

4 ALTERNATIVES CONSIDERED

4.1 INTRODUCTION

4.1.1 This chapter of the Updated ES identifies the main alternatives to the Proposed Development that have been considered by the Applicant and the reasons why these were rejected.

4.2 ALTERNATIVES CONSIDERED

4.2.1 The EIA Regulations (Schedule 4, Part I (2)) require for inclusion in an ES:

"A description of the reasonable alternatives studied by the developer"

4.2.2 The main alternatives to the Proposed Development which the Applicant has considered include:

- Site Selection;
- The 'No Development' Alternative; and
- Alternative Design Approaches.

Site Selection

4.2.3 It is understood that a thorough site analysis and evaluation process was carried out as part of the identification of the site as an allocation 'Site MU1 Land south of Barugh Green Road' in the Barnsley Local Plan (2019). On the basis that the site comprised part of the allocation, it was therefore considered that it formed an appropriate site for the proposed development and other locations were not considered.

The 'No Development' Alternative

4.2.4 The 'No Development' Alternative refers to the option of leaving the Application Site in its current use and physical state.

4.2.5 Without the Proposed Development, the land would not be able to contribute to the high need to provide employment opportunities or homes for people in the local area, nor would it be able to help deliver the link road, bringing highways benefits to the area.

4.2.6 In addition, the site is not currently publicly accessible, beyond the public rights of way that run within the site. The 'No Development' Alternative would not allow for any new public access to come forward, nor any benefits to the natural environment of the site to through the development of new areas of accessible green space. By contrast, the proposed development would allow for new access to the site and environmental benefits to be carried out alongside delivery of the link road and much needed new employment opportunities and homes.

Alternative Design Approaches

Design Process leading to the Original 2021 submitted scheme

4.2.7 The Design and Access Statement (DAS) that accompanied the original planning application described in detail the design evolution and concepts. In summary, the design evolved as it took account of the technical and environmental assessment work which was undertaken up to 2021.

4.2.8 The Masterplan Framework (adopted December 2019) outlined the design evolution process for future proposals. Using this as a starting point, the focus during design development was to understand the new technical information and its impact on the scheme, whilst retaining the principles and placemaking strategy set out in the Masterplan Framework.

4.2.9 Since the Masterplan Framework was adopted, the key technical update which resulted in further iteration to the design proposals was the further information which became available on the proposed cut and fill levels.

4.2.10 This information was factored into a series of Technical Workshops across the design team to ensure that the proposals retain the integrity of the vision set out in Masterplan Framework.

4.2.11 This process ensured that what was proposed could be delivered through workable parcels of land for building, roads, paths, infrastructure etc. Some modifications were made as a consequence of the new information, but the strategy, principles and vision set out in the framework were retained within the developed proposal.

4.2.12 One example of this concerned the refiguration of the size and shape of the drainage ponds along the eastern boundary of the site to reflect the revised site levels.

4.2.13 Similarly, modifications to the link road levels and roundabouts resulted in a slight reconfiguration of the access to the proposed residential areas, to ensure secondary roads can connect off the roundabouts safely.

Further Design Process leading to the updated 2023 scheme

4.2.14 Since the application submission in 2021 the proposals have continued to evolve in response to the feedback from the Council and other consultees.

4.2.15 The key changes in response to the feedback received can be summarised as follows:

- *Reduction to 1,560 proposed dwellings [previously 1,760].*
- *Revised approach to the site levels strategy, which now more closely follows the existing contours.*
- *Revised approach to site phasing, with strategic infrastructure (drainage and landscaping) brought forward at key intervals between the phases to reduce impacts.*
- *Reduction in height of the Employment development, with a maximum height now of 18.5m rather than 23m as before, with some parts restricted to either 16m, 8m or 6m.*
- *Removal of E class uses from the main Employment development plateau, which will now comprise only B2/B8 units.*