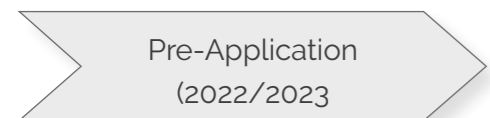
Land South of Dearne Valley Parkway, Goldthorpe

Document Prepared for:

**newlands**  
developments



## Stage



## LPA Requirements

- Include the creation of a habitat corridor (at least 8m in width) along Carr Dyke and a sustainable drainage scheme to ensure that rainwater falling on the site is still able to drain into the Dyke aiming to improve water quality.
- New roundabout on to A635.
- Safeguarded Southern access to the housing site.
- Protect and enhance biodiversity value on the nearby Old Moor RSPB reserve and ensure the development avoids impacts or incorporates effective mitigation measures
- Safeguard the setting of the Bllingley Conservation Area; Give consideration to Carr Dyke and the connecting unnamed ordingary watercourse.
- Retain the existing woodland and hedgerows in the north-west corner.
- Prevent development within the flood zone.

## Our Response

- Maximise developed area.
- Implementation of green buffer zones
- Utilisation of new roundabout on to A635 as site access point.
- 
- Realignment of Carr Dyke to maximise development.
- Inclusion of level plateaus.
- Careful consideration of the flood zone including the implementation of appropriate flood mitigation measures.

## Parameters



- |                               |   |
|-------------------------------|---|
| ① New Roundabout on to A635   | ④ Retained Site Vegetation                    |
| ② Retained Hedgerows          | ⑤ No Development within the Flood Zone        |
| ③ Minimum 8m Ecology Corridor | ⑥ Safeguarded Southern Access to Housing Site |

## Masterplan



Concept Development Plan

## Stage

Local Plan  
(2019)

**Masterplan Framework  
(2021)**

Design Review Panel  
(2022)

Pre-Application  
(2022/2023)

Submission (Masterplan  
Compliance) (2023)

Post-Submission  
(2024)

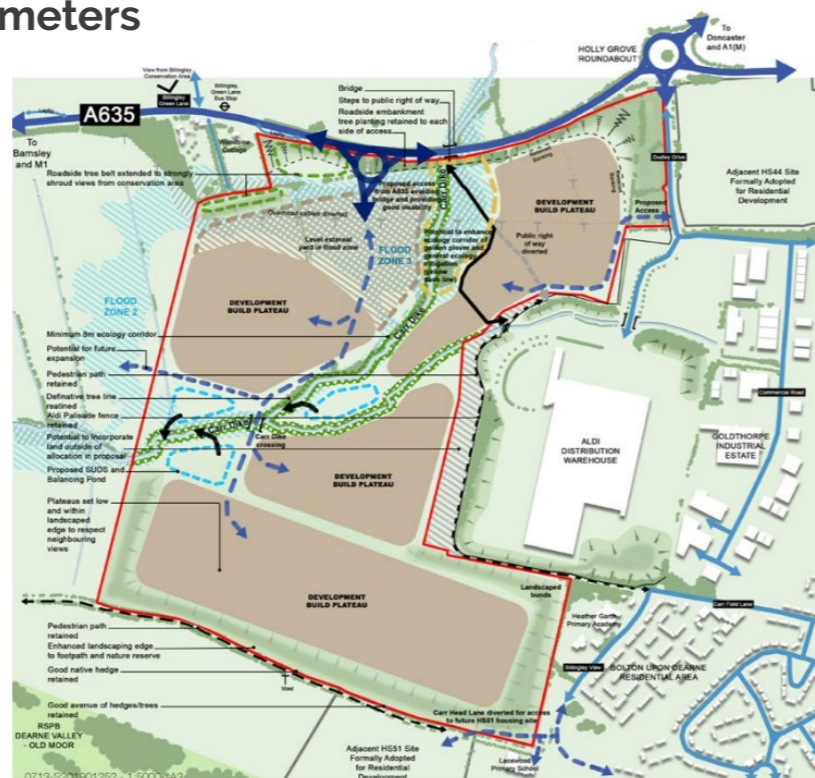
## LPA Requirements

- Sensitive re-profiling and diversions may be allowable.
- Provision of 8m ecology corridor along Carr Dyke.
- 10% Biodiversity Net Gain to be delivered on or off-site.
- Ensure the development maintains ecological connectivity.
- Retention of ecological value may not be feasible in certain instances.

