JohnsonMowat

Planning & Development Consultants

HOYLAND DEVELOPMENT LTD
HOYLAND LOWE, LAND OFF HAWSHAW LANE, HOYLAND, BARNSLEY

Outline planning permission for the residential development of circa 100 dwellings, access and associated works.

STATEMENT OF COMMUNITY INVOLVEMENT

December 2016

Hoyland Development Ltd
Hoyland Low, Hoyland, Barnsley

Statement of Community Involvement

Date: 13 December 2016

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LIMITATIONS

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Partnership LLP during our investigations.

There may be other conditions prevailing on the site which have not been disclosed by this investigation and which have not been taken into account by this report. Responsibility cannot be accepted for conditions not revealed by the investigation.

Any diagram or opinion of the possible configuration of the findings is conjectural and given for guidance only and confirmation of intermediate ground conditions should be considered if deemed necessary.

Except as otherwise requested by the Client, Johnson Mowat Planning Partnership LLP is not obliged and disclaims any obligation to update the report for events taking place after:

a) the date on which this assessment was undertaken; and
b) the date on which the final report is delivered.

Johnson Mowat Planning Partnership LLP makes no representation whatsoever concerning the legal significance of its findings or to other legal matters referred to in the following report.

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1.0 INTRODUCTION AND BACKGROUND

1.1 This Statement of Community Involvement (SCI) has been prepared by Johnson Mowat (JM) on behalf of Hoyland Developments Ltd to detail the community consultation undertaken in relation to the proposed residential development off Hawshaw Lane, Hoyland, Barnsley.

1.2 The development proposals seek full planning permission for the residential development of circa 100 dwellings with means of access from Hawshaw Lane, and associated works. All other matters of the application are to be reserved for a later submission of detail.

1.3 This SCI documents the consultation exercise undertaken prior to the submission of the planning application and the outcomes of that exercise.

1.4 This statement should be read in conjunction with the supporting application documents including the Planning Case Report and Design and Access Statement.

2.0 POLICY CONTEXT

2.1 Planning shapes the places where people work and live, so it is right that people should take an active part in the planning process. Hoyland Developments Ltd recognise that national planning policy is evolving to make community involvement an essential component of planning. The approach taken towards consultation for these development proposals has been strongly influenced by the latest Government policy, the Planning and Compulsory Purchase Act (2004) and Barnsley Council's specific guidance on community consultation.

National Policy

National Planning Policy Framework (2012)

2.2 The National Planning Policy Framework (NPPF) was published in March 2012. It was a key part of the Coalition Government's reforms which aim to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. With regards to pre-application consultation, the document states:

> "*188. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.*
>
> *189. Local planning authorities have a key role in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are no already required to do so by law to engage with the local community before submitting their applications.*
>
> *190. The more issues that can be resolved at pre-application stage, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, proactive approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing times decisions, helping to ensure that applicants do not experience unnecessary delays and costs.*

192. The right information is crucial to good decision-taking, particularly where formal assessments are required. To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible."

Localism Act (2011)

2.3 The Localism Act received royal assent in November 2011. The Localism Act aims to reform the planning system to make it clearer, more democratic and more effective. In order to further strengthen the role of local communities in planning the Act introduced a new requirement for developers to consult local communities before submitting planning applications for very large developments. This gives local people a chance to comment when there is still a genuine scope to make changes to proposals.

Planning and Compulsory Purchase Act (2004)

2.4 The Planning and Compulsory Purchase Act (2004) introduced significant changes to the planning system. One of the changes means that Councils must carry out effective and useful consultation so that decisions are made in consultation with the people affected by them.

Local Policy

Barnsley Council Statement of Community Involvement (September 2015)

2.5 The Planning and Compulsory Purchase Act requires each local planning authority to prepare a 'Statement of Community Involvement' (SCI), which formally sets out its commitment to involving the public in planning matters and the way it will ensure this happens.

2.6 Barnsley Metropolitan Borough Council adopted its SCI in September 2015 and this document sets out what the Council expects from developers with regard to community involvement. Section 1.3 of the Barnsley SCI deals with community involvement in the planning application process and addresses those matters that will be expected by any applicant by way of community consultation regarding major developments.

2.7 Consequently the consultation programme for the Hoyland planning application has been developed with regard to the Council's Statement of Community Involvement recommendations. The development team is committed to ensuring high standards of consultation are adhered to throughout the lifetime of the project.

2.8 This statement outlines the methods of consultation that have been undertaken with the local community and the local planning authority, the concerns raised and the results generated.

3.0 THE CONSULTATION EXERCISE

Community Consultation

Leaflet drop

3.1 The key aims of the consultation were:-

- To inform local residents of the proposals; and
- To obtain feedback prior to submission of the application.

