2010/0013

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: Barnsley metropolitan Borough Council

Street address: Springfield House, Springfield Street

Town/City: Barnsley

County: South Yorkshire

Country: UK

Postcode: S70 6HH

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:			
Fax number:			

Email address: CharlesLynch@barnsley.gov.uk

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Charles | Surname: Lynch

Company name: Barnsley Metroplolitan Borough Council

Street address: Springfield House, Springfield Street

Town/City: Barnsley

County: South Yorkshire

Country: United Kingdom

Postcode: S70 6HH

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:			
Fax number:			

Email address: CharlesLynch@barnsley.gov.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of existing buildings on the site, relocation of a war memorial and erection of 16 new housing units with assocaited highway works and outbuildings, walls and gates

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address: Schol Street

Bolton on Dearne

Town/City: Barnsley

County: S. Yorkshire

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 445474

Northing: 402716

Description:

New housing development on site of redundant school on behalf of the Local Authority for 16 units

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Ms First name: Alexandra Surname: Cotton

Reference: Planning Officer

Date (DD/MM/YYYY): 16/12/2009 (Must be pre-application submission)

Details of the pre-application advice received:

Alter two gardens to form more regular shaped space.
Form passageway between hose and bungalow.
Consider footpath link to Furlong Road.
Highways advice also provided (Alan Starkey):
Omit speed humps
Omit footpaths to new road and show as 'shared surface'
Show 700mm wide zone beside carriageway as service zone.
Omit roadside parking bays to existing School Road, keep as is and existing parking pattern can continue
Keep School road as is - no need to change.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? (•) Yes ( ) No

Is a new or altered pedestrian access proposed to or from the public highway? (•) Yes ( ) No

Are there any new public roads to be provided within the site? (•) Yes ( ) No

Are there any new public rights of way to be provided within or adjacent to the site? (•) Yes ( ) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? (•) Yes ( ) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

PL_01, PL_02, PL_03 & PL_04

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Bin storage areas wll be provided to each dwelling

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? (•) Yes ( ) No

If Yes, please provide details:

Local councillors, police, highways

9. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? (•) Yes ( ) No

If Yes, please provide details of the name, relationship and role:

Consultant working for and on behalf of Local Authority

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

brick, red multi

Roof - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Dark grey concrete intrlocking

Windows - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

PVCu

Doors - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

PVCu or timber

Boundary treatments - description:

Description of *existing* materials and finishes:

Stone and brick with wire mesh fences

Description of *proposed* materials and finishes:

brick walls, timber fences, wrought iron type gates to secure shared passageways

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

permeable block paving

Lighting - add description

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

to be confirmed

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

PL_05, 06, 07, 08, 09, 10, 11 & 12 and design & access statement

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	11	26	15
Disability spaces	2	5	3
Cycle spaces	0	16	16

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ◉ Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☒ Sustainable drainage system	☒ Main sewer	☐ Pond/lake
☒ Soakaway	☐ Existing watercourse	

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

Redundant school buildings

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

School and caretakers house. House still in use (rented accomodation) but will be vacated shortly.

When did this use end (if known) (DD/MM/YYYY)? 31/01/2010

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		4	6		
Flats/Maisonettes		6			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total: 16

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	16
Total existing residential units	0

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D1	Non-residential institutions	1167.0	1167.0		-1167.0
	Total	1167.0	1167.0	0.0	-1167.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 00.49 hectares

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

This is a planning application for 16 domestic dwellings only and it is not expected that there will be any Industrial or Commercial processes or machinery in the scheme.

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ○ The applicant ◉ Other person

If Other has been selected, please provide:

Contact name:

Title: Mr First name: Ron Surname: Brannon

Telephone number:

Country code: National number: 01226 772719 Extension number:

Email Address: ronbrannon@berneslaihomes.co.uk

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Charles Surname: Lynch

Person role: Agent Declaration date: 04/01/2010 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: Charles Surname: Lynch

Person role: Agent Declaration date: 04/01/2010 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 04/01/2010