## Our Response

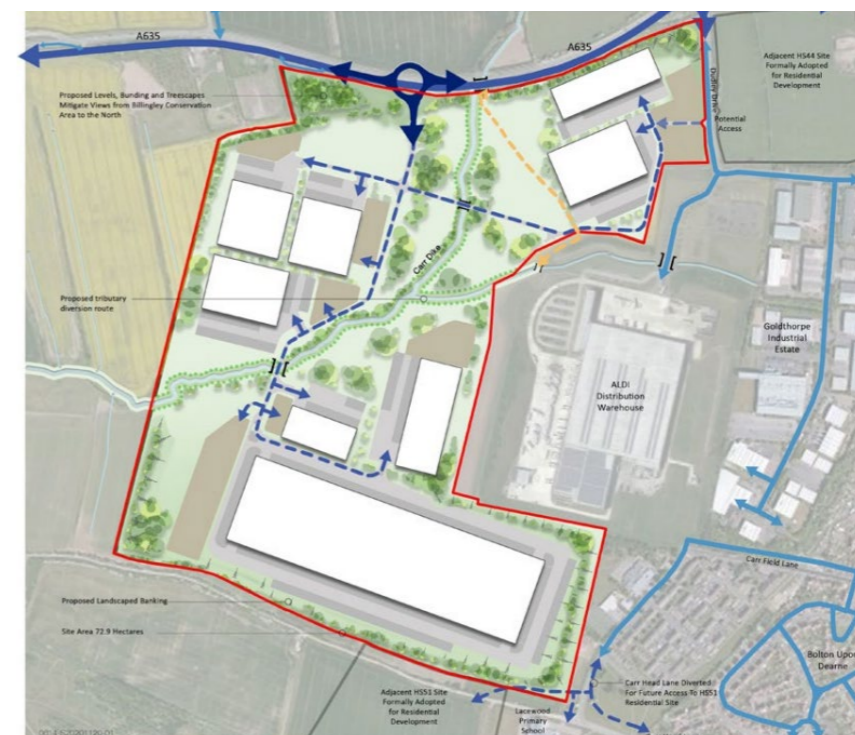
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## Parameters



Goldthorpe Masterplan Framework - Site Opportunities

## Masterplan



Goldthorpe Masterplan Framework - Illustrative Masterplan

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(2019)

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(2021)

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(2024)

## LPA Requirements

Design Review Panel

Earthworks/Bunding/Cut and Fill

- Tom Lonsdale noted that without further detail on the three-dimensional representation of the site, topography and earthworks strategy, it was difficult for the panel to pass more detailed comment as the section where considered to be too conceptual/diagrammatic.

Flood Compensation

- There appeared to be a lack of knowledge on flood compensation storage and how this is a perfectly acceptable solution to developing within the flood zone.

