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Statement of Community Involvement

Part of the former Houghton Main Colliery

Prepared on behalf of Harworth Estates

creative minds safe hands

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SECTION 1: INTRODUCTION

1.1.1 The Government introduced a new planning system through the Planning and Compulsory Purchase Act in 2004. One of the objectives of this reform is to set out new standards and encourage a more comprehensive and inclusive approach to community involvement.

1.1.2 This statement has been prepared in line with the Barnsley Metropolitan Borough Council's (BMBC) Statement of Community Involvement (SCI), specifically 'Appendix 4', which was adopted by BMBC in September 2006 and will form part of the Local Development Framework (LDF) when this is formally adopted.

1.1.3 This statement has been prepared on behalf of Harworth Estates to accompany an outline planning application for a mixed use housing and employment scheme at part of the former Houghton Main colliery site in Little Houghton.

1.1.4 The development team has undertaken pre-application consultations to gauge the views of the local community.

1.1.5 The remainder of this document sets out the programme of events, with details of attendees, matters raised and outcomes.

SECTION 2: Development Proposals

2.1.1 The development proposals comprise a mixed use housing and employment scheme. An indicative masterplan has been prepared to illustrate how the site can be developed and is submitted with the planning application. The planning application, however, includes for determination of access only and all other matters are reserved for future determination through a full or reserved matters application.

2.1.2 On a total site area 4.46ha, 58% is proposed for the development of new homes and open space and 42% is associated with the employment element. Approximately 0.71ha will be defined as open space. Vehicular access to the site will be from the Coalfield Link Road only; there will be no vehicular access from Middlecliffe Lane.

2.1.3 The residential element comprises the development of 72 dwellings with an emphasis on family housing and a breakdown is set out in table 1 below. The mix of dwellings includes 2, 3, 4, and 5 bed dwellings. A range of typologies are proposed including terraced, semi-detached and detached forms. Six bungalow units will be developed specifically for the elderly, which forms part of the 15% of all homes on the site that will meet BMBC's criteria for affordability.

Table 1: Residential Units

Dwelling Type	Number of Bedrooms	Number of Units
Townhouse	1	3
Townhouse	3	41
Townhouse	4	7
Semi-Detached	3	4
Detached	4	7
Detached	5	4
Bungalow	2	6

2.1.4 The housing element has been arranged at an average density of approximately 39 dwellings per hectare, which equates to a site wide density of 28.1 dwellings per hectare. The higher density elements incorporate

townhouses, terraced homes and apartments, which are envisaged around the new turning area/square. Beyond a transitional area to the north, lower density forms with detached and semi-detached homes are envisaged. These have been designed to take full advantage of long distance views.

2.1.5 The layout of streets and spaces has been proposed to avoid the surveyed location of 'high walls' that cross the site. These features are a major constraint to development, which is explained in the Phase 1 Desk Top Study submitted with the planning application. However, the application of residential units in those areas most affected by high walls provides the flexibility to allow a mixed use scheme to be brought forward.

2.1.6 The employment element totals some 5,480sqm of B2 employment space and a breakdown is set out in table 2 below. The development is located towards the northern end of the site and acts as a 'buffer' to the ProLogis building and Coalfield Link Road. The employment element is arranged across a mix of single and 2-storey units ranging in size from 150-785sqm. Smaller scale units will be provided as an appropriate interface opposite the residential development in the vicinity of the units marked 'E'. To the west, a tree lined boulevard and offsets of over 25m separate units A, B, and C from the proposed residential areas.

Table 2: Employment Units

Unit Type	No. Units	Total Floorspace (sqm)	Car Parking Spaces
A	1	885	18
B	2	800	19
C	2	1,385	25
D	1	400	8
E	13	2,010	41

SECTION 3: Programme of Pre-application Events

3.1.1 The development and client team, comprising Adam Murray (Harworth Estates), John Thompson (RPS-Transportation), Andy Dolby (POD – Urban Design), and Nolan Tucker (WYG – Planning) presented proposals for redeveloping part of the former Houghton Main Colliery site at two Parish Council meetings and one public exhibition.

3.2 Parish Council meeting 7th April 2008

3.2.1 The first Parish Council meeting took place on 7th April 2008.

3.2.2 Three development options were tabled (copies are included in Appendix A). In summary they comprised:

1) Higher density residential scheme
2) Lower density residential scheme
3) Residential scheme that combines option (1) and option (2)

3.2.3 A summary of the Parish Council's comments is set out in the table below.

Table 3: Parish Council Comments

Subject	Parish Council Comments
Access	The Parish Council made it clear that access to the site must be taken from the Coalfield Link Road, not Middecliffe Lane. The councillors also referred to congestion at peak times around Little Houghton and the danger to pedestrians posed by traffic along Rotherham Road.
Affordable/Elderly	The councillors considered there to be a high demand for both affordable homes and provision for the elderly. Concern was raised that suitable housing was not available in the village for elderly members of the community and that they therefore had to move elsewhere.
Community/Youth Provision	The councillors were concerned that there was very little in the way of community youth provision in the area. In particular that there are no floodlights on the basketball pitches and that sports pitch provision relative to demand was insufficient, with the cricket club looking to expand existing provision. The working man's club and its poor state of repair were also mentioned. Reference was made by the development team to the potential of providing a new shop within the development, but councillors questioned whether there was likely to be sufficient demand.
Bus Provision	The councillors saw little need to improve existing provision as it was under-utilised

	currently and car ownership was high. They did, however, mention that buses find the turning area difficult to navigate and that there was need for a new school bus.
Scale of Development	No definite remarks were made on the scale of the development options although concern was raised over the higher density option (1) and the lack of commercial development in the area.