3.2 A comprehensive leaflet drop was made to local residents to inform them of Hoyland Developments intention to submit a planning application and hold a public consultation event in November. The leaflet provided details of the consultation event and provided a copy of the latest layout for information. Details were provided for the receipt of comments by the public which could be submitted at the consultation event or via email or on the dedicated website page.

3.3 Approximately 200 leaflets were distributed to properties in the immediate vicinity of the area of the site on the 9th November 2016. A copy of this leaflet can be found in Appendix 1.

Public consultation event

3.4 A public consultation event was held at The Rockingham Centre on Wednesday 16th November 2016. The event was held between the hours of 4pm and 7:30pm.

3.5 The following information was displayed and available for viewing:

- Site Layout;
- Proposed access, potential house types and landscapes and public rights of way.

3.6 A copy of the exhibition boards displayed can be found in Appendix 2.

3.7 Representatives from Hoyland Developments, Johnson Mowat and the highways consultant were available throughout the event to answer queries and provide explanation of the development proposals, see photo at Appendix 3.

3.8 A total of 40 people including a local Councillor attended the drop in event. Those that did attend were largely immediate neighbours and useful and informed discussions were able to take place about specific concerns.

Dedicated website

3.9 Johnson Mowat have a dedicated website page for the proposed development. The website address is as follows:

http://www.johnsonmowat.co.uk/consultations/hoyland-farmstead-off-upper-hoyland-road-and-land-off-hawshaw-lane-hoyland/

3.10 The website went 'live' on the 16nd November to coincide with the community consultation event. At the time of writing this report, the consultation boards have been downloaded approximately 30 times each. See website download at Appendix 4.

3.11 The website provided the opportunity for respondents to both submit comments on the development scheme and to register interest in the future purchase of a dwelling.

Consultation with Councillors and interested parties

3.12 Councillors in both the wards of Hoyland and Rockingham were informed of the publicity exercise for the consultation event and an invite to attend was extended to Councillors. The leaflet was provided by email and Councillors were invited to use this for wider distribution if they so wished. Councillors attended the event.

Consultation with direct neighbours

3.13 At the event, members of the development team have engaged directly with the existing neighbours either side of the highway access and footpath.

Press Article

3.14 Barnsley Chronicle (Newspaper) provided further notification of the ongoing consultation via an article in the press the week after the public event.

4.0 CONSULTATION REVIEW

Consultation Outcomes

4.1 From the public consultation exercise a total of 7 feedback forms were received either from the event or in the following weeks in response to the development proposals.

4.2 The key issues raised by residents and our initial response are detailed below.

a) A resident seeks protection of Hoyland Lowe Stand.

Response: The proposals are located some distance south and west of the Stand. There will be no impact on this heritage asset from this proposal.

b) Concern over pollution levels made worse by traffic from the development.

Response: This will be a matter of further discussion with the Council's EHO.

c) Loss of Greenfield / Green Belt Land.

Response: This matter is considered in the Planning Policy Statement which includes the matter of meeting housing need. For the avoidance of doubt, the land is not Green Belt.

d) Impact on Highways and congestion.

Response: this matter is addressed in detail in the Transport Statements that accompanies the planning application.

e) Impact on local services.

Response: This is a matter to be discussed with the Council. Appropriate S106 payments will be agreed where necessary.

5.0 CONCLUSIONS

5.1 This Statement of Community Involvement has been produced in support of an Outline application for the residential development of circa 100 dwellings at Hawshaw Lane, Hoyland.

5.2 Pre-application advice was sought from the Council on the proposals, primarily concerning the overall principle of development. This is expanded upon in the Planning Case Report.

5.3 A publicity exercise was undertaken and public consultation event held at the Rockingham Centre on 16th November 2016.

5.4 The comments received from the residents and interested parties during the consultation process have been passed to the applicant's development team for review.

APPENDIX 1 – LEAFLET FOR PUBLIC CONSULTATION EVENT

INVITATION TO A COMMUNITY CONSULTATION EVENT

Wednesday 16th November 2016

This is a drop in event between the hours

4.00pm and 7.30pm at :

The Rockingham Centre
Sheffield Road
Hoyland Common
Barnsley
S74 1DQ
(Disabled access available at the venue)

Where are we ?



Hoyland Developments wish to welcome you to a community consultation event to inform you of the future development proposals for land off Hawshaw Lane. The land is a preferred allocation within the emerging Barnsley Local Plan and it is anticipated a planning application will be submitted in due course for circa 100 new homes.

The event is an opportunity to view the plans, and discuss the proposals with one of the supervisors together with representatives from the Hoyland Developments team.