## Our Response

Earthworks/Bunding/Cut and Fill

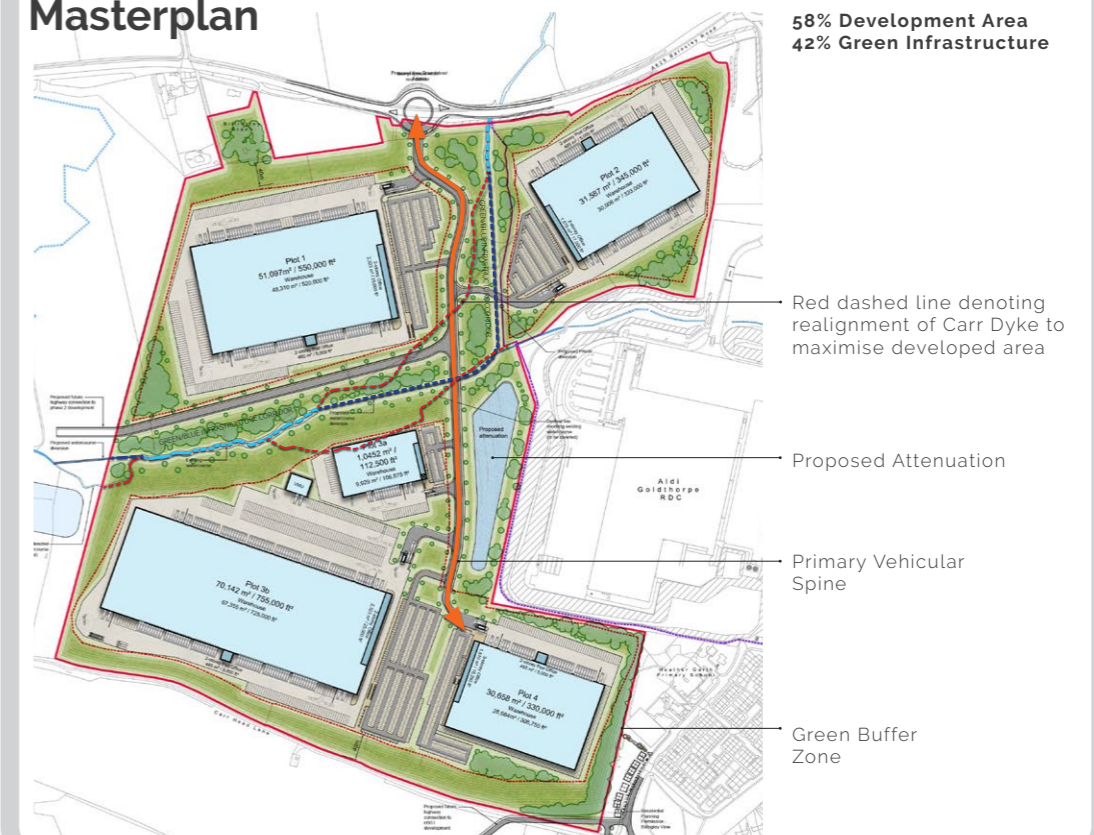
- Earthworks and bunding has been considered and incorporated. Please refer to Structural Engineer and Civil Engineer drawings.

Flood Compensation

- Flood compensation areas have been included within the design, including the additional land the the western boundary. Please refer to FRA Statement.

## Parameters

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## LPA Requirements

Masterplan Compliance Assessment (Pre-application)

### Biodiversity

- Potential for adverse impacts on the SSSI, in the absence of mitigation.
- Development of the site may result in hydrological impacts which may also indirectly affect Bolton upon Dearne Wetlands LWS.
- A minimum 10% Biodiversity Net Gain is required.

### Trees

- The need for a tree survey and an Arboricultural Impact Assessment.

### Drainage Strategy and Flood Compensation

- Built development should be avoided within Flood Zones 2 and 3.
- There should be no increase in surface water runoff from the new development.
- Balancing facilities should be designed to accommodate a 1 in 30-year flow from the site below ground and a 1 in 100-year flow retained within the site without causing any flooding to buildings.

## Our Response

### Biodiversity

- The incorporation of a landscape framework comprising of the conservation of existing hedgerows and trees.
- Formation of new earthworks and mounding to the main site's perimeter.
- Native trees and shrubs used to reflect those in existing locality.
- Enhance the site providing a BNG of at least 10%.
- Development density reduced

### Trees

- Protection of existing trees
- Arboricultural Impact Assessment to identify tree protection measures.

### Drainage Strategy and Flood Compensation

- Incorporation of balancing facilities designed to accommodate a 1 in 30-year flow from the site below ground and a 1 in a 100-year flow retained within the site.
- Additional flood compensation areas introduced to the West and North of the site to provide sufficient capacities.
- Carr Dyke retained and not diverted.

