

**FORMER MONCKTON COKE AND CHEMICAL
WORKS, LUND HILL LANE, ROYSTON, S71 4BD
SITE REMEDIATION AND RESIDENTIAL
DEVELOPMENT OF UP TO 500 DWELLINGS**

**ENVIRONMENTAL STATEMENT –
Non-Technical Summary**

JULY 2020

ON BEHALF OF: MONCKTON DEVELOPMENTS LTD

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

INTRODUCTION

1. This document provides a Non-Technical Summary of the Environmental Statement (ES) which has been prepared to accompany a hybrid planning application by Monckton Developments Ltd (the "Applicant") on Land at the former Monckton Coke and Chemical Works, Lund Hill Lane, Royston, S71 4BD (the "Application Site").
2. The Proposed Development comprises:

"full planning permission for remediation and means of access, along with outline planning permission (with all matters reserved except access) for redevelopment of the site to include up to 500 residential units (use class C3), up to 400sqm of A1-A5 uses, along with any ancillary parking, amenity, and all other associated public, semi public and private realm, soft/hard landscaping, infrastructure and highways works, access and a new internal road network connecting with the existing road network"
3. The Application Site is situated within the administrative area of Barnsley Metropolitan Borough Council. The location of the Application Site is shown on Figure 1.1 of the ES, and the extent of the Application Site is shown on Figure 1.2 of the ES, both of which are also included with this NTS.

The Applicant - Monckton Developments Ltd

4. Monckton Developments Limited represents one of a number of joint ventures between two families, who operate and own long established and well-respected Yorkshire companies, between which there are obvious synergies that place them in an ideal position to be able to jointly re-develop historically contaminated land and brownfield sites. Monckton Developments Limited brings together the expertise and knowledge of the Hopkinson family, who own and operate David Hopkinson Limited, specialists in industrial plant hire and sales, but who also have considerable experience in developing brown field and industrial sites into residential, retail and industrial units mainly in the Yorkshire area over a number of years, and the Hague family, who own and operate MHH Contracting Limited, specialists in demolition, bulk earthworks, excavation, property development, remediation, aggregate supplies and waste recycling and reprocessing.
5. It is recognised by the families that this project represents an opportunity to remediate and redevelop a contaminated site for beneficial use with the intention that the delivering of up to 500 homes in a sustainable location will deliver important economic and social benefits to this local community, which is at the heart of the re-development work that the families are looking to achieve.

THE APPLICATION SITE

6. The Site is approximately 17 hectares and comprises the former Monckton Coke and Chemical works, which closed in December 2014. Since its closure, the former structures associated with the operation of the coke and chemical plant at the Site have been largely demolished, but the site requires remediation before any development can take place.
7. It is a large site that can deliver up to 500 homes in a sustainable location, 2km to the east of the town centre with bus stops immediately adjacent to the Site offering an hourly service to Barnsley and Wakefield.

THE PROPOSED DEVELOPMENT

Phase 1 - Site Remediation

8. Remediation of the site is required in order to enable it to be brought back into beneficial use. The end result of the development would be the decontamination and remediation of the site which will then enable the construction of the new residential and commercial areas and their associated green infrastructure to take place.
9. In order to remediate any contamination and create appropriate building platforms for the proposed new buildings, it is necessary for an element of ground reprofiling works to be undertaken. These works would include for some areas of cut and some fill and would include a requirement for some clean material to be imported to the site as part of the provision of a cap of clean material across the site. At all times the design of the project has sought to minimise the extent of reprofiling works required and has followed the pattern of the existing topography wherever practicable.

Phase 2 – Site Development

10. A range of development parameters have been defined and are shown on the Parameters Plan provided at Figure 3.1 of the ES and also included with this NTS, including:
 - Future Land Use (Residential/Commercial Elements and Green Infrastructure);
 - Building footprints and maximum heights;
 - Principal means of vehicle access;
 - Internal vehicle/pedestrian access, service areas and parking; and
 - Utilities and Infrastructure.

Residential and Commercial Elements

11. Over the whole of the development site, up to 500 new dwellings will be provided in the area highlighted on the Parameters Plan (11.91ha). The residential dwellings would include associated private amenity space and associated internal access roads. In addition, up to 400sqm of commercial development (A1-A5 uses) would also be provided, with the Parameters Plan indicating its location towards the south-eastern corner of the site.

Green Infrastructure

12. The Parameters Plan includes a substantive network of Green Infrastructure, comprising areas of public open space (2.77ha), incidental open space (0.93ha) and structural landscaping (1.36ha). This includes a large narrow section of land to the north-west of the site. It is intended that this network delivers biodiversity gain; maintains, extends and enhance existing green infrastructure; and helps plan for climate change.

Principal Means of Vehicle Access

13. The site will be accessed off Lund Hill Lane, utilising the two existing access points. The southernmost of the two access points would be a secondary access, used primarily to gain access to the proposed commercial premises and the Multi-Use Games Area (MUGA) within the area of public open space at the southern extent of the parcel.