3.3 Parish Council Meeting 25th September 2008

3.3.1 Following the Parish Council meeting, the options presented for redeveloping the site were re-considered. A further meeting was arranged on 25th September 08 to present the preferred option for redevelopment taking into account the comments received. The redevelopment option presented is contained at Appendix B.

Table 4: Parish Council Comments

Subject	Parish Council Comments
Access	The councillors retained the position that vehicular access to the site should not be taken from Middlecliffe Lane. Queries were also raised over the need and arrangements for an emergency access.
Affordable/Elderly	The councillors welcomed the provision of elderly accommodation and also suggested that we consider further the assisted living accommodation concept. (*the need for assisted living accommodation was subsequently discussed with Ms Sharon Graham at BMBC but was discounted following advice from BMBC that such provision was not required)
Employment Land	The councillors were supportive of new employment development and the potential to bring new jobs to the village.
Bus Provision	It was indicated that discussions be held with Stagecoach to consider whether improvements could be made to the bus service.
Community Infrastructure	Councillors asked that we consider the impact of development on social infrastructure (*BMBC confirmed in a letter of 5th December that there was sufficient school provision to accommodate the scale of proposals)
Scale of Development	No objection was raised to the scale of employment or residential development (although no recommendation was proposed)

3.4 Public Exhibition 25th September 2008

3.4.1 A public exhibition to present the proposals was held at the Little Houghton Working Man's Club on 25th September 2008 between 7.30pm and 8.30pm. A copy of the public exhibition boards is contained at Appendix C.

3.4.2 All residents in Middlecliffe and Little Houghton were invited to attend. The event was advertised in the Middelcliffe convenience store, post office, working man's club, and golf club by way of the flyer enclosed at Appendix D. In addition, flyers were hand delivered to all dwellings in Little Houghton.

3.4.3 A comments sheet was provided at the exhibition (please see Appendix E), and members of the public were given the option of posting the comments sheet into a 'comments box' at the exhibition or submitting comments in writing to WYG by post or email. 12 written responses were received and it was estimated that over 50 people attended the event. A summary of the written responses are set out below.

Table 5: Summary of Written Responses

Comments
Concerned about the potential for a new shop and the subsequent impact on the existing shop business in Middlecliffe
Would strongly object to the scheme if the proposals required a vehicular access along Middlecliffe Lane.
Concern expressed over any extra traffic using Middlecliffe Lane. Acknowledges that the scheme would benefit them if the bus service was improved.
Would like the construction of the project to involve local students to enhance their learning in association with B-Tech courses.
Would oppose any access to the site from Middlecliffe Lane including any construction equipment. Supports the inclusion of bungalows for the elderly. Would oppose any industrial units being located directly at the side of Middlecliffe Lane. Requests provision is made in the scheme to prevent motorcycle access between Middlecliffe Lane and Park Springs. Comments that building materials should be in keeping with the old part of the village. Questions whether there will be provision to lay a gas main into the site and into the existing village.
Would not want Middlecliffe Lane used by commercial traffic. If it is used by residents then they would hope that it was re-surfaced and footpaths constructed. Would also ask that the park is improved for children.
Questions the viability of the employment development in light of the supply of brownfield land at Manvers and Cortonwood Questions how the proposals would affect the value of their property Questions whether this is a 'money-making scheme for UK Coal, developers and construction companies' Acknowledges that there is no access proposed along Middlecliffe Lane but questions whether this may change in the future Acknowledges the benefits of some development given that the site is unused and has attracted fly-tippers, car thieves and off road motorcyclists. Would not object to a high quality development that had a good social mix of residents. Questions whether one small shop would be sufficient to cater for new residents. Considers that in the current economic climate the development is a risky venture. Notes that the pro-Logis building remains unused after some years and questioned how it can be guaranteed that the units

would be used by light, non-polluting industries.
Does not object to the proposals, but would strongly oppose any access through Middlecliffe Lane.
Acknowledges that no access is proposed along Middlecliffe Lane, but expresses concern that this may change through the course of the planning application and may not be the solution approved.
Acknowledges that the main access is from the link road, but concerned that residents would access the site from Middlecliffe Lane. Describes the unacceptable impact of further traffic along Middlecliffe Lane and the impact on the junction with Rotherham Road.
Concerns over any extra traffic along Middlecliffe Lane Notes that there is not a mains gas supply in LH and asks whether the scheme could bring forward such a service Asks whether the public would be involved in any further consultation Questions the impact of the proposals on local schools and local GP practices
Objects to the scheme in principle. Suggests that it's built somewhere else. Can see no benefits. States that it will change the area and it will no longer be rural. Expresses concern over the safety of children from a through road.

Section 7: Summary

7.1.1 In summary, the proposals have been subject to pre-application consultation and the development and client team attended two meetings with the Parish Council and held a Public Exhibition.

7.1.2 Three options were presented to the Parish Council at the first meeting. It appeared that a lower density solution was preferable, but comments were raised in relation to the need for elderly accommodation, the central importance of gaining access to the site from the Coalfield Link Road only and the need to introduce commercial development in order to generate local jobs.

