

# PUBLIC CONSULTATION

# Waverley Link Road



## The Waverley Masterplan

The Waverley Development Site is owned by UK Coal Mining Ltd and is the largest single source of brownfield land in Rotherham and the wider South Yorkshire area.

The development of the site has the potential to bring major economic, social and environmental benefits to Rotherham, Sheffield and beyond.

Part of this plan includes the potential to accommodate a link road providing a connection between the B6200 and the Sheffield Parkway extending the existing Highfield Spring. This link would improve access to the M1 at J31.

## Proposed mix of uses

- A mix of housing and employment (job creating) development set within a new high quality landscape environment, with a key aim being to reduce the need for people to travel by providing job opportunities and community facilities for people living on the site and in adjacent areas.
  - The concentration of employment development on the northern part of the site (53 hectares in total) and at public transport interchanges. The majority of buildings for employment purposes are proposed on an Advanced Manufacturing Park (AMP) with further employment development proposed immediately to the south of AMP. In total the proposals would provide the opportunity to create some 7,000 jobs, of which 4,500 are forecast by Yorkshire Forward to be created on AMP.
  - Around 3,500 homes concentrated to the south of the employment development, benefiting from an attractive new environment aimed at accommodating the number of people (around 8,000) needed to support a good range of amenities, shops and essential public transport links.
- PUBLIC CONSULTATION EXHIBITION

**Have your say about proposals:  
respond by Monday?? November 2004**

# PUBLIC CONSULTATION

More information is available from these public 'Drop In's', where you can talk to us;

Date ?? ??-??pm

Location

## NEXT STEPS

The Council will consider all of the responses to the consultation. A decision will then be made on whether to make a bid to the Department of Transport for the necessary funding.

If the bid is successful, before any development there will be further detailed local consultation.



Further information on the proposals can be found at the following website:-

[www.?????????](http://www.?????????)

## CONTACT OFFICERS

For further information on this project please contact:

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If you have any difficulty reading this leaflet and would like a larger print version or alternative format, please contact ??????????????

## BACKGROUND

In order to provide adequate transportation links to development sites in the South Yorkshire Technology Corridor area (formerly known as the M1 SEZ), a study report by the Babbie Group recommended the construction of a link road, between the B6200 at Woodhouse Mill and B6066 Highfield Spring, amongst other things. Such a link road would relieve a significant proportion of the local community from the affects of additional traffic.

## Map of proposed routes



## Option A - Do nothing

For: No cost

Against: Residents of Retford Road in particular will face additional traffic.

## Option B - Do minimum

For: Relatively low cost, some improvements to mitigate effects of additional traffic.

Against: Residents of Retford Road in particular will face additional traffic.

## Option C - Link road across playing field forming a junction with Retford Road

For: Additional traffic to Waverley will divert from Retford Road to the new link road.

Against: Playing field divided by a road, proposed junction with Retford Road could impact on properties, some traffic may be attracted from other routes.

## Option D - Link road around the sewerage works forming a junction with Fence roundabout

For: Additional traffic to Waverley will divert from Retford Road to the new link road and will bypass the edge of Woodhouse Mill.

Against: Less likely to be viable due to additional environmental impacts and cost, possible impact on properties on Smallage Lane.