## Parameters

## Masterplan



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(2024)

## LPA Requirements

Goldthorpe Masterplan Framework

- Siting | 4 development platforms.
- Landscape | Retain existing woodland and hedgerows on site periphery and hedgrow in the north-west corner of the site.
- Green Infrastructure | Retention of Carr Dyke and creation of habitat corridor (at least 8m in width).
- Biodiversity Net Gain | Achieve at least 10% BNG.

National Design Guide (Key Considerations)

- Context
- Built Form
- Nature
- Public Spaces

## Parameters

## Our Response

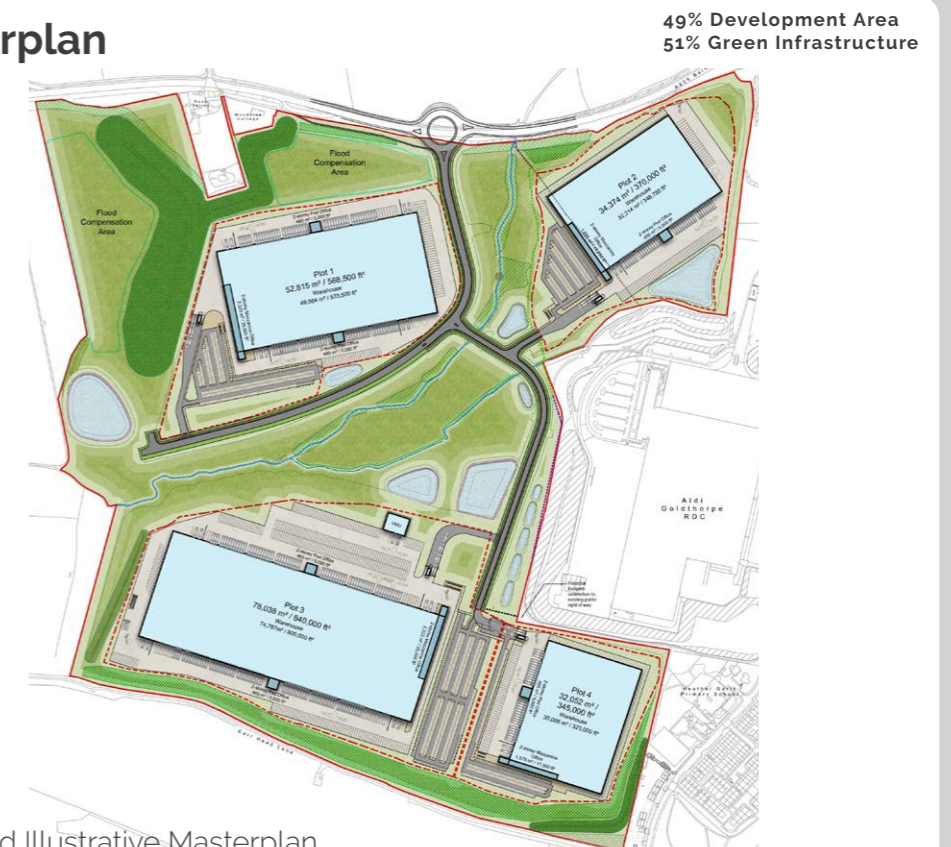
Goldthorpe Masterplan Framework

- 4 development plots created on 3 plateau areas.
- Existing vegetation to be protected where possible.
- Carr Dyke retained and deliver a corridor width of between 50-80m.
- Achieve a minimum 10% BNG through on and off-site provision.

National Design Guide

- Context | Consideration of levels, building form, materiality, and ecology to minimise the impact on both the local and wider context.
- Built Form | 18m ridge height. Suitable building type for proposed location, being in close proximity to the existing Goldthorpe Industrial Estate.
- Nature | Existing watercourse to be managed appropriately. Implementation of SUDS, balancing ponds, attenuation, and additional tree belts.
- Public Spaces | Newly proposed entrance from A635 to provide safer access for pedestrians including lighting, crossing points, wide roads and paths.