7.1.3 Following this meeting, investigations were made with BMBC in relation to the need for elderly accommodation and the vehicular access requirements of the site. Consideration was also given to options for incorporating commercial development within the scheme whilst taking into account site constraints, in particular the presence of high walls.

7.1.4 The second Parish Council meeting that the development and client team attended, held prior to the Public Exhibition on the same day, provided general support for the changes that had been made to the scheme. Concerns were, however, raised about the enforceability of emergency access points to the site in particular. The comments received were taken on board and subsequent discussions with BMBC's highways team resulted in the removal of the emergency access points.

7.1.5 The Public Exhibition attracted more than 50 people from the local community and 12 written responses. Overall verbal comments received at the Public Exhibition were positive subject to ensuring that vehicular access to the site is taken from the Coalfield Link Road only. The written comments received also reflected the central concern that the site should not be accessed from Middlecliffe Lane.

APPENDICES

APPENDIX A: Initial Development Options

little houghton

ProLogis building

ProLogis parking and servicing area

COALFIELDS LINK ROAD

Long views through to ProLogis building / site from Sitters Mill Lane, Darfield and Dearne Way

Manholes pipeline ?

Former / active (?) treatment works - potential offset / cordon sanitaire ?

30m offset from pylon line

30m offset from pylon line

Sensitive southern boundary and potential noise issue emanating from Coalfields Link Road. Potential for offset to residential units and acoustic attenuation along this edge

Potential for reinforcement of north western site boundary in order to filter views through to ProLogis building beyond site margin. Potential noise issue (lorry turning and service areas etc.)

Potential for open space at northern site margins - potential for linkage into local footpath network

Potential for linkage into local footpath network

Existing tree line retained

Potential for linkage into local footpath network

Existing tree line retained

Potential housing layout to take advantage of long range views to west across open countryside

El Sub Sta

Care to be taken at eastern boundary. Potential noise / aesthetic issue relating to El Sub Sta adjacent to site

Potential for improvement and reinforcement of existing open space

Potential for undergrounding of pylon line across site to be explored

Potential frontage

Potential to close existing street edge through any development response. Potential for terraced housing at site's south eastern margins

Potential for development at western end of Little Houghton to bring balance to the village. Increase in population will help reinforce local services and facilities - particularly open space and play provision, local bus services and routes but also, potentially the addition of a small shop or other small scale community facilities to be determined through consultation

El Sub Sta

BUTTERCROSS DRIVE

Club House

Colliery Farm

Little Houghton

MIDDLECLIFF

Buttercross Stone

Recent development on Buttercross Drive

Traditional typologies, Middlecliffe Lane

Attractive terraced units, Middlecliffe Lane

Palisade fence boundary to El Sub Station

Inga Lane space - potential for improvement

Former pit wheel - memory and association

View towards south western boundary of site from bridge over Coalfields Link Road

Existing bus turning area. Potential for improvement / enhancement. Development would lead to the delivery of more frequent service provision

South western boundary of site viewing south east along the Coalfield Link Road

Panoramic view across site to the east and south from western corner alongside Coalfield Link Road

Panoramic view across site from northern corner and on top of existing bund defining the southern boundary to the ProLogis site. Opportunity for planting and acoustic attenuation

N

Plan 1:1250

All measurements subject to confirmation on site
Drawings should not be scaled. Ask.
O.S. licence number AL 100044468

Junction layouts indicative only. Refer to Highways Engineer Design. On site vegetation not surveyed. Any strategy for retention and / or felling and rationalisation subject to full arboricultural input.

Land at Little Houghton, Barnsley

Figure Ground - Proposed Option One

For: UK Coal Mining Limited
Scale: 1:1250 @ A1 (landscape)
Date: April 2008
Dwg No: 025-UKC-05-01

pod \ 99 galgate\ barnard castle\ county durham\ DL12 8ES.
tel:0845 003 7755 \ fax:0845 003 7756 \ e: info@pod.gb.com

pod \ 10 summerhill terrace\ newcastle-upon-tyne\ NE4 6EB.
tel:0845 003 7755 \ fax:0845 003 7757 \ e: info@pod.gb.com



Plan 1:1250

All measurements subject to confirmation on site
Drawings should not be scaled. Ask.
O.S. licence number AL 100044668

Junction layouts indicative only. Refer to Highways Engineer Design. On site vegetation not surveyed. Any strategy for retention and / or felling and rationalisation subject to full arboricultural input

Land at Little Houghton, Barnsley

Proposed Option Three

For: UK Coal Mining Limited
Scale: 1:1250 @ A1 (landscape)
Date: April 2008
Dwg No: 025-UKC-05-01

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little houghton

ProLogis building

ProLogis parking and servicing area

COALFIELDS LINK ROAD

Long views through to ProLogis building / site from Shore Mill Lane, Darfield and Dearne Way

Former / active (?) treatment works - potential offset / cordon sanitaire ?

Manholes pipeline ?

30m offset from pylon line

30m offset from pylon line

Sensitive southern boundary and potential noise issue emanating from Coalfields Link Road. Potential for offset to residential units and acoustic attenuation along this edge

Potential for reinforcement of north western site boundary in order to filter views through to ProLogis building beyond site margin. Potential noise issue (lorry turning and service areas etc.)