A full copy of the plans can currently be found on the Johnson Mowat website along with an electronic feedback form. Please visit:

www.johnsonmowat.co.uk/consultations/
or email hello@johnsonmowat.co.uk

You will also be able to leave written comments at the venue with one of the supervisors.

HOYLAND DEVELOPMENTS

JohnsonMowat
Planning & Development Consultants

P.T.O. for illustrative masterplan

HOYLAND LOWE BARNSLEY

PROPOSED RESIDENTIAL SITE



HOYLAND LOWE BARNSLEY

APPENDIX 2 – COMMUNITY CONSULTATION EXHIBITION BOARDS

Welcome

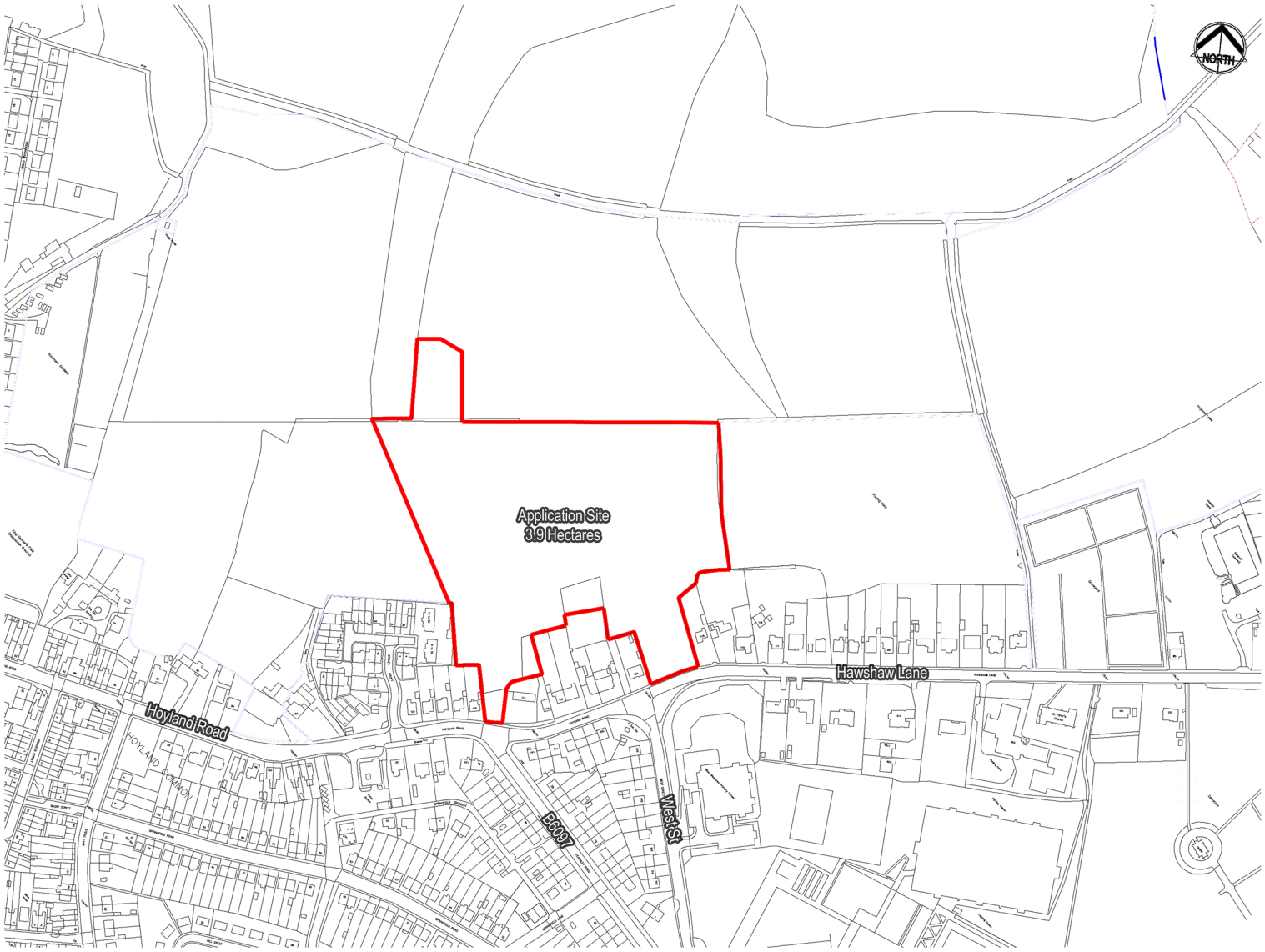
Proposals for Residential Outline Planning Application for the Development of Hoyland Lowe, Barnsley

Welcome to this exhibition that details initial proposals for the development of Hoyland Lowe near Barnsley with circa 100 new homes.