New housing development on the Lacewood School site, Bolton on Dearne

Local Authority Challenge Fund Jan 2010

Design & Access Statement

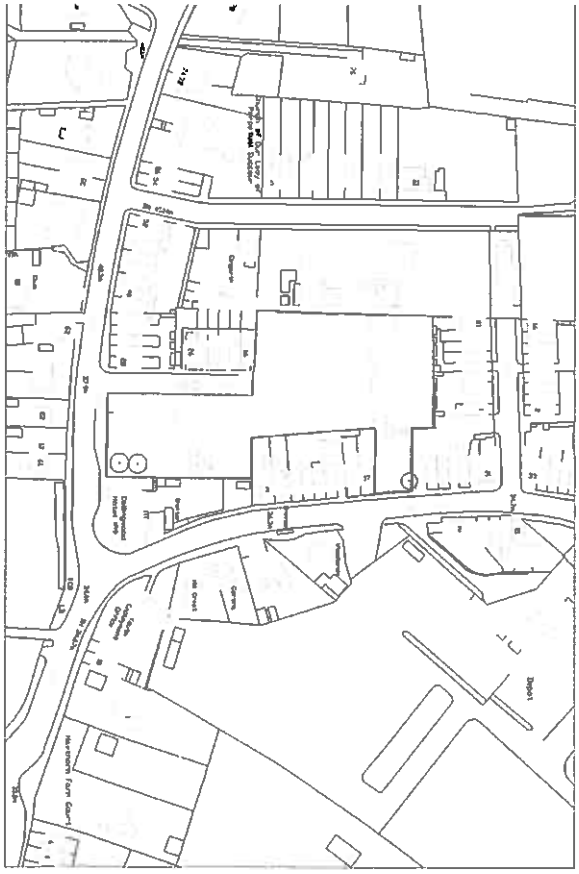
1.0 Introduction

This design and access statement is to support an application for full planning approval for a residential development on the site of Lacewood School, Bolton on Dearne. This site is one of a number of sites allocated for re-development by Berneslai Homes under the Local Authority Challenge Fund initiative.
This document provides statements relating to the site and its surroundings, the identification of issues which have influenced the proposals and a site layout covering issues such as pedestrian and vehicular access, integration and permeability, site layout and the relationship between dwellings, pedestrian routes and car parking provision.

This development is to provide new social rented housing for Barnsley MBC to be managed by Berneslai Homes. The scheme incorporates a variety of unit types and sizes to provide balance with the development and to meet the needs and demands locally within Bolton on Dearne and for the wider community across the borough.

2.0 Contextual Analysis:

2.1 Location Plan



Design & Access Statement

2.2 Location

The site is located within an established, predominantly residential area close to the centre of the village of Bolton on Dearne, in the metropolitan borough of Barnsley. The site is bounded by roads on two sides with Station Road to the South and Furlong Road to the East. Bolton on Dearne is a satellite to Goldthorpe, benefiting from Housing Market Renewal and Renaissance Market Town commitment and funding.
The A635, approximately 0.5 miles away, provides the main route of access into the area, connecting Bolton on Dearne to Barnsley to the West and the A1(M) and Doncaster to the East. The site is accessed via School Street and is surrounded by traditional terraced housing and other long established buildings. The site is close to and area of open green space on the other side of Furlong Road, local shops and the railway station. The Collingwood Hotel (pub) occupies the corner of Station Road and Furlong Road adjacent to the new development site.

3.0 Links

3.1 Transport

Pedestrian
There are a number of shops locally, including a newsagent and Post Office 0.3 miles and a larger supermarket approximately 0.5 miles away.
By Bus
The site is well served by several bus routes, with stops located on Furlong Road and Station Road. Services run directly to Goldthorpe, Barnsley and Doncaster town centres as well as providing connections to neighbouring villages.
By Road
The A635, approximately 0.4 miles to the South provides the main route of access into the area, connecting Thurnscoe to Barnsley to the West and the A1(M) and Doncaster to the East.
By Rail
Bolton Rail Station is about 0.3 mile away and is supported by local trains. Barnsley Interchange is approximately 5 miles away and is well supported by local rail networks. This provides access to neighbouring cities including Sheffield, Leeds and Wakefield.
By Air
Robin Hood Airport, Doncaster is the nearest airport, approximately 15 miles and 32 minutes drive away. Leeds Bradford International is approximately 45 miles and 1 hour drive away also.

3.2 Education

Nursery, infant and primary schools are all within close walking distance of the site, with a High School providing the nearest secondary school approximately 1 miles from the site.