Potential for open space at northern site margins - potential for linkage into local footpath network

Potential for linkage into local footpath network

Existing tree line retained

Potential for linkage into local footpath network

Existing tree line retained

Potential housing layout to take advantage of long range views to west across open countryside

El Sub Sta

Care to be taken at eastern boundary. Potential noise / aesthetic issue relating to El Sub Sta adjacent to site

Potential for improvement and reinforcement of existing open space

Potential for undergrounding of pylon line across site to be explored

Potential frontage

Potential for development at western end of Little Houghton to bring balance to the village. Increase in population will help reinforce local services and facilities - particularly open space and play provision, local bus services and routes, but also, potentially the addition of a small shop or other small scale community facilities to be determined through consultation

Buttercross Stone

Recent development off Buttercross Close

Traditional typologies, Middlecliffe Lane

Attractive terraced units, Middlecliffe Lane

Palisade fence boundary to El Sub Station

Inga Lane space - potential for improvement

Former pit wheel - memory and association



View towards south western boundary of site from bridge over Coalfields Link Road



Existing bus turning area. Potential for improvement / enhancement. Development could lead to the delivery of more frequent service provision



South western boundary of site looking south east along the Coalfield Link Road



Panoramic view across site looking to the east and south from western corner alongside Coalfield Link Road



Panoramic view across site from northern corner and on top of existing bund defining the northern boundary to the ProLogis site. Opportunity for planting and acoustic attenuation

74 72 70 68 66 64 62 60 58 56 54 52

BUTTERCROSS DRIVE

Club House

Colliery Farm

Little Houghton

MIDDLECLIFF

N

Plan 1:1250

All measurements subject to confirmation on site Drawings should not be scaled. Ask. O.S. licence number AL 100044466

Junction layouts indicative only. Refer to Highways Engineer Design. On site vegetation not surveyed. Any strategy for retention and / or felling and rationalisation subject to full arboricultural input

Land at Little Houghton, Barnsley

Figure Ground - Proposed Option One

For: UK Coal Mining Limited
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APPENDIX B: Preferred Development Option



Panoramic view across site from northern corner and on top of existing bund defining the southern boundary to the ProLogis site

Legend

- Planning application area boundary / Employment area boundary
- Proposed vegetation
- Retained trees
- Existing trees to be removed
- Proposed Public Open Space
- Existing footpaths and pedestrian connections
- Retained vegetation
- Proposed residential development bungalows and garages
- Proposed residential development 2.0 storey / 2.5 or 3.0 storey
- Light Industrial Development (B2)
- Existing buildings
- Emergency access only / no vehicular through route

Existing tree line retained; understorey managed to improve visibility and surveillance through to open space

Potential for linkage into local footpath network

Conjectural position of main high wall

Lower density single storey development for elderly people overlooking open space

Housing layout to take advantage of long range views across open countryside to west from more elevated locations across the site

Offset and landscape buffer to residential units and potential for reinforcement and enhancement of marginal planting.

Further green space at secondary node

Central open space or 'village green' at heart of proposed development

New vehicular access off Coalfields Link Road to serve proposed development

Shared service yard

Shared service yard

El Sub Sta

Existing bus turning area to be upgraded and landscaped.

Conjectural position of main high wall

Undergrounding of pylon line across site

Offset and landscape buffer to residential units and acoustic attenuation along this edge provided by arrangement of built form

Terraced family homes at site's south eastern margins to form strong street edge and pick up on historic precedent /street pattern

Land Budget / Development Shown:

***Total Site Area* - 4.46ha**

***B2 Employment* - 1.84ha**

A - 1no unit with 885sqm (8,545sqft) capacity;
Approx 18 parking spaces required / 18 spaces shown

B* - 2no B2 units @ 400sqm (4,300sqft) each; 800sqm (8,600sqft) total capacity
Approx 16 parking spaces required / 19 spaces shown

C* - 1no unit with 600sqm (6,450sqft) and 1no unit with 785sqm (8,450sqft) capacity; 1,385sqm (14,900sqft) total capacity
Approx 28 parking spaces required / 25 spaces shown

D** - 1no B2 unit with 400sqm (4,300sqft) capacity;
Approx 8 parking spaces required

E** - 11no B2 units @ 150sqm (1,610sqft) each plus 1no unit with 185sqm (1,935sqft); 1,835sqm (19,700sqft) total capacity
Approx 37 parking spaces required

** - 3no car parking spaces for C are provided to the rear of C, within the car park for B (44 spaces provided in total by B and C)*

*** - In practice, customers/staff for units D and E are likely to share the car parking spaces provided by each unit (45 spaces in total).*

***Residential* - 2.62ha**

70 Residential units with mix through a range of 1 and 2 bed studio apartments, 2, 3, 4 and 5 bed homes in a range of typologies including terraced, semi-detached and detached forms.

Public Open Space to serve residential area - 0.81ha in total (including two 'village greens')

Gross density - 26.7dph

Net density - 38.7dph

Parking ratio - 140%

NB: Plans are illustrative / indicative in nature. Future detailed schemes may vary the amount of floorspace / capacity of each site.

N

Plan 1:1000

All measurements subject to confirmation on site
Drawings should not be scaled. Ask.
O.S. licence number AL 100044468

Junction layouts indicative only. Refer to Highways Engineer Design. On site vegetation not surveyed. Any strategy for retention and / or felling and rationalisation subject to full arboricultural input.