Consulting with the local community at an early stage of the proposals is an important part of involving you in the decision making process. Therefore we invite you to consider the information presented today and let us know your thoughts as your views are important in the further consideration of the scheme proposals.

Members of the project team are on hand to answer your questions.

Feedback forms are also available and we would be grateful if you could take the time to complete one on your way out, as this allows us to better understand local opinion in formulating further detailed proposals for the site.



Red Line Boundary Plan



King George V Playing Field



Aerial View of Site



View of Hoyland Lowe Stand

Welcome

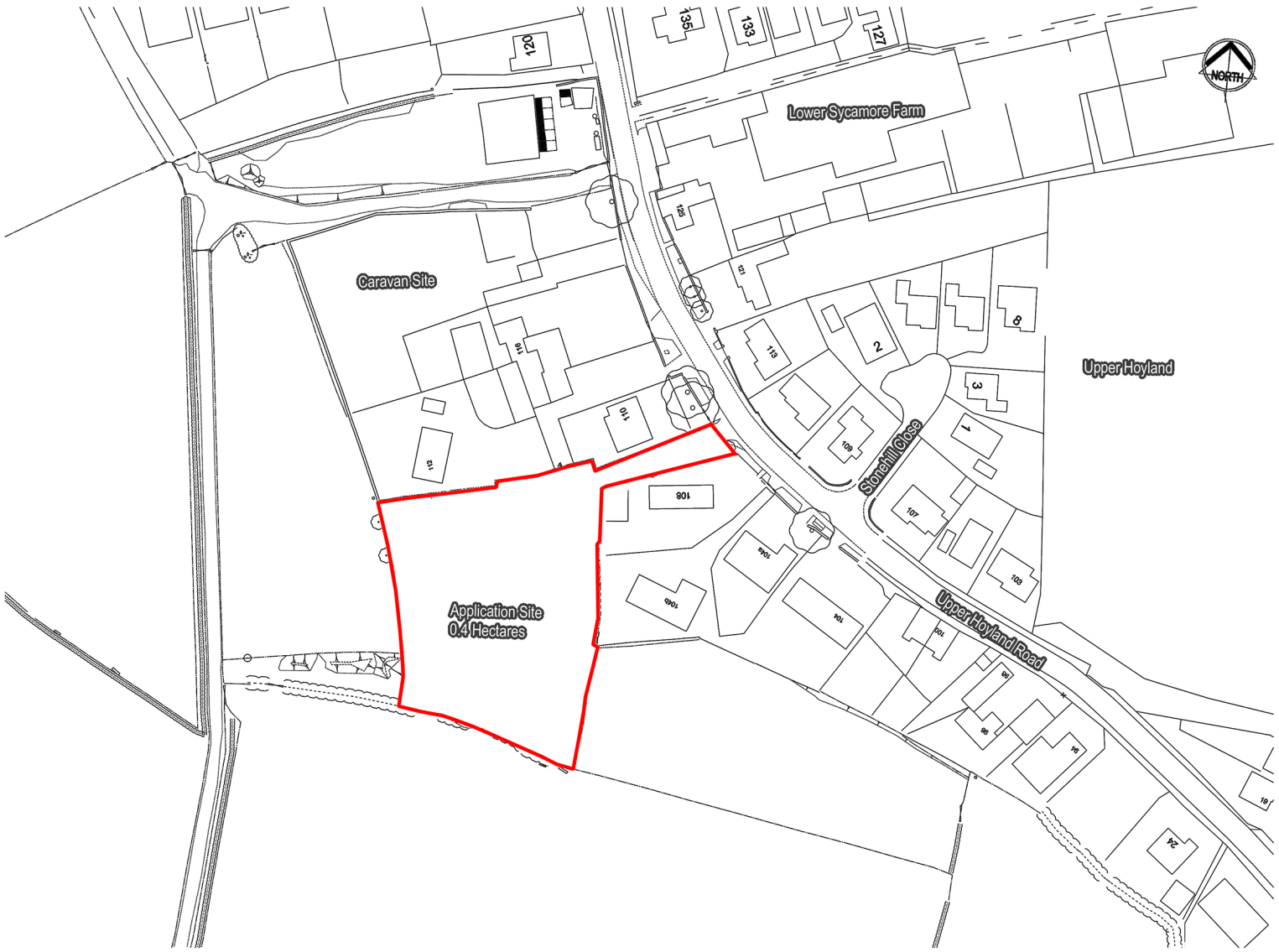
Proposals for Residential Outline Planning Application for the Development of land off Upper Hoyland Road, Barnsley

Welcome to this exhibition that details initial proposals for the development off Upper Hoyland Road near Barnsley with up to 10 new homes.

