

Planning Applications 2021/1089 & 2021/1090 – SUBMISSION -

These two planning applications are a potential assault on the health and well being of the residents of Pogmoor, Gawber, Redbrook, Barugh Green and Higham as well as the natural character of Site MU1.

General Observations

Throughout the whole Barnsley Local Plan / Site MU1 Masterplan consultation process, the information provided has never provided sufficient detail to suggest the magnitude of the re-shaping of the landscape and impact on surrounding communities now becoming evident within the huge volume of documents associated with these formal planning applications.

Whilst very difficult for the layman to fully understand, the planning applications' documentation & drawings clearly indicate that massive earth moving activities, over several years, will completely change the contours and character of the existing landscape as well as heavily and adversely impacting on the lives of residents surrounding the site.

The individual identities and character of the communities of Higham, Barugh Green, Redbrook, Gawber and Pogmoor will be destroyed forever.

Throughout the whole Masterplan process, the Gunning Principles and Government planning guidelines together with objections, concerns, comments and suggestions by residents have been completely ignored. The Barnsley West "consultation" carried out in May 2021 has conspicuously followed the same pattern and there is no mitigation of consultees' concerns in evidence in the planning applications.

Questions must be raised as to whether the proposed huge landscape changes contravene Government guidelines on landscape. *See government papers: "Landscape" and "By Design Urban Design" – both available from publishing.service.gov.uk.*

The Site MU1 Masterplan has always indicated that Site MU1 would provide 1700 houses.

Planning application 2021/1090 states that up to 1760 houses will be constructed.

Planning Application 2020/0977 states that 140 houses will be constructed.

This represents a total of 1900 houses on the site and contributes to the gross overdevelopment and loss of green space / buffer zones.

A reduction in housing numbers (and possibly commercial units at the Southern end of the site) would generate opportunities for a more spacious and better designed layout more in keeping with the surrounding community's housing styles.

The detailed planning applications clearly change the concept of the Site MU1 proposals dramatically from the impressions provided during the Masterplan "consultation" process. The volume and complexity of documentation within these applications will be beyond the comprehension of many existing residents surrounding the site.

Given the life changing impact of these applications, they should be withdrawn until full and comprehensive face to face presentations and meaningful discussions are provided for every disaffected resident under threat from these proposals.

Specific Objections & Concerns

The proposed housing, especially Phase 1, appears to comprise closely spaced three storey properties which are totally inappropriate when the existing properties surrounding the site are predominantly detached two storey and single storey dwellings.

- Our own property is a south facing bungalow and, together with several other properties, immediately faces onto the fields of Site MU1. Our front gardens are immediately abutting the boundary of the site.

Whilst green spaces and buffer areas are indicated in the proposed new housing layout, there is no evidence of proposals for a suitable buffer zone and effective screening for our properties. Without such measures we will be severely compromised as follows: -

Potential overshadowing, overlooking and loss of privacy, during the lengthy construction phase and permanently from new building works.

Please Note: We have a record, from 2015, of a senior Strata representative stating that "they would only build bungalows adjacent to existing bungalows".

- Our health and well being will be severely compromised during the lengthy construction period. We will be subjected to unbearable construction noise and disturbance, dust, emissions (possibly hazardous substances)
Our garden, abutting the Site MU1 boundary, will be unusable
- We understand, but don't agree, that "*we have no right to a view*" – BUT- as our lounge faces onto Site MU1, the impact on our **outlook** (during the construction phase, and on completion) will be transformed from the rural setting we have enjoyed for 52 years into an ugly construction site and eventual multiplicity of inappropriately designed dwellings and industrial buildings, as far as the eye can see.
- Whilst the proposed link road will possibly solve the HGV problem on Higham Common Road, this development will not stop the impact of HGV's on Barugh Green Road.
The whole development will generate a huge increase in private and commercial vehicles on the road infrastructure serving the Barugh Green area. Our own journeys to and from Barnsley town centre will be significantly impeded and the currently chronic rush hour queuing through Barugh Green and on Claycliffe Road will be significantly increased.
Traffic noise emanating from the proposed link road will have a significant adverse impact on our property (we are already frequently affected by traffic noise from the M1 motorway)
The proposed link road is bound to become a major access route for M1 Junction 37.
We currently have extreme difficulty in obtaining doctor's appointments at our local surgery (and its main Barnsley premises). The increase in population from the proposed residential and commercial development must equate to circa 6,000 people – which (together with all the other major developments around Barnsley) is bound to put a further significant strain on medical (and other) facilities in the Site MU1 area.
There is no mention within the planning application of any local mitigation measures or increased capacity at Barnsley & District General Hospital

SUMMARY

The above very serious points clearly demonstrate that the proposals in Planning Applications 2021/1089 and 1090 contravene BMBC's very own *Supplementary Planning Document: Design of Housing Development* - adopted May 2019 - which states: -

Policy D1

"Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- Landscape character, topography, green Infrastructure assets, important habitats, woodlands and other natural features;***
- Views and vistas to key buildings, landmarks, skylines and gateways; and***
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality"***

Policy GD1

"There will be no significant effect on the living conditions and residential amenity of existing and future residents"

The provision of necessary infrastructure improvements (e.g. roads/bridges, energy supplies, sewage and drainage) has not been fully addressed in the application and left to other agencies. The costs and disruptions arising from these requirements will be significant and have not been addressed in the planning applications.

Many of the Issues raised above were never identified and debated in either the Barnsley Local Plan or Site MU1 Masterplan consultations.

There is now clear evidence that the Barnsley Local Plan has already generated gross over-development across the borough, causing great distress, anxiety and anger for many residents. Planning Applications 2021/1089 and 2021/1090 will undoubtedly cause further distress, disruption and pressure on the borough, as well as the communities of Higham, Barugh Green, Redbrook, Gawber and Pogmoor.

There are many examples of major development sites being abandoned part way through the development period, for a variety of reasons.

The magnitude and timescale for the Site MU1 development must place it in the "high risk category" and abandonment would be devastating to the landscape and a disaster for Barnsley.

There are UK precedents of Local Plans and Masterplans being revised due to emerging issues – the profound effect of the Barnsley Local Plan can clearly be seen, now is the time for a full and frank review before further damage is inflicted.

The whole concept of these planning proposals is clearly based on maximising the amount of dwellings and commercial units on Site MU1, aimed at maximising profits for the developers and increasing revenue for BMBC – all at the expense of sensitive treatment of the landscape and with significant detrimental effect on existing residents.

The planning applications should be rejected pending full and meaningful public presentations and discussions and more acceptable proposals are developed