

To the Chairman and Members of the
PLANNING REGULATORY BOARD

Date 26th June 2014

Report of the Director of Planning and Regeneration Service

ITEM NO. SUBJECT

1 RB2014/0596

Page No. Courtesy Consultation in respect of outline application (means of
140 access not reserved) for residential development (Major
Development/Departure from Development Plan) at S and A Parsons
Building Contractors Ltd Mansfield Road Killamarsh Sheffield for S.
and A. Parsons Ltd.

ROTHERHAM METROPOLITAN BOROUGH COUNCIL PLANNING REGULATORY BOARD

PLANNING AND REGENERATION SERVICE

REPORT TO COMMITTEE
26 June 2014

Item 1	
Application Number	RB2014/0596
Proposal and Location	Courtesy Consultation in respect of outline application (means of access not reserved) for residential development (Major Development/Departure from Development Plan) at S and A Parsons Building Contractors Ltd Mansfield Road Killamarsh Sheffield for S and A Parsons Ltd
Recommendation	That North East Derbyshire District Council be informed that Rotherham Borough Council has no objections to the proposals subject to the comments from the Drainage Officer and Ecology Officer.



Background

Rotherham MBC has been consulted on the above planning application submitted to North East Derbyshire District Council. This is a 'courtesy' consultation as required due to the close proximity of Rotherham Borough to the application site which is across the boundary in North East Derbyshire. RMBC are invited to provide NEDDC with comments on the application and the impact of the proposal on Rotherham.

Site Description & Location

The application site is an 'L' shape approximately 0.89ha in area located adjacent to the junction between Woodall Road and Mansfield Road, Killamarsh. The site is currently occupied by a manufacturing factory and administration offices and a disused former pig farm.

To the west of the site are residential properties. To the north and east of the site are open fields. To the south of the site is the Travellers Rest public house and two small ponds set within open fields. The ponds are currently used for angling purposes with car park facilities.

Part of the site is allocated as Green Belt in the North East Derbyshire Local Plan.

Proposal

This application is an outline application for residential development on the former factory and pig farm site. Matters to be considered under this application are access to the site, all other matters are reserved. The indicative details submitted with the application state that the proposal is for the erection of up to 34 new dwellings to be created on the site, 23 new dwellings to be constructed and the conversion of the existing factory building to 11 further units. This will form a mix of one, two, three and four bedroom properties with a combination of privately rented, socially rented and open market properties. 11no units will be affordable units. The access to the site will be taken off Woodall Road.

The Planning Statement submitted with this application sets out the planning history on the site including a Certificate of Lawfulness for storage of materials on part of the site, and subsequent planning applications for extensions to the business premises.

The Design and Access Statement states that an analysis of the use, topography of the site and its boundaries have identified the constraining factors which have then demonstrated the potential amount, scale, landscaping and appearance of and layout of the proposed development.

A Drainage Statement has been submitted which proposes pumped foul drainage discharge to the existing public combined sewer in Mansfield Road. The report recommends a final disposal strategy for surface water run-off during the project design phase but that future proposals will expect the frontage car parking area to continue to connect to the public combined sewer in Mansfield Road, whilst the residential area itself will be limited to the Greenfield discharge rate by the provision of oversize on-site sewer pipes, box culverts or a tank. The minimum capacity will be designed to relate to the 1:100 year storm event, with allowance for climate change.

An Ecological Assessment, Tree Survey and Phase 1 Habitat Survey have all been submitted with the application. The Ecological Assessment concludes that the site contains a limited number of habitats, typical of previously developed brownfield

sites. The habitats are concluded to be of low to moderate ecological value. Future landscape proposals should include enhancement of wildlife habitats by tree and native shrub planting. It is indicated that further survey work will need to be carried out to ascertain the presence/likely absence of bats on site.

A Phase 1 Geo-Technical and Geo-Environmental Site Investigation has been carried out on the site. This concludes that an intrusive ground investigation will, subsequently, be required as well as soil analysis. It is also indicated that gas monitoring be carried out due to the presence of a landfill site in the vicinity. The report also incorporates a Non-Residential Coal Authority Mining Report dated 16 January 2013.

Publicity

It is incumbent upon North East Derbyshire District Council to carry out appropriate consultations in the processing of this application to ensure any affected residents are aware of the issues involved.

Consultations

The Council's Streetpride (Transportation and Highways) Unit have stated that the size of the proposed development would not require a Transportation Assessment and it is considered that the effect on Rotherham's road would be minimal.

The Council's CYPS (Education) have stated that there are no issues from a Rotherham Education point of view from this development.