Recent development off Buttercross Drive



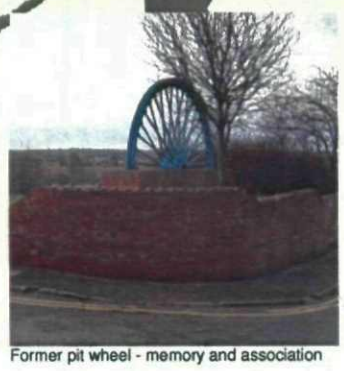
Traditional typologies, Middlecliffe Lane



Palisade fence boundary to El Sub Station



Existing playground opposite site at Ings Lane



Former pit wheel - memory and association

Land at Little Houghton, Barnsley

Proposed Mixed Use Development

For: UK Coal Mining Limited
Scale: 1:1000 @ A2 (portrait)
Date: July 2008
Dwg No: 025-UKC-07-02

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APPENDIX C: Public Exhibition Boards

LITTLE HOUGHTON MASTERPLAN

Mixed Use Development Proposals

Harworth Estates
A division of UK COAL plc.



Welcome

We hope to gather your views and comments about our development proposals presented at this consultation event. What you see today are early stage thoughts and ideas. We are still some way from being able to develop at Little Houghton, but at this stage we wanted to engage with the Community to ensure that what we propose will be appropriate for the village.

Please comment on our proposals and meet our team.

Harworth Estates

Harworth Estates are working with a range of consultants coordinated by White Young Green with masterplanners from pod helping to develop proposals for a new sustainable extension at the western edge of Little Houghton. Harworth Estates are renowned for the delivery of high quality commercial and residential development - often on challenging sites throughout the North of England. A number of key recent developments include a manufacturing park at Waverley, near Sheffield, a mixed use redevelopment of the former Yorkshire Main colliery near Doncaster and EcoTown proposals at Rossington.

Our ambition for Little Houghton is to create a place where people want to live with the development of new housing and employment helping sustain the community through the reinforcement of not only existing services and facilities but also the provision of new jobs, open space, housing and potentially a small convenience store.











Development at Little Houghton

At Little Houghton, we are aiming to:

- Create a place for a community to grow
- Provide housing close to jobs and services
- Facilitate an excellent access to the Coalfields Link Road
- Create a chance for all sections of the community including the young and elderly to choose to live locally and sustainably
- Respect and reflect the settlement's key attributes

In association with:

White Young Green

pod

RPS

Public Consultation

LITTLE HOUGHTON MASTERPLAN

Mixed Use Development Proposals

Harworth Estates
A division of UK COAL plc.



The proposed development site occupies an area of approximately 4.5 hectares (11 acres). It is located on the western edge of Little Houghton, which itself is some 9 6km (6 0 miles) east of the centre of Barnsley and around 2 8km (1.75 miles) from Darfield.

Why Here?

The Little Houghton site offers to:

- Provide housing close to where people work
- Support the economic growth of the wider Barnsley Metropolitan Borough Council (BMBC) area
- Provide a good and balanced mix of housing and employment opportunities
- Site new proposals on an area of previously developed land
- Build a new extension to the village that helps reinforce the existing community





New development at Little Houghton has the potential to:



- Provide a mix of homes with good access to the countryside, new open space, public transport, new jobs and the existing community
- Build 6-8 homes specifically for the elderly. A percentage of all homes will need to meet BMBC's criteria for affordability
- Provide improvements to the existing bus turning area as an integral part of public realm proposals and the creation of a new square
- Provide a small local shop as part of the development (subject to potential operator demand)
- Provide a range of appropriately designed B2 employment units that would create a range of local jobs
- Create high quality pedestrian and cycle links to jobs, homes and open countryside
- Create a modern interpretation of traditional building styles from in and around Little Houghton
- Set a new and better standard for high quality sustainable construction with the introduction of high specification low energy homes
- Enhance biodiversity through careful design and management of the proposed landscaped areas and open space network
- Help to meet future housing demand









Public Consultation

LITTLE HOUGHTON MASTERPLAN

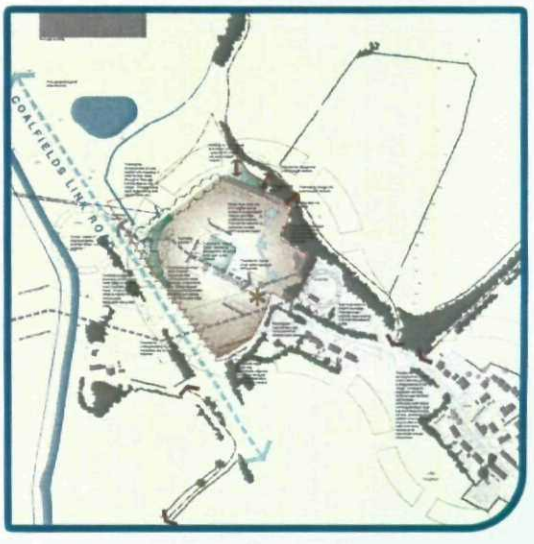
Mixed Use Development Proposals

Harworth Estates
A division of UK COAL plc.