Consulting with the local community at an early stage of the proposals is an important part of involving you in the decision making process. Therefore we invite you to consider the information presented today and let us know your thoughts as your views are important in the further consideration of the scheme proposals.

Members of the project team are on hand to answer your questions.

Feedback forms are also available and we would be grateful if you could take the time to complete one on your way out, as this allows us to better understand local opinion in formulating further detailed proposals for the site.



Red Line Boundary Plan



Proposed Site Access from Upper Hoyland Road



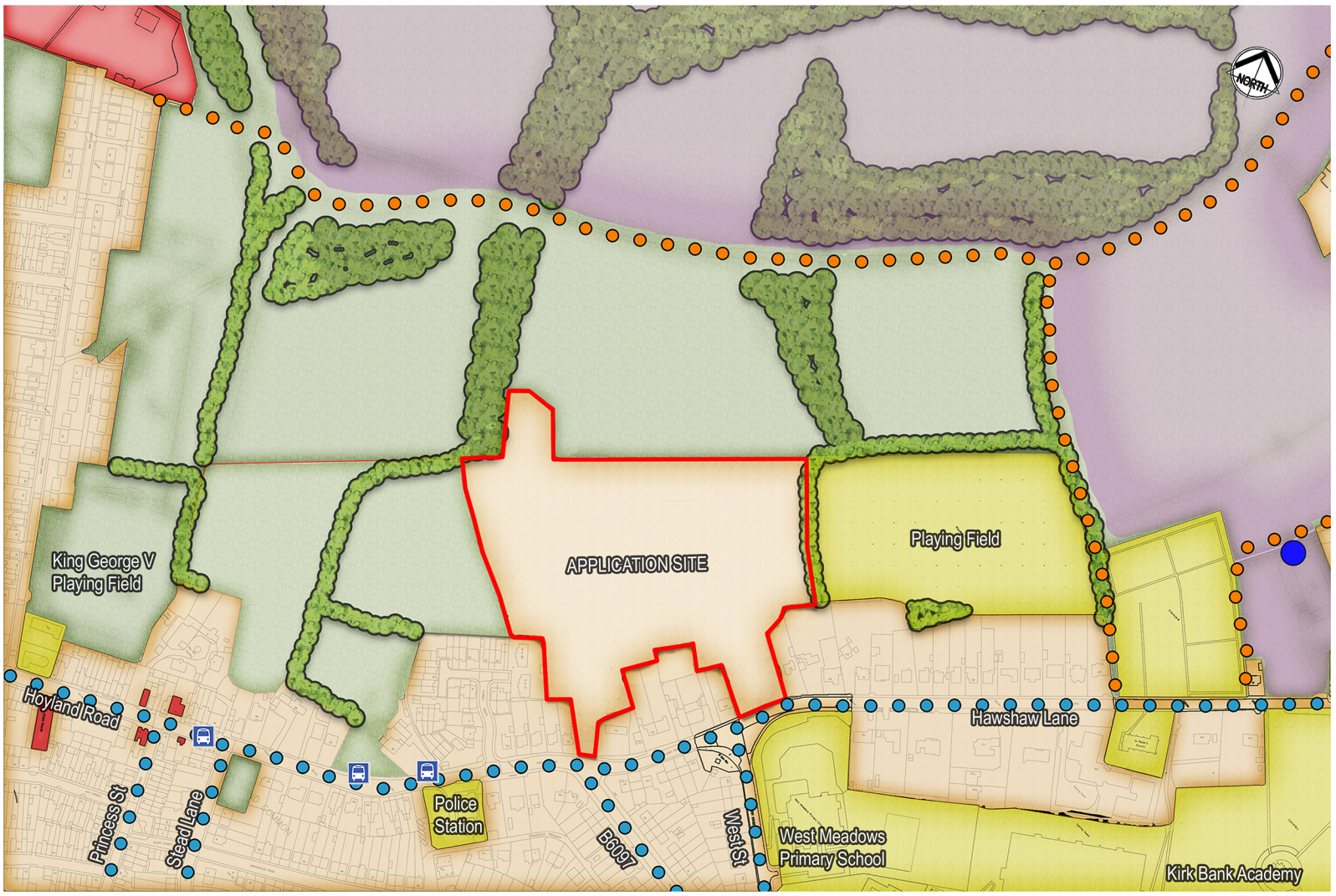
Aerial View of Site



Existing Buildings on Site

Site Analysis

Proposals for Residential Outline Planning Application for the Development of Hoyland Lowe, Barnsley