3.3 Leisure and Recreation

A local park is situated immediately cross Fulong Road to the north provides large areas of open space for play. There is also access to a range of evening activities at the local school and community centre immediately adjacent to the site.

3.4 Shops and Services

There are local shops, a health centre, supermarket and a Post Office all within a mile of the site.

3.5 Employment

There are industrial and commercial estates within 1 mile of the site providing local employment opportunities. Bolton also has good connections to the major urban areas of Barnsley, Doncaster, Rotherham and Sheffield.

4.0 Planning Statement

4.1 National

PPG1 – Delivering for Sustainable Development
Sets out the government's objectives for the planning system placing sustainability at its core.

PPG3 – Housing
Seeks to achieve high quality housing, a good mix reflecting requirements and the needs of the area and to use land efficiently and effectively.

PPS6 – Planning for Town Centres
Sets out the Government's policy on planning for the future of town centres.

PPG12 – Local Spatial Planning
Sets out the Government's policy on local spatial planning, which plays a central role in the overall task of place shaping and in the delivery of land uses and associated activities.

PPG13 – Transport
Aims to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and to reduce the need to travel, especially by car.

Other National Policies
The proposal is designed to fit with nation policy with regard to the provision of social housing in line with the strategic objectives of the Homes and Communities Agency. It is compatible with the Local Authority Challenge Fund and Approved Development Programme initiatives in terms of structure and design.

Design & Access Statement

4.2 The Development Plan

Regional Policy

The draft RSS is a broad development strategy for the region, setting out regional priorities in terms of location and scale of development.

Local Plan

The Barnsley UDP is the adopted local plan for the area. The site is not specifically allocated for development in the UDP, and policies H5, GS2, T22 and T27 apply, which gives the general criteria against which new housing should be measured.

H5

The Council will promote diversity of dwelling type, size, density and design throughout the borough to meet the full range of housing need. In particular, the council will encourage, in appropriate locations throughout the borough:

a) Housing for key workers
b) Affordable housing and housing for rent
c) Housing for the elderly and those with disabilities
d) Homes intended for single person households

GS2

The council will continue to reclaim and improve derelict, disused, degraded and under used land. Priority will be given to those schemes which provide sites for new development, especially for industrial, commercial or housing purposes.

T22

New development shall be provided with no more car parking, servicing and manoeuvring space than is necessary in order to ensure that there is no significant impact upon:

a) Highway safety

b) The local environment including amenity of local residents and adjoining land uses

c) The vitality and viability of Barnsley town centre and other shopping and commercial centre.

T27

The council will seek to encourage walking as a mode of transport, and the design and layout of all developments will be required to take account of the needs of pedestrians.

The Local Framework sets out the strategic framework to address the imbalances between supply and demand and tackling housing at risk of becoming low demand.