The Council's Streetpride (Drainage) Officer has given comments with regards to the impact on drainage in the Borough of Rotherham.

The Council's Streetpride (Ecology) Officer has given comments with regard to the impact of ecology in the Borough of Rotherham.

Appraisal

The main considerations relating to Rotherham are:

- The impact on the Green Belt
- The impact on drainage issues
- The impact on highways
- The impact on education
- The impact on ecology
- Contaminated land issues

The impact on the Green Belt

The National Planning Policy Framework (NPPF) states at Paragraph 79 that "The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

The proposed development is partially within the Green Belt as set out in the North East Derbyshire Local Plan and is adjacent to the boundary with the Green Belt as set out in the Rotherham Unitary Development Plan to the east. As such any development must be assessed against the impact on the openness of the Green Belt as set out in the NPPF.

The Design and Access Statement submitted with the application states that a mix of 1, 1.5 and 2 storey dwellings are proposed as part of the application. This “considers the siting of the development in respect of the existing settlement and the proximity to the settlement edge”. It is considered that, given the low scale of the proposed development, and taking into account the existing buildings on the site which were part of the former pig farm, the impact on the openness of Rotherham Green Belt would be minimal.

The impact on drainage

The Flood Risk Assessment submitted with the application states that the existing drainage drains to the existing public combined sewer in Mansfield Road. It is considered that further trial holes for soakaways should be carried out to prove the grounds suitability for soakaways. Furthermore all proposed water discharged into the watercourse should be based on natural run off i.e. 5L/sec/Ha. This watercourse runs along the boundary line of North East Derbyshire and Rotherham Borough and it is likely that the water will discharge in to the Rotherham Borough. The existing unit does not drain into the watercourse and is therefore additional drainage and should be stored on site. A detailed drainage survey of the existing drainage layout should be carried out by the applicant.

In order to ensure that no flooding takes place immediately downstream and within the Borough of Rotherham, the maximum permissible discharge into the watercourse (i.e. 5L/sec/Ha) should not increase flows downstream.

The impact on highways

The indicative details set out in the outline application propose 34 residential units for this site with the access to be taken of Mansfield Road. The Council's Streetpride (Transportation and Highways) Unit have stated that the size of the proposed development would not require a Transportation Assessment and the design of the access will be dealt with by NEDDC. As such it is considered that the effect on Rotherham's roads from this proposal would be minimal.

The impact on education

The Council's CYPS (Education) Unit have stated that an additional 34 residential units on this site would not result in any issues from a Rotherham education point of view.

The impact on ecology

An Ecological Assessment, Tree Survey and Phase 1 Habitat Survey have all been submitted with the application. The Ecological Assessment concludes that the site contains a limited number of habitats, typical of previously developed brownfield sites. The habitats are concluded to be of low to moderate ecological value. Future landscape proposals should include enhancement of wildlife habitats by tree and native shrub planting. It is indicated that further survey work will need to be carried out to ascertain the presence/likely absence of bats on site, though this is a matter for NEDDC to resolve.

The site lies approximately 400 metres to the south west of Nor Wood Locks Local Wildlife Site which lies in the Rotherham Borough. There is a concern for the potential for surface water drainage to be directed to the County Dike. This dike issues north of the proposed development site and continues to run north into Nor Wood where it supports wet woodland which is a national priority habitat.

The proposed development indicates that SUDs will be incorporated but details are not yet finalised. Therefore consideration should be given to the assessment of water flows and quality entering the dike and the woodlands; no adverse impact should be acceptable.

Contaminated land issues

A Phase 1 Geo-Technical and Geo-Environmental Site Investigation has been carried out on the site. This concludes that an intrusive ground investigation will, subsequently, be required as well as soil analysis. It is also indicated that gas monitoring be carried out due to the presence of a landfill site in the vicinity. The report also incorporates a Non-Residential Coal Authority Mining Report dated 16 January 2013. These comments are noted and given the contents of the Phase 1 Geo-Technical and Geo-Environmental Site Investigation, it is considered that the proposals would not result in significant harm to the Rotherham Borough by the development.

Conclusion

It is considered that there would be no material unacceptable adverse impacts on the openness of the Green Belt within Rotherham arising from this proposal or upon highway safety, or education, or that the proposal would result in any contaminated land issues.

Furthermore it is not considered that there would be any notable impact on drainage within the Rotherham Borough as a result of the proposed development subject to the comments made by the Council's Drainage Engineer and Ecology Officer.

It is therefore recommended that North East Derbyshire District Council be informed that Rotherham Borough Council has no objections to the proposals subject to the consideration of the comments from the Drainage Officer and Ecology Officer.