OPEN SPACE

SURROUNDING RESIDENTIAL PROPERTIES

COMMERCIAL PROPERTIES

GREEN BELT

RED LINE BOUNDARY

COMMUNITY FACILITIES

SOFT LANDSCAPING

EXISTING PUBLIC RIGHT OF WAYTO BE RETAINED

PRINCIPLE HIGHWAY ROUTES

HOYLAND LOWE STAND



View from Hoyland Lowe Stand

Concept Masterplan

Proposals for Residential Outline Planning Application for the Development of Hoyland Lowe, Barnsley



Proposed outline layout, showing principle vehicle (● ●) & pedestrian / cycle (● ●) routes through site, and focal points (◯) and open green space

Development Space

Landscaped Areas

Green Corridor

THE PROPOSALS

To create circa 100 attractive new homes within a considered landscaping scheme.

Housing mix & type will be subject of further consideration, should the principle of residential development be acceptable.

From the site analysis here are the initial ideas - your comments would be welcome.

NEXT STEPS

This concept framework identifies the potential site access points and broad land use across the site.

We intend to submit an outline planning application to Barnsley Metropolitan Borough Council shortly to establish the principle of residential development on the site.

Prior to doing so, we will consider the comments made during this consultation and where appropriate, seek to address these within the future proposals for the site.

Many thanks for attending and we hope you found the exhibition useful.



Conceptual Street Sketch



Conceptual Street Sketch



Conceptual Street Sketch

Highways, Drainage & Landscaping

Proposals for Residential Outline Planning Application for the Development of Hoyland Lowe, Barnsley



HIGHWAYS

- The Highways Consultant has been working closely with Barnsley Council Highways department to ensure a coordinated approach
- Traffic surveys have been undertaken to identify the existing operation of the local highway network and to inform the location of the proposed vehicular access onto the B6096 Hawshaw Lane.
- Located within convenient walking and cycling distances to a number of residential areas, range of local attractions and bus stops, the site will offer the opportunity to travel by modes other than single occupancy car trips.
- In addition, a Travel Plan will be prepared for the site with the overall aim of encouraging more sustainable travel to the site.
- Vehicular access to the site will be provided from a new simple priority junction onto the B6096 Hawshaw Lane, whilst an additional pedestrian / cycle only access will be provided onto the B6096 Hoyland Road, opposite Fearnley Road.
- A detailed Transport Assessment will be prepared to accompany the planning application which will consider all of the necessary transport and highways implications of the scheme. The work will include a full analysis of the development's potential traffic generation levels during the busiest local highway network periods and will identify whether any mitigation measures are required to accommodate the development.



DRAINAGE

- The site is located in a low flood risk zone and benefits from existing infrastructure being available in the immediate vicinity. The surface water drainage system will incorporate landscaped wetland areas which will retain surface water run-off from hard surfaced areas and distribute these to existing watercourses at the existing agricultural run-off rates.
- Existing foul and surface water facilities are located in this area. The majority of the site will drain to watercourses in the west and to existing public foul sewers within the B6096 Hawshaw Lane.
- Consultation with Yorkshire Water has established that the existing public infrastructure has adequate capacity to accommodate the development.
- A separate Drainage and Flood Risk Assessment Report will accompany this application with further details.



ECOLOGY & ENVIRONMENTAL IMPACT

- An ecological survey, site appraisal and impact assessment have been undertaken and although bat, badger, amphibian and nesting birds are known to occur in the area, there was no conclusive evidence of protected species on site.
- The vegetation is of low ecological significance at this time and therefore further planting and trees proposed by the development will encourage more wildlife diversity on site.
- Desk top and intrusive geotechnical and environmental investigations are currently being undertaken to investigate the status of the land.
- Portions of the site have been subject to past mining activities and the reclaimed status of backfilled opencast areas will be specifically investigated.
- Investigations to date indicate no apparent evidence of environmental contamination.

LANDSCAPING/ TREES

PWP Design Ltd (Landscape Architects) has carried out an initial site analysis to understand the existing landscape, its surroundings and its important relationship with Hoyland. The following summarises the existing landscape character:

- The site is an undulating landscape with a series of distinctive ridges, field boundaries, hedgerows and woodland belts.
- In general the land slopes down from Hoyland Lowe Stand to the north east and south west along Hoyland Road. The site undulates down towards Tinker Lane.
- Although outside the application site, Hoyland Lowe Stand is a Grade II Listed Building and focal point in the landscape. It is located at a high point and an important feature.
- Hoyland Road/ Hawshaw Lane are important roads serving the local community. Their quality varies with a number of higher quality building frontages, traditional stone walls and mature trees. Views between the site and the Hoyland Road/ Hawshaw Lane corridor is limited to gaps between existing buildings.