New housing development on the Lacewood School site, Bolton on Dearne

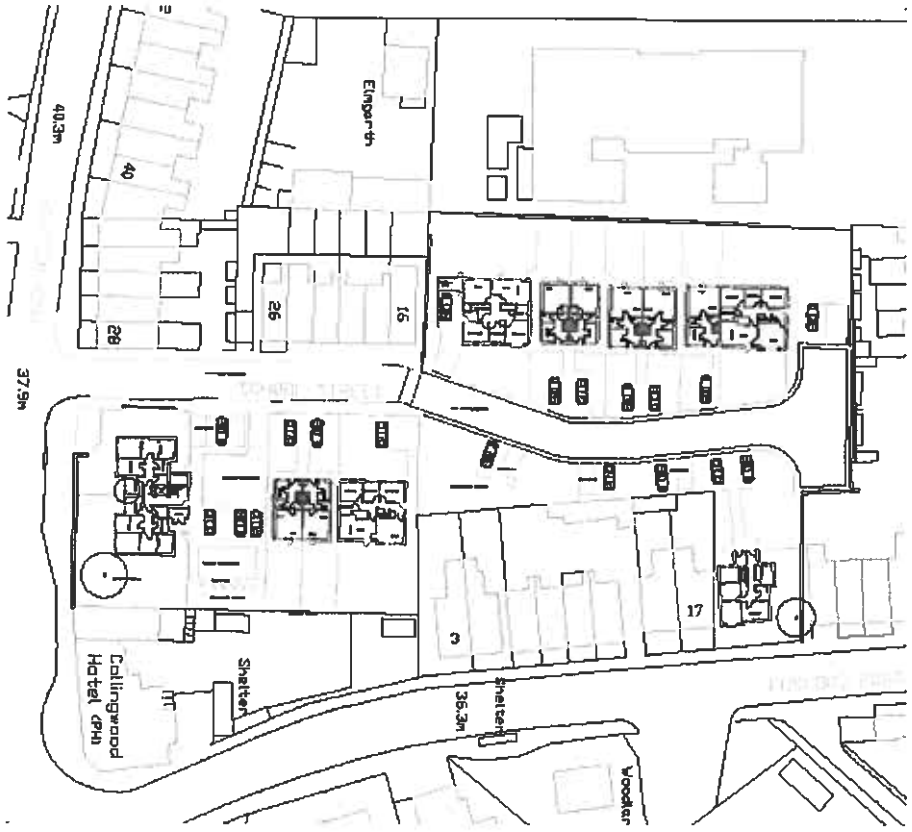
Local Authority Challenge Fund Jan 2010

Design & Access Statement

5.0 Site Details

The site is currently a vacant school site within an existing residential area in the village of Bolton. The school has been vacant for 2-3 years following the provision of a new school through the Building Schools for the Future initiative.
The site is accessed via School Street off Station Road and Furlong Road. The local built environment is mostly composed of short terraces of family houses. The site is well located adjacent to the village centre.

5.1 Layout Plan



Design & Access Statement

5.2 Concept Design

The layout is designed to enhance and extend the street frontage of School Road and the two bungalows at the ends of this set of houses act as 'book ends' giving an interesting variety to the roof line. The apartment buildings, which are less likely to contain young children, have been used to infill a gap to the street frontage of both Furlong Road and Station Road, which are both relatively busy roads. The two storey apartment building, with its deep modelling and balconies forms a strong corner to the entrance to School road.

5.3 Highway design

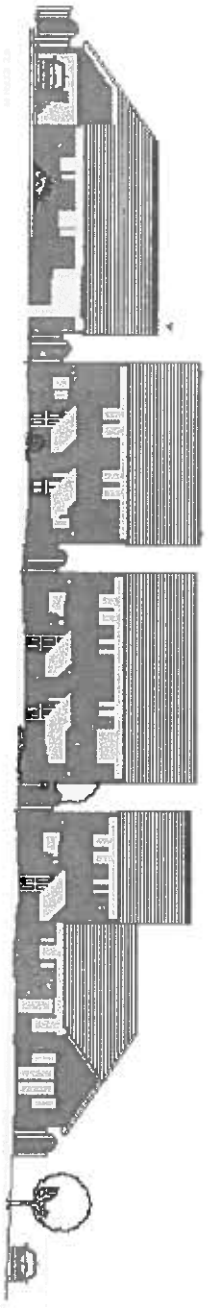
The road within the site connects to the existing road at its start and its end position is determined by a turning head for refuse and other large vehicles. The middle portion is set out to give the maximum gardens to the residents. The space on the other side of the road is to be landscaped public open space, broken up by visitor parking bays for more variety and interest. The roadway is designed as 'shared space' to be demarcated from the conventional carriageway of School Road by block paving and a ramp of approximately 70mm height. The intention is to create a 'pedestrianised' feel to the space. A 700mm wide zone will be defined along both sides of the main route which will house street lights and other services but both pedestrians and vehicles are intended to share the central section.

5.4 Security

It is intended that this will be a 'closed' cul-de-sac space and through routes are not provided. This is to discourage strangers from loitering and give a stronger sense of security to the residents. The cartilage to the individual houses facing the shared space will have low front walls with driveways to park on but there will be no gates. There will however be fences and gates securing back gardens and passageways. Gates to passageways will be wrought iron or similar to allow visibility on approach. A passageway was considered between the new road and Furlong road but this would have compromised the whole security concept and has been rejected. The site in its existing situation offers no through access between Station Road and Furlong Road and this design is no worse in permeability terms.