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## LPA Requirements

Yorkshire Wildlife Trust:

- Provision of mitigation for ground nesting birds, willow tits,

BMBC Forestry Officer:

- Retain T15

BMBC Ecology Officer:

- Provide mammal ledges
- Avoid artificial bank enhancements
- Utilise stone headwalls
- Provision of mitigation for marsh harriers and breeding/wintering birds

RSPB:

- Provision of mitigation for willow tit, marsh harrier and wintering birds

EA:

- Compensation of flood within Site

BMBC PROW Officer:

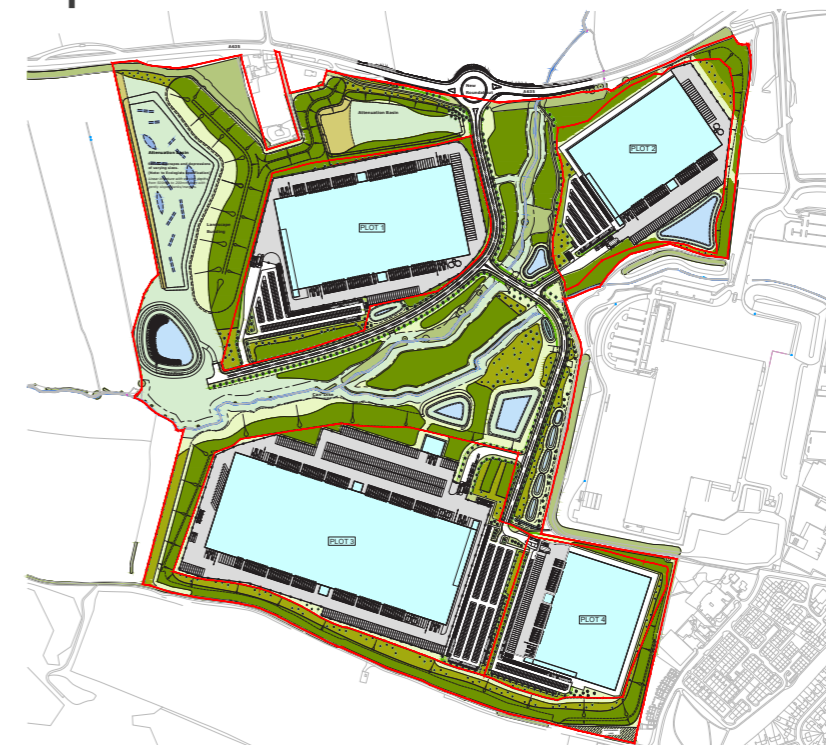
- Amend levels adjacent to plot 2
- Provide level access cycle route

## Our Response

- Reduction in proposed woodland and scrub providing more open grassland habitat in west promoting use by birds (inc. Marsh Harrier)
- Reduction in proposed woodland and scrub along the south-west Carr Dike corridor – opening up known areas of marsh harrier activity.
- Provide scrapes within flood attenuation area promoting a diverse wet grassland structure suitable for a range of birds (inc. marsh harrier), small mammals, and amphibians.
- Flood attenuation basins managed as damp tussocky grassland; diverse structure, high quality habitat for a range of bird species including farmland birds and ground nesting species.
- Manage woodland areas to promote willow tit, creating diverse woodland structure with introduced dead wood for foraging and nesting.
- Manage edges of the flood attenuation basins providing small seed bearing plants for additional foraging for farmland and overwintering birds.
- Provide supplementary feeding for wintering birds in the west and north flood basins using seed and feeders where appropriate.
- Provide fruit bearing trees through the development for winter bird foraging (inc. some farmland birds e.g. redwing, fieldfare, starling)
- Provision of a range of bird nest boxes across the development appropriate for farmland birds located appropriately to avoid willow tit habitats.
- Provision of mammal ledges or mammal underpasses on watercourse crossings ensuring connectivity for otters, badgers and small mammals.
- Production of a development wide Management Plan to provide details of management actions to ensure habitats are established and meet requirements.
- Ongoing management and monitoring of habitats will be secured through an appropriate legal agreement and will have a minimum term of 30years as per BNG guidance.

## Parameters

## Masterplan



Landscaping Plan

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