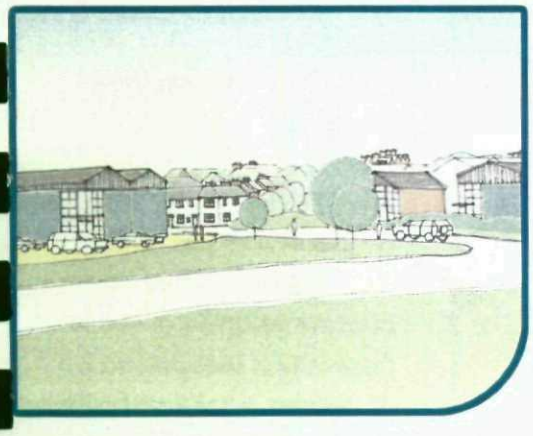
Opportunities and Constraints

Before considering the site's development potential, we spent time looking at the western edge of Little Houghton, the wider village / Middlecliffe and beyond. Development to the west of the village will serve to balance the settlement's existing form whilst retaining the integrity of its main street which will be largely unaffected by development with access to new units served from the Coalfields Link Road. With around 65-80 new homes and approximately 5,200sqm (55,100sqft) of employment development, the related increase in population will help reinforce local services and facilities - particularly open space and play provision, local bus services and also, potentially, the addition of a small local shop or small scale community facilities to be determined through consultation and operator demand.

Development also has the potential to take advantage of views out from elevated parts of the site towards the west, enable undergrounding of pylons that cross the site, to re-establish an historic street frontage along Ings Lane.









How might it look?

Before we develop a more detailed submission, we want to talk to the community to understand what people's hopes and aspirations are. We aim to:

- Create a rich and varied built environment
- Build an extension to Little Houghton that will last
- Maintain and manage existing trees and hedgerows
- Provide more formal open space not only within the scheme, but also passive space towards its margins and northern edge providing good linkage with open countryside and existing footpaths.
- Create new pedestrian and cycle networks
- Pursue the principles of sustainability and quality design

Some early artist's impressions opposite show how both a new bus turning area framed by residential development and employment development alongside the Coalfields Link Road might look. These have been informed by the Council policy standards, including those relating to the density of housing, provision of open space, the environment, and our aspiration to create a sustainable development.

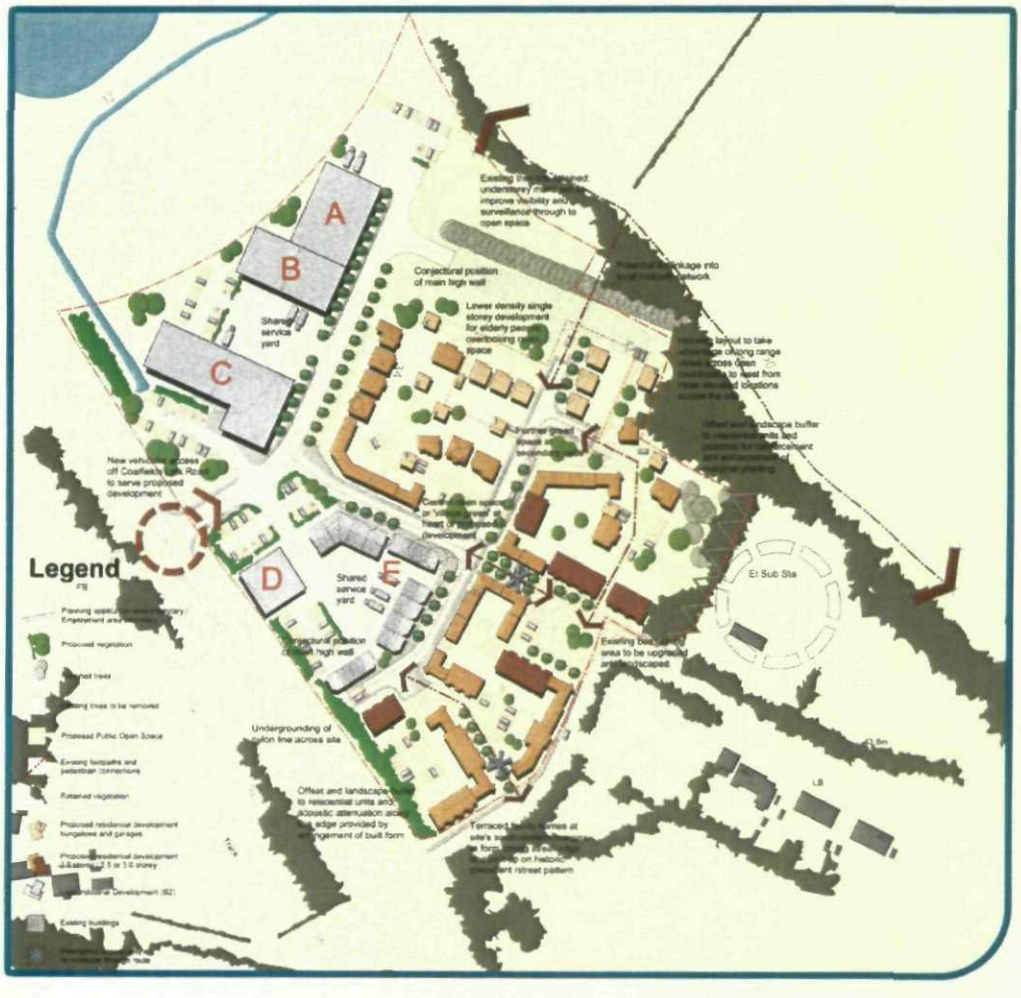
Public Consultation

LITTLE HOUGHTON MASTERPLAN
Mixed Use Development Proposals

Harworth Estates
A division of UK COAL plc.