5.5 Scale and materials

The houses and apartments have been arranged on two storeys to fit in with the surrounding buildings. Three bungalows have been included in the mix to meet the needs of residents but the scale of the development is totally 'residential' and in keeping with its surroundings. It is proposed to build in predominantly red-multi facing bricks, in keeping with other houses in the area but with a contrasting brick for soldier courses and a darker brick below the plinth line. Roofs will be tiled with dark grey interlocking concrete roofing tiles. Canopies will be provided over entrance doors as indicated, probably made from GRP.



5.6 Landscaping

The highway area will be block paved with a central are in a red-multi block with kerbs and the edging zone in a different colour block. This will extend into the parking area for the apartments facing Station road. An open design screen will be erected behind the parking to screen off the drying area for the first floor apartments. Street furniture such as lamp posts and signage will be grouped to avoid clutter but adequate lighting will be provided to assist visually impaired people and highway lighting will meet adoptable standards. Several areas have been set aside as public open space for landscaping although a planting scheme has yet to be created for these areas. Two mature trees currently facing Station Road will be maintained as will one mature tree currently within the war memorial area. The war memorial itself is subject to discussions being held with local people to identify and relocate it to a better location.

5.7 Access

The pedestrian access route into the development is via existing footpaths on School Road. These will link onto the new shared surface at gradients no steeper than 1 in 20. Car parking for householders is located close to front doors and will be accessible at gradients no steeper than 1 in 20 with level areas in front of doors which will have low thresholds. Access to the first floor of the 4 apartment block will be via a lift.
The access provision will be in line with the Lifetime Homes requirements.

5.8 Sustainability

The housing will be constructed to meet Code 4 requirements. The measures we would seek to develop would be improved thermal insulation, air tightness and reduced thermal bridging, using natural ventilation if at all possible in preference to mechanical and preferring water-efficient fittings and low water use white goods to rainwater or grey water recycling if possible as all these are simpler for occupants to use and have less likelihood of going wrong. An allowance for photovoltaic panels has been included in the planning drawings but may not be appropriate to all buildings as many roofs face either east or west. The site has a low probability of flooding and sustainable urban drainage techniques will be used to reduce surface water runoff. Drying space will be provided to all homes and a home user guide will be produced which will encourage composting for units with gardens and energy labelled white goods will be encouraged.

5.4 Consultation

The proposal has been discussed in principle with representatives from the councils Strategic Housing team and the local ward councillors and it has their full support as a social housing project. This included some discussion on the relocation of the small War Memorial currently located at the eastern pedestrian entrance to the school site. It was always the councillors' intention that this was to be relocated to a more prominent site

visible to the community. This will be addressed sensitively during the early stages of the development process.

We have also liaised with the Police Architectural Liaison officer with regard to achieving "Secured by Design" accreditation. The principles discussed have been incorporated into the design including:

- Security of rear property boundary to garden spaces.
- Single pedestrian access on to site from School Lane (none from Furlong Road)
- Single controlled entry point into individual dwelling units within apartment blocks
- Within curtiledge parking wherever practical
- All other parking bays to be overlooked by windows.

4.5 Considerations

Berneslai Homes visions and values complement the strategic direction set by the Council and its partners. The organisations delivery plan and objective to 'continue to deliver sustainable communities which are safe, healthy and attractive neighbourhoods which are accessible to all', directly contributes towards the Local Strategic Partnership and the Sustainable Community Strategy for Barnsley.

The development of this site is part of Barnsley Council's partnership with Berneslai Homes and a strategic commitment to maintaining sustainable neighbourhoods, providing quality housing and a pleasant place to live and work.

The proposed development is of a relatively low density to consist of:

- 3 x 3bed 5 person houses
- 4 x 2 bed 4 person houses
- 2 x 3bed 5 person bungalows
- 1 x 3 bed 5 person disabled family bungalow
- 6 x 2 bed 3 person apartments