ASSESSMENTS PRESENTED IN THE ENVIRONMENTAL STATEMENT

14. The ES comprises studies on each of the aspects of the environment identified as likely to be significantly affected by the Proposed Development (the 'technical chapters'), which are supported with figures and technical appendices where appropriate.
15. The ES includes Chapters considering the following topics:
 - Chapter 6 Ecology
 - Chapter 7 Transport
 - Chapter 8 Ground Conditions
 - Chapter 9 Air Quality
16. The findings of the ES in relation to each of these topics are summarised in the following sections.

Ecology

17. Chapter 6 in the Environment Statement details the Ecology assessment undertaken.
18. The site remediation and construction and the operational effects of the proposed residential scheme have been considered in the context of ecological features on or within the vicinity of the site. The proposed development has been designed by applying the mitigation hierarchy to avoid effects on ecology where possible.
19. Before the consideration of the mitigation measures proposed, potentially significant effects were predicted on Barnsley Canal LWS, Ellis Laithe LWS, Carlton Marsh LWS, waterbodies, bats, amphibians, reptiles, birds and invasive plants. However, the proposed mitigation measures to address these potential effects, as set out within the ES Chapter, as well as the further enhancement of the biodiversity within the site, serve to reduce potential effects to an acceptable level with no significant effects remaining and a net gain overall to biodiversity at the site.

Transport

20. Chapter 7 in the Environment Statement details the transport and traffic assessment undertaken.
21. The site has two existing access points onto Lund Hill Lane which runs along the eastern and southern site boundaries. These access points are to serve the proposed development. Lund Hill Lane is subject to a 30mph speed limit and has a system of street lighting. A 1.5m wide continuous footway exists on the east side of Lund Hill Lane and with an intermittent footway, 1.5m wide, on the west side, which is severed by the railway crossing. Lund Hill Lane is also a bus route, with bus stops and shelters located adjacent to the site on both sides of the railway line.
22. During the site remediation and construction stage, a Construction Management Plan will be implemented to manage the traffic. This will address a short term significant effect which has been identified on Lund Hill Lane to the north-east, in relation to the site remediation and earthworks traffic.
23. During the operational phase the local highway network will display some conditions of congestion for 2030 traffic, irrespective of the development. Mitigation is required to address these local highway needs, however, these mitigation measures will be

required even if the development were not in place, and once they are in place, no significant residual effects would occur.

24. The provision of a 2.0m wide footway along the site frontage on the west side of Lund Hill Lane, and with pedestrian crossings linking up with the existing footway on the east-side, will also facilitate safe and direct pedestrian linkages between the site and local destinations.

Ground Conditions

25. Chapter 8 in the Environment Statement details the Ground Conditions assessment undertaken.
26. The site has a long and varied history with a legacy of contamination from the former coking works which is known to have impacted on land quality. The parameters of the site and the nature of the contamination in the soil and groundwater have been assessed through Phase I, Phase II and risk assessments, the results of which have been used to inform this current assessment.
27. Results of chemical testing of the soil indicated the presence of elevated levels of potentially hazardous substances, such as PAH's, hydrocarbons, coal tars, metals and asbestos in the ground and groundwater across parts of the site.
28. The site represents a risk to human health for the intended residential end use and a risk to controlled water receptors (both groundwater and surface water). The planned redevelopment, including remediation of the soil and groundwater as set out in the mitigation measures, presents an enhancement of the current situation.
29. The remediation seeks to remove or reduce the source of the contamination and breaking contaminant exposure pathways towards identified receptors. The implementation of the remediation and adherence to the mitigation measures will bring major beneficial impacts to both the site and the local environment, which would be considered 'significant' beneficial effects as identified by the EIA Regulations.

Air Quality

30. Chapter 9 in the Environment Statement details the Air Quality assessment undertaken.
31. In accordance with best practice (IAQM) guidance, providing that effective mitigation measures are implemented, such as those outlined in Table 9.14 of the Environment Statement, construction dust impacts are considered to be 'not significant'. The additional road vehicle trips during the site remediation and construction phase of the scheme is also considered to result in an 'insignificant' effect on air quality.
32. Following successful implementation of mitigation measures the emissions from the site remediation and construction phase there would be a 'not significant' effect on air quality. The overall effect on air quality as a result of the additional development road traffic trips on sensitive receptors is also considered to be 'not significant'.
33. It is considered that air quality does not represent a material constraint to the development proposals, which conform to the principles of National Planning Policy Framework and associated Planning Practice Guidance, the BMBC Local Plan and BMBC's Air Quality and Emissions Good Practice Planning Document

SUMMARY AND CONCLUSIONS

34. This Environmental Statement has considered the potential for significant environmental effects to arise as a result of the proposed development, both during the site remediation and construction phase and following completion of the development. A range of both positive and negative effects have been identified for the topics considered, including in particular the significant beneficial effect of the remediation of the site on potential ground contamination. Where practicable, mitigation measures have also been included as part of the development in order to minimise any of the negative effects. The identified effects should be taken forward for consideration as part of the appraisal of the planning application which is to be submitted to Barnsley Metropolitan Borough Council.