Current Draft Masterplan

- On a total site area of approx. 11 acres (4.46ha), 58% will be used for the development of new homes and open space and 42% will be used for the development of new employment units
- Around 0.81ha (approx. 2.0 acres) of the proposed residential area will be defined as open space
- Approximately 65-80 residential units are proposed with an emphasis on family housing. The mix of dwellings includes 2, 3, 4 and 5 bed houses and a limited number of apartments. A range of typologies are proposed including terraced, semi-detached and detached forms. 6-8 bungalow units will be developed specifically for the elderly whilst a percentage of all homes will need to meet Barnsley Metropolitan Borough Council's criteria for affordability
- Houses will be developed at an average density of around 38 dwellings per hectare
- Higher density residential development incorporating townhouses, terraced homes and apartments are envisaged around the new turning area / square whilst beyond a transitional area to the north, lower density forms with detached and semi detached homes are envisaged – designed to take full advantage of views over proposed open spaces.



- The layout of streets and spaces have avoided the surveyed location of several 'high walls' that cross the site – these features are a major constraint and effectively rule out employment development of the wider site
- Employment development is located towards the western end of the site and acts as a 'buffer' to the ProLogis building and Coalfields Link Road
- Employment development is arranged across a mix of single and 2-storey units ranging in size from 150 to 785 sqm (1,610 to 8450 sqft)
- Several smaller scale units will provide an appropriate interface opposite residential development in the vicinity of units marked 'E'
- To the west, a tree lined boulevard and offsets of over 25m (approx. 85 feet) separate units A, B and C from the proposed residential areas





Public Consultation

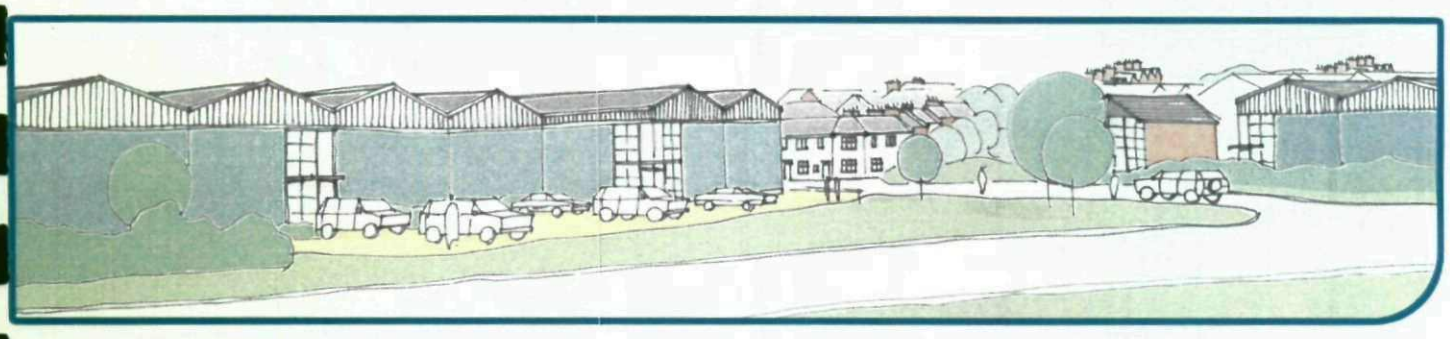
LITTLE HOUGHTON MASTERPLAN

Mixed Use Development Proposals

Harworth Estates
A division of UK COAL plc.

What next?

Thank you for taking the time to attend Harworth Estates public consultation event. We value your thoughts and comments on our proposals and would be happy to hear any suggestions you may have to improve the scheme. We will review carefully any comments you make and we will seek to take them into account through subsequent revisions to the scheme.





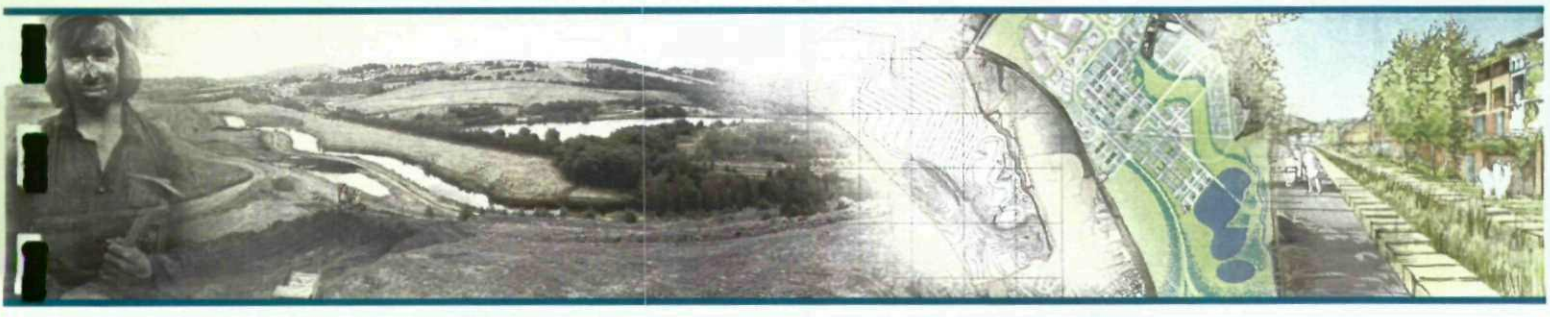
How you can let us know your views

1. Please let us know your thoughts about or proposals by filling in a comments sheet before you leave today





2. Write to "Little Houghton Consultation", Harworth Estates, Harworth Park, Blyth Road, Harworth, Doncaster, South Yorkshire, DN11 8BD



Public Consultation

APPENDIX D: Advertising Flyer

LITTLE HOUGHTON MASTERPLAN

Mixed Use Development Proposals

Harworth Estates
A division of UK COAL plc.



