

4 ALTERNATIVES CONSIDERED

4.1 INTRODUCTION

4.1.1 This chapter of the ES identifies the main alternatives to the Proposed Development that have been considered by the Applicant and the reasons why these were rejected.

4.2 ALTERNATIVES CONSIDERED

4.2.1 The EIA Regulations (Schedule 4, Part I (2)) require for inclusion in an ES:

"A description of the reasonable alternatives studied by the developer"

4.2.2 The main alternatives to the Proposed Development which the Applicant has considered include:

- The 'No Development' Alternative;
- The Previously Proposed Scheme; and
- Evolution of the Design.

The 'No Development' Alternative

4.2.3 The 'No Development' Alternative refers to the option of leaving the Application Site in its current use and physical state.

4.2.4 Without development, the land would not undergo the restoration works which would improve its condition and render it suitable for the provision of new areas of public open space alongside other development.

4.2.5 Similarly, if the development did not come forward the site would not be able to contribute to the need to provide new homes in Barnsley, and would there leave open the possibility that greenfield sites might be required to provide this need for housing instead.

The Previously Proposed Scheme

4.2.6 It is acknowledged that a previous scheme had been progressed at the site. The previous scheme, which progressed to the pre-application stage but was not submitted for permission comprised a mixed-use development with residential and commercial elements together with open space and landscaping. The residential element comprised up to 270 dwellings. The commercial element comprised the erection of five new office buildings, providing up to 2,271 sqm of B1a floorspace. The residential element was to utilise the existing northmost access off Lund Hill Lane and the commercial element was to utilise the southernmost access off Lund Hill Lane.

Differences between Previous and New Scheme

4.2.7 The principal differences between the previous and new scheme is:

- The increase in residential development from up to 270 dwellings to up to 500 dwellings;
- The removal of the B1a office use element; and
- The addition of a small commercial (A1-A5) use building

4.2.8 The red line has also changed to remove the Hargreaves Production site.

Evolution of the Design

4.2.9 The Design and Access Statement (DAS) that accompanies the planning application describes in detail the design evolution and concepts. In summary, the design evolved as it took account of the technical and environmental assessment work which was undertaken.

4.2.10 One example of this concerns the area of proposed open space towards the centre of the site. This area was added into the proposals following receipt of information regarding the ground conditions in that part of the site, including three former mineshafts. These are safely capped and would be covered over as part of the remediation proposals, but nonetheless would preclude future residential development in that area. However, this presented an opportunity for further landscape and biodiversity benefit to be added into the scheme and the proposals evolved accordingly.

4.2.11 Similarly, the approach to the site remediation also evolved during the project. An initial strategy considered would have seen much greater earthworks and fill towards the southern part of the site. However, this was subsequently rejected for an option which more closely followed the existing site contours, once it became clear that this would be technically feasible as part of the remediations strategy.