Total 16 units

4.6 Conclusion

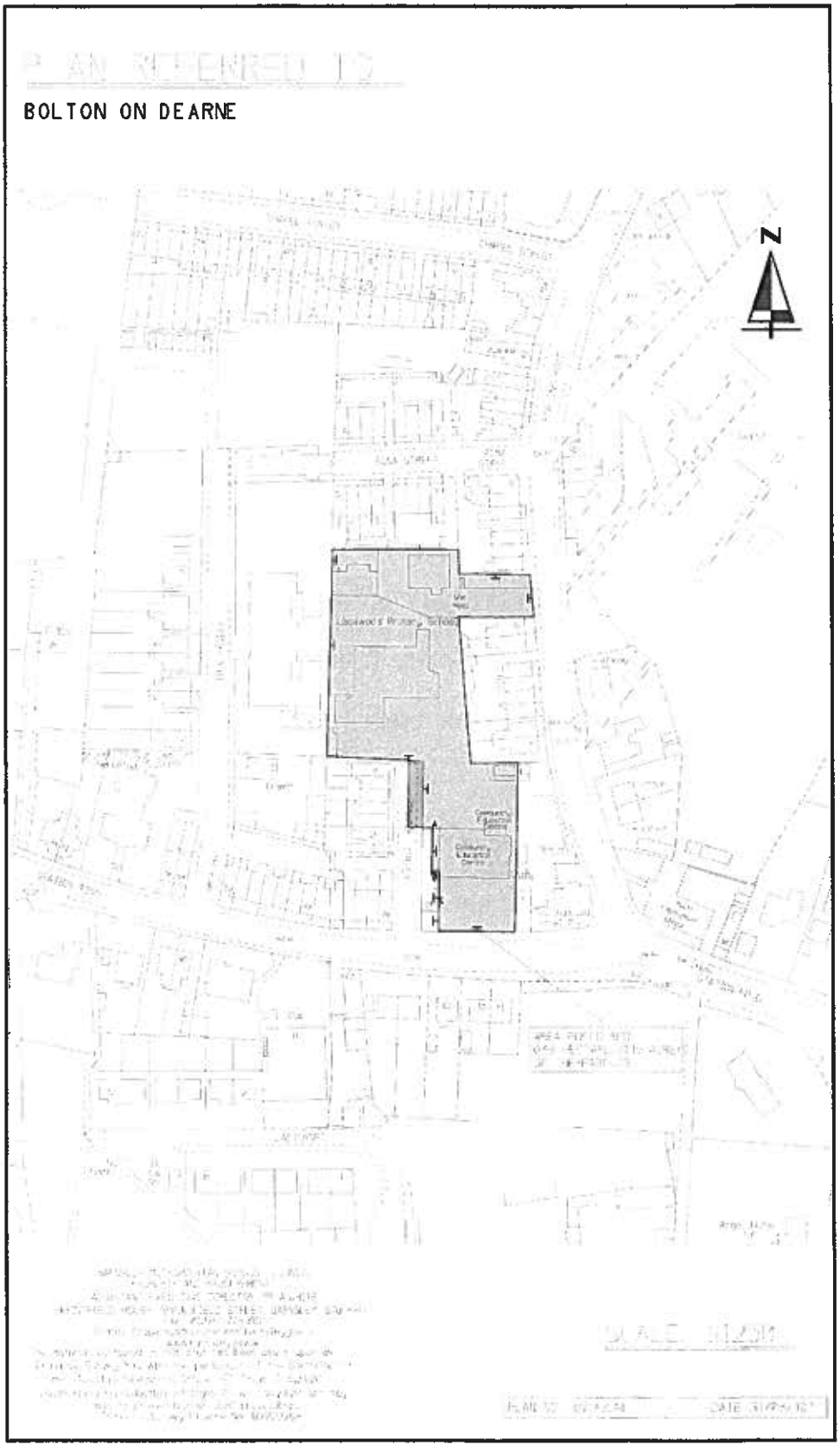
The proposed mix of family housing and 2 bedroom apartments in 2 storey heights fits well with the surrounding residential uses. There is an identified need for affordable accommodation in the area. The proposed layout has been designed to comply with the Local Plan policy, *Lifetime Home* standards and takes head of the advice in the *Manual For Streets* and *Urban Design Compendium* as well as the HCA's *Housing Design Guide* and *Secured By Design* standards.

It is therefore our conclusion that the Application is in line with the planning advice for this site.

New housing development on the Lacewood School site, Bolton on Dearne

Local Authority Challenge Fund Jan 2010

Design & Access Statement



New housing development on the Lacewood School site, Bolton on Dearne

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Aerial Photograph showing location