The application will include a Landscape & Visual Appraisal which will consider the site in more detail. The report will look at the value of the landscape and identify where the new development will be visible from. The purpose of this is to create a landscape masterplan/strategy that will help reduce any impacts of the development and provide a high quality series of green spaces for the new and existing community to benefit from.

LANDSCAPE STRATEGY

The following design principles have been developed to inform the landscape masterplan/strategy:

- The masterplan layout should pay regard to landscape aspects, with a series of bold, green fingers running through the site and linking to Hoyland Road/ Hawshaw Lane and the wider footpath network. These should be active linear parks and habitat corridors and tie in with existing woodland belts/hedgerows.
- The undulating landscape character and existing field boundaries should where possible be kept to create interest and a green character to the development.
- Gateways onto Hoyland Road/ Hawshaw Lane, should draw from the local character and create clear links with the existing pedestrian links and destinations.
- The development should be well linked and integrate with Hoyland.
- A series of pocket parks should be linked by green fingers/linear parks, which will be designed to be well used and overlooked by development to create safe, attractive, active places.
- The landscape should be habitat rich and demonstrate current sustainable good practice.



View of Proposed Vehicular Access



View of Pedestrian Access screened by foliage



View across Application Site

Concept Masterplan

Proposals for Residential Outline Planning Application for the Development of land off Upper Hoyland Road, Barnsley

THE PROPOSALS

To create attractive circa 10 new homes with a considered landscaping scheme.

Housing mix & type will be subject of further consideration, should the principle of residential development be acceptable.

From the site analysis here are the initial ideas - your comments would be welcome.

HIGHWAYS

The Higways Consultant has been working closely with Barnsley Council Highways Department to ensure a co-ordinated approach.

Traffic surveys have been undertaken to identify the existing operation of the local highways network.

Located within convenient walking and cycling distances to a number of residential areas, range of local attractions and bus stops, the site will offer the opportunity to travel by modes other than single occupancy car trips.

The site will take access onto Upper Hoyland Road from a shared space street which will provide access for both vehicles and pedestrians.

In addition, a Travel Plan will be prepared for the site with the overall aim of encouraging more sustainable travel to the site.



FLOOD RISK AND DRAINAGE

Site site is located in a low flood risk zone and benefits from existing infrastructure being available in the immediate vicinity.

The surface water drainage system will incorporated landscaped swales which will retain surface water run-off from hard surfaced areas and distribute these to existing watercourses.

Existing foul and surface water facilities are located in this area.

Consultation with Yorkshire Water has established that the existing public infrastructure has adequate capacity to accommodated the development.

A separate Drainage and Flood Risk Assessment Report will accompany this application with further details.

LANDSCAPING

Existing field boundaries should be kept and improved creating a mature edge and buffer for the new development. This will limit views of the development from properties along Upper Hoyland Road and from the wider landscape.

The relationship to Upper Hoyland Road is important and the proposed access should be high quality and in keeping with the local character.Buffers should be habitat rich and use native species.

ECOLOGY

An Ecological walkover has been undertaken, which found no evidence of roosting bats or barn owls.

The vegetation is of low ecolofial significance at this time and therefore further planting and trees proposed by the development will encourage more wildlife diversity on site.

A full report will be submitted with this planning application.

NEXT STEPS

This concept plan identifies the site access point and land use.

We intend to submit an outline planning application to Barnsley Metropolitan Borough Council shortly to establish the principle of residential development on the site.

Prior to doing so, we will consider the comments made during this consultation and where appropriate, seek to address these within the future proposals for the site.

Many thanks for attending and we hope you found the exhibition useful.



Existing Barn on Site



Conceptual Street Sketch



Conceptual Street Sketch

APPENDIX 3 – PHOTOGRAPH TAKEN AT THE EXHIBITION EVENT



Statement of Community Involvement
Hoyland Lowe, Hoyland, Barnsley

APPENDIX 4 – EXTRACT FROM JOHNSON MOWAT WEBSITE DOWNLOADS AND COMMENTS FORM

Hoyland Farmstead off Upper Hoyland Road and land off Hawshaw Lane, Hoyland

Hoyland Farmstead off Upper Hoyland Road and land off Hawshaw Lane, Hoyland

HOYLAND
DEVELOPMENTS

Hoyland Developments are holding a community consultation event to share with residents and local community their proposals for the development of land off Upper Hoyland Road and land off Hawshaw Lane, Hoyland.

