

1 INTRODUCTION

1.1 INTRODUCTION

1.1.1 This Environmental Statement has been prepared to accompany 2no. hybrid planning applications by Strata Sterling Barnsley West Ltd (the "Applicant") for a development comprising of up to 1,760 Dwellings and up to 43 Hectares of Employment Land on Land south of Barugh Green Road, Barnsley (Local Plan site allocation 'MU1') (the "application site").

1.1.2 The Application Site is situated within the administrative area of Barnsley Metropolitan Borough Council. The location of the Application Site is shown on **Figure 1.1** and the extent of the Application Site is shown on **Figure 1.2**.

The Applicant - Strata Sterling Barnsley West Ltd

1.1.3 Strata Sterling Barnsley West Ltd are a joint venture between developer Strata Homes and Sterling Capitol PLC.

1.1.4 Strata Homes are an established home builder with 18 current developments across Yorkshire and the Midlands and head offices in Doncaster. Their Chief Executive, Andrew Weaver, is the fourth generation of the family to run the business. A love of design is echoed throughout every house type, street scene and show home created by Strata. They have an unrivalled attention to detail and care for product quality and specification. They are continually looking forward and progressing to be the best in the market.

1.1.5 Sterling Capitol develops high quality industrial, office, leisure and retail properties within its Capitol Park branded business parks located along prime motorway junctions across northern England. From acquisition and joint ventures, to construction and ongoing property management, Sterling Capitol realises long-term value for its customers and partners with a focus on sustainability. As part of this, Sterling have delivered over 8,000 jobs in the Yorkshire area.

1.2 EIA REGULATIONS AND PROCEDURES

1.2.1 An Environmental Statement (ES) is a document that sets out the findings of an Environmental Impact Assessment (EIA). An EIA is a process for identifying the likely significance of environmental effects (beneficial or adverse) arising from a Proposed Development, by comparing the existing environmental conditions prior to development (the baseline) with the environmental conditions during/following the construction, operational and decommissioning phases of a development should it proceed. The EIA is carried out prior to the submission of a planning application.

1.2.2 The EIA process has been undertaken in accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), which are referred to in this document as the 'EIA Regulations'

Screening

1.2.3 The EIA Regulations require that any proposed development falling within the categories set out within Schedule 2, should be considered as 'EIA Development', where the development is considered likely to have significant effects on the environment by virtue of such factors as its nature, size or location (Regulation 2).

1.2.4 The Proposed Development falls within the category of "Infrastructure Projects" under Schedule 2, item 10. A formal EIA Screening Opinion was not sought from Barnsley Metropolitan Borough Council, as a review of the indicative thresholds and criteria for such developments identified that the proposals would comprise EIA development and an ES would be required to be submitted as part of the planning application.

Scoping

1.2.5 In order to determine the scope of an EIA, the EIA Regulations make provision for, but do not statutorily require, an applicant to request that the LPA provide a written opinion as to the information to be provided within the ES. Details of the scoping exercise carried out with regards the Proposed Development is set out in **Chapter 2: Assessment Scope and Methodology**.

1.3 STRUCTURE OF ENVIRONMENTAL STATEMENT

1.3.1 This ES comprises studies on each of the aspects of the environment identified as likely to be significantly affected by the Proposed Development (the 'technical chapters'), which are supported with figures and technical appendices where appropriate.

1.3.2 This ES is structured as follows:

- **Environmental Statement – Volume 1: Main Report and Figures** - Comprises the main volume of the ES and its accompanying Figures, including 'general chapters' that describe the EIA context which, provide a description of the Application Site and Proposed Development, and set out the scope of the ES, followed by the 'technical chapters' for each environmental theme and concluding with a summary.
- **Environmental Statement – Volume 2: Appendices** - Comprises the associated technical Appendices which accompany the 'general chapters' and 'technical chapters'.
- **Environmental Statement: Non-Technical Summary (NTS)** - this provides a concise summary of the ES identifying the likely significant environmental effects and the measures proposed to mitigate or to avoid adverse effects of the Proposed Development.

1.3.3 The content of the ES Main Report comprises:

- Chapter 1 Introduction
- Chapter 2 Assessment Scope and Methodology
- Chapter 3 The Site and the Proposed Development
- Chapter 4 Alternatives Considered
- Chapter 5 Planning Policy Context
- Chapter 6 Landscape and Visual Effects
- Chapter 7 Ecology (Biodiversity)
- Chapter 8 Transport
- Chapter 9 Archaeology and Cultural Heritage
- Chapter 10 Ground Conditions
- Chapter 11 Flood Risk and Drainage
- Chapter 12 Air Quality
- Chapter 13 Noise
- Chapter 14 Socio-economics and Health
- Chapter 15 Climate Change

1.3.4 For continuity, the Figures and Appendices are arranged and presented using the same reference numbers as the chapters as a means of providing supportive background and technical information.

The EIA Consultant Team

1.3.5 Strata Sterling Barnsley West Ltd have appointed a team of specialist consultants to consider planning and environmental matters in relation to the proposed development and to provide input into the production of this Environmental Statement.

1.3.6 The Environmental Statement has been coordinated and managed by Pegasus Group. Pegasus are registered to the EIA Quality Mark, a scheme operated by the Institute of Environmental Management and Assessment (IEMA) which allows consultancies that lead the co-ordination of statutory EIAs in the UK to make a commitment to excellence in their EIA activities and have this commitment independently reviewed. The Lead Author of the Environmental Statement was Dale Turner. Dale holds a Master of Science Degree in Environmental Impact Assessment and has many years of experience in producing Environmental Statements for development projects under the Pegasus EIA Quality Mark scheme.

1.3.7 The consultants that have also contributed to the preparation of this ES are set out below:

Topic	Consultant
Planning, Socio-economics and Health	Pegasus Group
Landscape and Visual Effects	Gillespies
Ecology (Biodiversity)	Tetra Tech
Transport	Fore Consulting
Archaeology and Cultural Heritage	Prospect
Ground Conditions and Flood Risk and Drainage	JPG
Air Quality	Wardell Armstrong
Noise	ENS
Climate Change	Hydrock

1.4 ENVIRONMENTAL STATEMENT AVAILABILITY AND COMMENTS

Availability

1.4.1 In line with 'The Town and Country Planning (Local Planning, Development Management Procedure, Listed Buildings etc.) (England) (Coronavirus) (Amendment) Regulations 2020 (SI 2020/1398) (December 2020 Regulations)' the ES will be available for public viewing online via Barnsley Metropolitan Borough Council's website:

<https://www.barnsley.gov.uk/services/planning-and-buildings/view-or-comment-on-planning-applications/>