

To the Chairman and Members of the  
PLANNING REGULATORY BOARD

Date 14<sup>th</sup> September 2017

Report of the Director of Planning and Regeneration Service

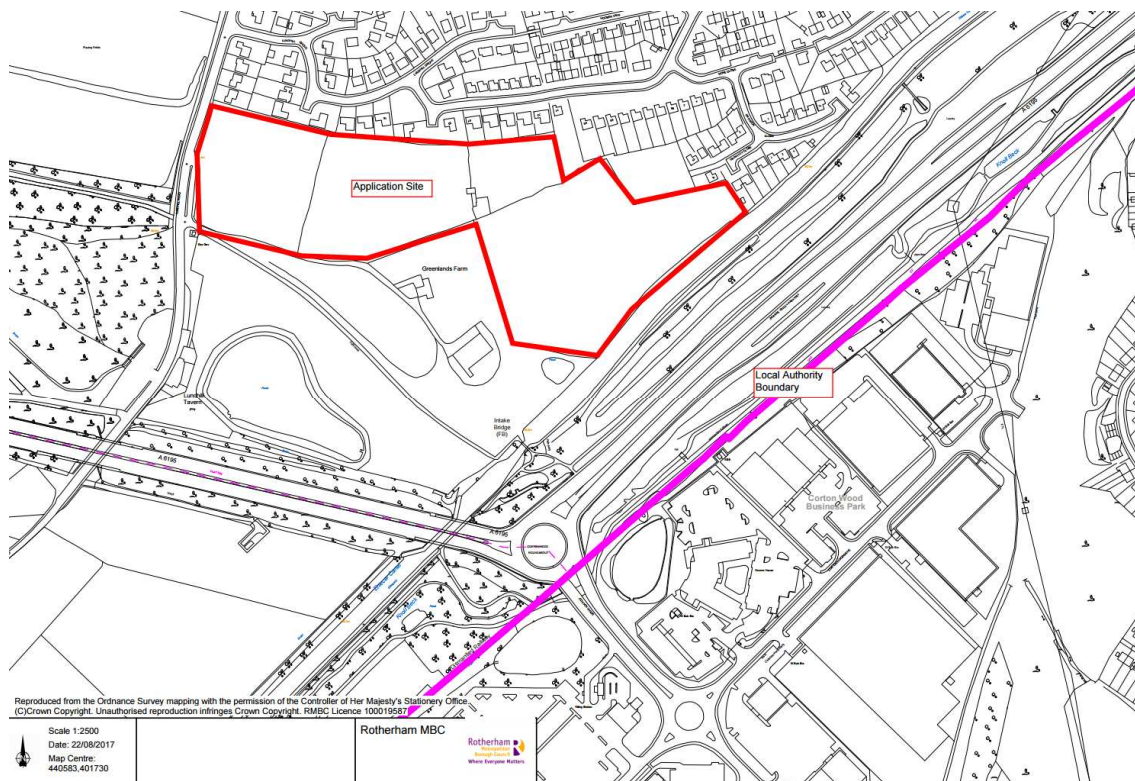
ITEM NO. 1

<p>File Ref: RB2017/1160</p> <p>Courtesy Consultation in respect of proposed residential development of 150 no. dwellings with associated access, car parking, landscaping, public open space and infrastructure at land east of Lundhill Road, Wombwell, Barnsley for Persimmon Homes</p>	<p>Pages 58-60</p>
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**Courtesy Consultation in respect of proposed residential development of 150 no. dwellings with associated access, car parking, landscaping, public open space and infrastructure at land east of Lundhill Road, Wombwell, Barnsley for Persimmon Homes**



### **Recommendation:**

That Barnsley Council be informed that the Council raise no objections to the proposal.

### **Background**

This is a 'courtesy' consultation as required due to the close proximity of Rotherham Borough to the application site. RMBC are invited to provide Barnsley Council with comments on the application and the impact of the proposal on Rotherham in terms of such planning related issues as the environment, flooding, traffic etc.

## **Site Description & Location**

The application site is approximately 5 hectares in area and is currently two distinct fields, which are used for grazing and stabling of horses.

The site is situated approximately 1km to the south of the centre of Wombwell.

The eastern boundary of the site with Elsecar Canal is approximately 130 metres from the administrative boundary of Rotherham Metropolitan Borough Council at Cortonwood Retail Park.

The nearest residential properties in Rotherham to the site are located on Springhill Avenue, Brampton Bierlow approximately 300 metres to the north-east of the site, which are on the opposite side of Dearne Valley Parkway and beyond the Cortonwood Retail Park.

## **Proposal**

The application submitted to Barnsley Council is seeking planning permission for the erection of 150 dwellings, car parking, landscaping, public open space and infrastructure.

## **Consultations**

RMBC - Transportation and Highways Design: Have no objections to the proposed scheme from a highway perspective.

RMBC - Landscape Design: No objections.

RMBC – Ecology: No objections.

## **Appraisal**

The main issues with the proposal affecting Rotherham would include the impact on traffic levels within the Borough and the impact on the general environment of the Borough's residents.

In terms of impact on the Borough's highway network it is considered that the proposal would have no significant impact on the highway network in the Borough.

The nearest residential properties are approximately 300 metres to the north-east of the site in Brampton Bierlow. Between the site and the nearest residential properties in Rotherham would be the Elsecar Canal, Dearne Valley Parkway and dense mature tree embankments on both sides of the Dearne Valley Parkway. It is considered that given the distance, the properties on the opposite side of the road, boundary treatments and land levels will ensure that the properties within Rotherham and their occupants would not be adversely affected by the proposed development.

There are several ancient woodlands and Local Wildlife Sites in the adjacent Rotherham Borough including Rainborough Park (AW & LWS) which is 1514m due south, Gorse Wood (AW) 1413m due south whilst Giles Wood (AW) is 2170m due south. Simon Wood (LWS) to the south-west and Flatts Valley (LWS) to the south-east are slightly beyond 2km from the application site. Manvers Way candidate (LWS) is 1448m to the north-east. None of these are structurally connected to the application site and will not be directly affected by the proposed works. However, 150 new homes will result in approximately 300 more vehicles on the road and approximately 600 new inhabitants which may create pressure on surrounding green spaces such as Old Moor and increase car emissions which could affect the sensitive road verge vegetation on Manvers Way.

Having regard to the information provided the Council's Ecologist has no objections to the proposal in regard to impact on ancient woodlands and Local Wildlife Sites in Rotherham. They have advised that outstanding survey work and biodiversity enhancement measures include appropriate mitigation to protect the Elsecar Canal from the negative impacts of development and consider how protected and Barnsley BAP species (such as the barn owl) might be sympathetically addressed.

## **Conclusion**

Having regard to the above it is concluded that the impact of the development on Rotherham will be minimal, as such it is considered that RMBC should raise no objections to the proposal.