The consultation is a drop-in event between the hours of **4:00pm and 7:30pm** today **Wednesday 16th November 2016** at **The Rockingham Centre, Sheffield Road, Hoyland Common, Barnsley, S74 1DQ** (Disabled access available at the venue)

The event is an opportunity to view plans and discuss the proposals with representatives from the Hoyland Developments and the project team.

Plans shown at the event can be viewed here:

The Farmstead, off Upper Hoyland Road, Hoyland – **Welcome-Upper-Hoyland-Rd.pdf (18 downloads)**
MASTERPLAN-Upper-Hoyland-Road.pdf (12 downloads)

Hawshaw Lane, Hoyland – This land is identified as a preferred allocation site within the emerging Barnsley Local Plan and it is therefore anticipated that a planning application for circa 100 new homes will be submitted in due course.

WELCOME-Hoyland-Lowe.pdf (11 downloads) **MASTERPLAN-Hoyland-Lowe.pdf (30 downloads)**

SITE-ANALYSIS-Hoyland-Lowe.pdf (17 downloads) **Highways-Drainage-Landscaping-Hoyland-Lowe.pdf (15 downloads)**

If you would like to leave your comments and ideas please do so below detailing which scheme you refer to.

Your Name (required)

First Line Of Your Address (required)

Postcode (required)

Your Email (required)

1) UPPER HOYLAND ROAD - Please let us know if you have any comments or ideas for consideration against the draft layout / design of this site.

2) HOYLAND LOWE - Please let us know if you have any comments or ideas for consideration against the draft layout / design of this site.

3) If you or anyone you know would be interested in owning a new home at this site please provide your details here.

Send

Please note that personal correspondence cannot be entered into. Hoyland Developments and Johnson Mowat thank you for taking the time to provide your views and comments.

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APPENDIX 5 – PRESS ARTICLE

HONE 01226 202 606
K YOUR
STMAS
ES NOW
for 2!
ins & get 3rd free
DISCOUNT
rant orders
Dodworth, Barnsley
BOOK EARLY
TO AVOID
DISAPPOINTMENT



HELPERS: Micheal and Ada Thacker, Marlene Walker, Nora Saxton, June Brown, Carol Griffith, Catherine Mosley and Sue Stokes. PD0821465.

centre in Hoyland.

Donations are being co-ordinated by Michael Thacker, of Elsecar, as part of the Operation Christmas Shoebox Appeal, run by the Christian charity Samaritan's Purse.

Last year more than 2,500 boxes were donated from various sources in the district and sent to Swaziland, Romania and Latvia and it is hoped to outstrip that total this year. Boxes are being gathered and packed at Hoyland Methodist Church until next Friday.

He said: "Every shoebox will give a lot of joy to a child who is in great need. There is still time to prepare a box so that it can join the thousands already being made ready for their long journey to bring happiness to a child."

■ For details call Michael on 07774 429774.

New homes set for two Hoyland sites

A DEVELOPER has announced plans to put houses on two sites in Hoyland, including a green field area off Hawshaw Lane that could accommodate 100 homes.

It is expecting to submit a planning application to Barnsley Council for both sites before the end of the year and, if successful, regional or national building firms would be brought in to finalise the plans and do the construction work.

One site which Leeds-based Hoyland Developments are dealing with is a former farming site off Upper Hoyland Road, which is occupied by redundant barns.

The company is seeking permission to demolish those and replace them with ten homes, which would be expected to be 'executive' style housing, similar to other upmarket homes nearby.

They say the barns are in a poor state of repair and it would be uneconomic to try to restore or convert them to provide homes.

The second site is off Hawshaw Lane and the road junction for the proposed estate would be on the opposite side of the road to the West Street junction. However, it would be far enough away from that junction to avoid clashes with traffic, the firm believes.

Both applications will be on an 'outline' basis, which will only establish the principle that the sites can be developed.

A footpath access would also be formed for the Hawshaw Lane site, allowing residents a shorter walk to the main road and Hoyland Common.

The sites involved are 'safeguarded' land under Barnsley Council plans, meaning they are earmarked for future development.

The council is drawing up a new plan for housing and industrial development which could see large swathes of land in the district used for homes.

In the meantime, Hoyland Developments director Nigel Chambers thinks the applications would help Barnsley Council meet its obligations to provide housing.

"If we get permission, in 12 or 18 months' time we will bring on board a regional or national housebuilder," he said.

"We are fixing the point of access, but behind that the layout may vary. We are not precluding them from putting their own stamp on the site with a scheme which works for them," he said.

A public consultation event was held on Wednesday at the Rockingham Centre, Hoyland Common, and feedback will be used to help guide the planning application.

Sponsored by Tyka Racing



FRIDAY Chilly but mostly dry 4

SATURDAY Cold but mostly dry 5

SUNDAY Unsettled and cold 5

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