

## Barnsley West Planning Applications

### 2021/1089 Employment Hybrid Application and 2021/1090 Residential Hybrid Application

#### Summary of public comments on the Planning Applications and Applicants response in revised submission.

<b>Issue raised</b>	<b>Applicant response</b>
Construction impact, phasing queries, effect of significant earthworks	Cut and fill and earthworks strategy revised to retain as close as possible to existing levels – Strategy set out in Ground Conditions section of revised ES. Revised levels indicated on ES Parameters plan, cut and fill drawings and revised sections. Phasing Strategy set out in Delivery Strategy document.
Increase in traffic and HGVs and access concerns	Revised Transport Assessment prepared based on additional analysis as requested by Highways officers. Further clarification in revised Transportation Chapter of ES.
Need for sustainable construction	Addressed in revised Construction Method Statements, submitted in the revised submission.
Assurance sought on delivery of affordable housing	Affordable Housing Statement prepared in accordance with Affordable Housing SPD.
Lack of need for employment development and concern that the employment units should not be just storage and distribution.	Additional Employment Reports submitted in support of the Application 2021/1089. Confirmation that 25% of the employment space will be made available for B2 industrial uses.
Loss of greenspace, trees and hedgerows	Revised level strategy enables significant retention of existing trees, hedgerows, and greenspace. New additional planting proposed. Revised Landscape Strategy and Landscape Masterplan.
Impact on views for existing residents and overlooking, concern over heights of new employment buildings and impact on neighbouring homes and longer distance views	Revised LVIA undertaken to take account of revised levels strategy and revisions to the scheme, including reduced heights of employment buildings and enhanced landscape mitigation.
Increased air pollution	Additional air quality assessment scenario undertaken in revised assessment, included within the revised Air Quality Chapter of the ES.
Increased flood risk	Noted that Drainage Consultees were satisfied with the original proposals, however revised drainage strategy prepared to address revised levels and engineering strategy.

Insufficient capacity of local services and infrastructure, including doctors	The principle of the development of new homes and employment is confirmed by the Council's growth strategy, local plan strategy and allocation of the site for the development. The inclusion of the community facilities gave opportunity for providing additional facilities as a part of the development proposals, as the reserved matters proposals are moved forward.
Number of homes proposed exceeds MU1 allocation	The proposals have been amended to bring the total number of homes to be developed into accordance with the local plan allocation.
Objection to the principle of the local plan allocation	The principle of the development of new homes and employment is confirmed by the Council's growth strategy, local plan strategy and allocation of the site for the development.
Increased noise	Additional noise assessment scenario undertaken in revised assessment, included within the revised Noise Chapter of the ES
Concern over suitability of ground conditions	Original site investigation and remediation strategy for the proposal received no objection from the Councils technical consultees. The strategy has been updated within the revised submission to reflect the revised levels and engineering proposed for the amended scheme.
Need for secondary school provision in addition to the primary school	Consideration of education contributions within the Draft S106 heads of terms.
Housing mix including bungalows	Housing mix related to the Council's Housing SPD and SHMA.
Impact on Public Rights of Way and the footpath network from lengthy construction period	Revised approach to footpaths and access strategy set out in the revised Landscape Statement. Requirement for temporary footpath closures clarified through additional phasing strategy information.
Proposals should meet the needs of cyclists	Multi-user paths identified in the access and footpath strategy in the revised Landscape Statement.
Implications of residual coal deposits	Additional assessments undertaken and discussions progressed to satisfy Coal Authority comments. Information included in the Ground Conditions chapter of the revised ES.
Ecological impacts	Updated ecological surveys undertaken. Revised levels strategy has enabled greater retention of ecological assets.

	Biodiversity Net Gain assessment undertaken and included in the revised ES.
Maintenance arrangements for open space and SUDS	Maintenance to be undertaken by separate management companies created for the Employment and Residential areas. Drainage infrastructure to be designed to adoptable standard.
Sustainability concerns - increased carbon emissions arising from the proposals, potential for low carbon energy use	Updated Sustainability and Climate Change Chapter of the ES, includes consideration of the Council's 2023 SPD relating to Sustainable Construction and Climate Change Adaption
Loss of agricultural land	The principle of the development of the land and change for agricultural use was confirmed as acceptable by the Local Plan allocation for mixed use development.
Lack of viability report in supporting documentation	A viability assessment has been prepared and is submitted with the revised submission
Concern over the closure of Hermit Lane and consequent increase in traffic in local streets	The revised proposal will retain Hermit Lane in its existing position, although it is proposed to be closed to vehicles where it enters the MU1 site from Gawber. The route is proposed to be retained as a footpath and Bridleway. The consequence of the closure has been considered within the Transport Assessment and traffic modelling undertaken for the applications.