Harworth Estates is hoping to gather your views and comments about our future development proposals at Little Houghton. We are currently preparing plans for a mixed use development on land to the north of Middlecliffe Lane that was part of the former Houghton Main Colliery. We will be holding a public exhibition to present our plans on Thursday 25th September at 7:30pm in Middlecliffe Working Men's Club.

We value your comments and would like to give you the chance to express your views on the development proposals and explain our plans in more detail.











Thursday 25th September @ 7:30 pm
Middlecliffe Working Men's Club

For additional information please call:
Adam Murray (Harworth Estates) on 07825 732517

In association with:

White Young Green

pod

RPS

Public Consultation

APPENDIX E: Comments Sheet

White Young Green

– Proposed Mixed Use Employment and Residential Development
Consultation Event –Thursday 25th September between 7.30pm and 8.30pm

Thank you for attending this evening's event. Please take the time to share your views on the proposals. You can either hand your form back to a representative from the development team this evening, or send your completed form back to: *Nolan Tucker, White Young Green Planning, Arndale Court, Headingley, Leeds, LS6 2UJ (nolan.tucker@wyg.com)*

Name:

Address:

Comments on the emerging proposals

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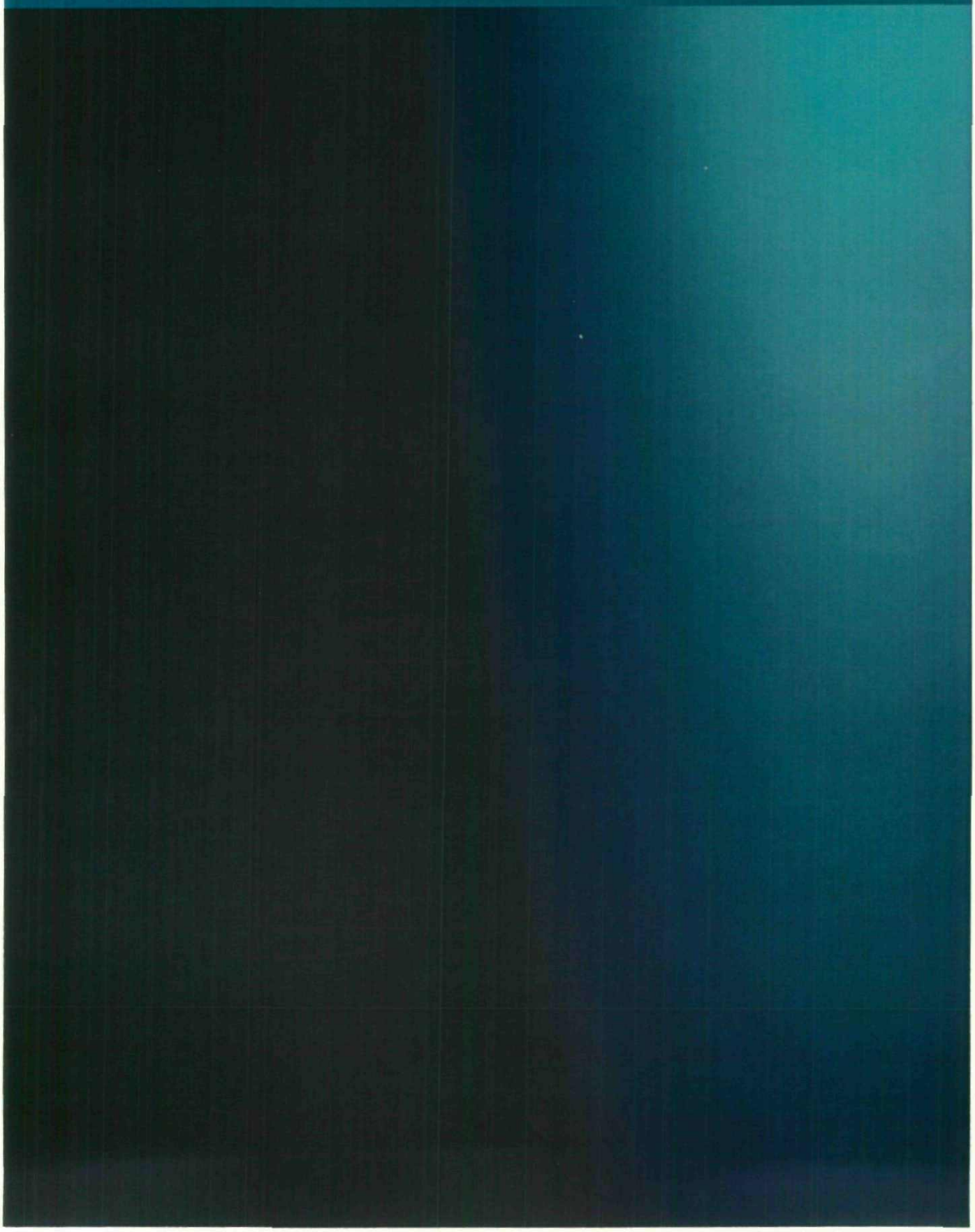
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Thank you for your time and if you have any other comments, please use the reverse side of this form

WYG Planning & Design

part of the **WYG** group



creative minds safe hands